

Vacation Submittal Checklist

**Any submittal not meeting all minimum checklist criteria
herein shall be rejected as incomplete.**

Street and Alley Vacation submittal documents will include the following:

- ☐ Application (Page 3-4 of this document) - Must be signed by owner, or a vested party
- ☐ A Legal Description and Exhibits of the proposed vacation, prepared by a Professional Land Surveyor, licensed in the State of Colorado:
 - PDF format (**must be PLS signed and stamped**) **and**
 - Word format (Does not need to be PLS signed and stamped)
- ☐ Site Plan - accurately engineered drawings to include:
 - ☐ Numerical and Bar Scale (Scale not to exceed 1:40)
 - ☐ North arrow
 - ☐ Legend
 - ☐ Vicinity map, if necessary
 - ☐ Plan set date and revision number (if applicable)
 - ☐ Call out the location of area to be vacated and hatch the area
 - ☐ Call out the location of any existent easements, and if a new easement will be held/conveyed (if applicable)
 - ☐ Property lines
 - ☐ Right-of-Way width
 - ☐ Edge of Pavement and/or Curb and Gutter
 - ☐ Sidewalks
 - ☐ Trees and landscaping in the ROW
 - ☐ Nearby driveways and alleys
 - ☐ Street names
 - ☐ **Aerial imagery is allowed, but does not replace the required Engineered drawings**

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.

Greg Neitzke PLS, Denver Parks & Recreation
Owner/Vested Party/Applicant Signature

March 30, 2022
Date



APPLICATION STREET and ALLEY VACATION

Please complete this application to apply for a Vacation Request. Vacations can only be applied for, when the area in question is within the Public Right-of-Way within the City and County of Denver. Please reference [Street and Alley Vacation Entrance Requirements](#) for more detail on the vacation process. Please enter information and fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: _____

PROJECT NAME: _____

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development Project Numbers:

_____, _____, _____

ADDRESS (approx.) OF VACATION: _____

APPLICANT:

Name: _____

Company (if applicable): _____ Title: _____

Address: _____

Telephone number: _____ Email address: _____

PROPERTY OWNER (where the vacation is located):

Check if the same as Applicant

Company: _____

Owner Contact: _____

Address: _____

Telephone Number: _____ Email address: _____

EXPLANATION of REQUEST

Explanation of why the Requestor wants the right-of-way (ROW) vacated:





APPLICATION Street and Alley Vacation

Explanation of the current use of the ROW to be vacated:

EXISTING UTILITIES:

As shown on the attached map, the proposed vacation area contains existing utilities. The City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance.

(Where a standard hard surface easement may be required. The City will reserve this easement for all remaining easements within the vacated area, in the Vacation Ordinance.)

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.

Greg Neitzke PLS, Denver Parks & Recreation
(Owner/Vested Party Signature)

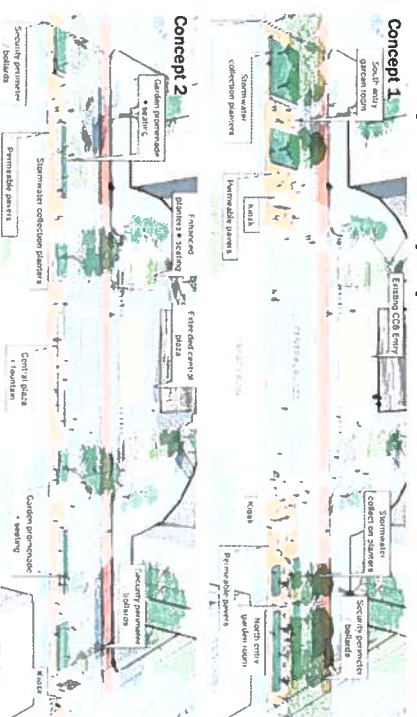
March 30, 2022
DATE



Bannock Street

Previous Workshop Summaries

Workshop #2 Concept Options



Community Feedback from Workshop #2:

- Maintain adequate space for events
- Increase tree canopy and shade
- Incorporate native plants and pollinators
- Maintain bikeway
- Connect to City and County Building
- Incorporate an interactive water feature

Workshop #3 Preferred Concept Plan

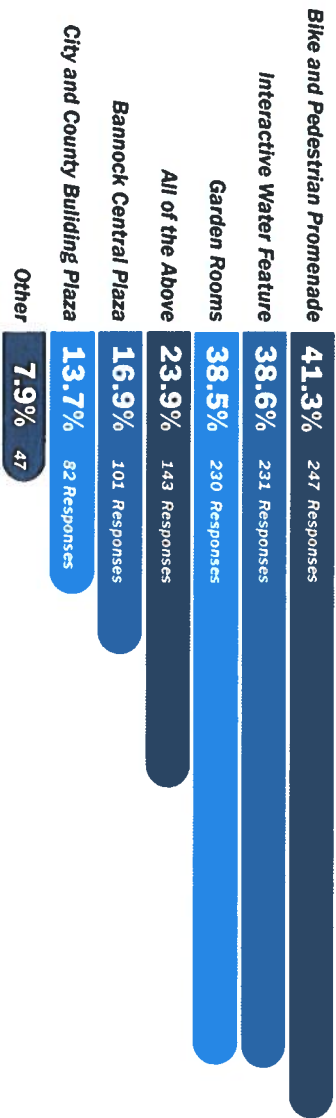


Landmark Preservation Commission did not have any concerns about the design of Bannock at the 10/5 meeting.

Bannock Street

Survey Results

What most excites you about the final Bannock Street vision? (select all that apply)



Feedback Themes

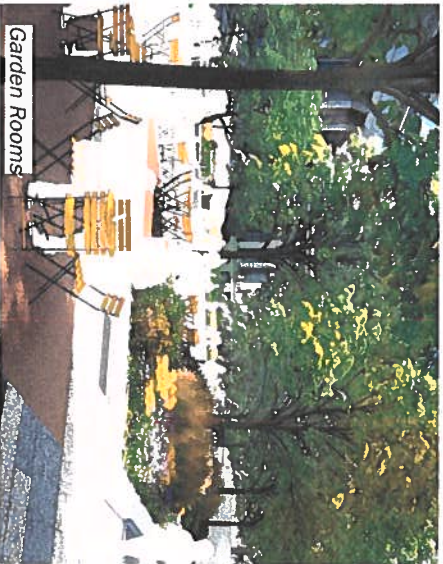
- » Excited about the bike and pedestrian promenade, but concerns about mixing pedestrians and bicyclists without clear delineation.
- » Interest in the interactive water feature but questions around water conservation
- » Desire for shade, seating and larger garden areas
- » Interest in native plantings and pollinator gardens
- » Ensure that Bannock is an inclusive place and provides an equitable experience for all



Bike and Pedestrian Promenade



Interactive Water Feature



Garden Rooms

Bannock Street

14th Ave

Pedestrian Only Path

Bike and Pedestrian Promenade

City and County Building Plaza

City and County Building

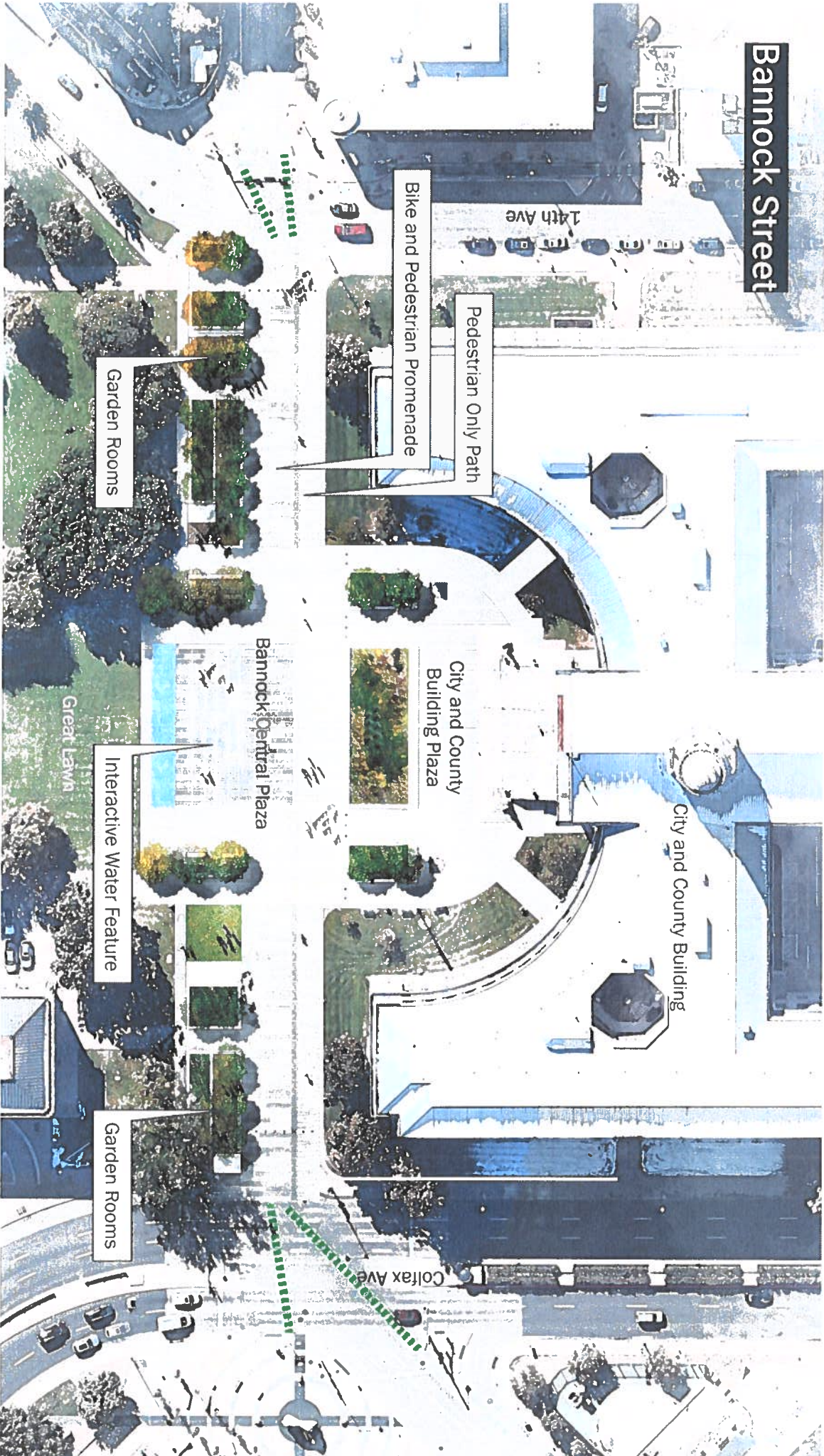
Bannock Central Plaza

Garden Rooms

Interactive Water Feature

Garden Rooms

Colfax Ave



3 Spaces for People

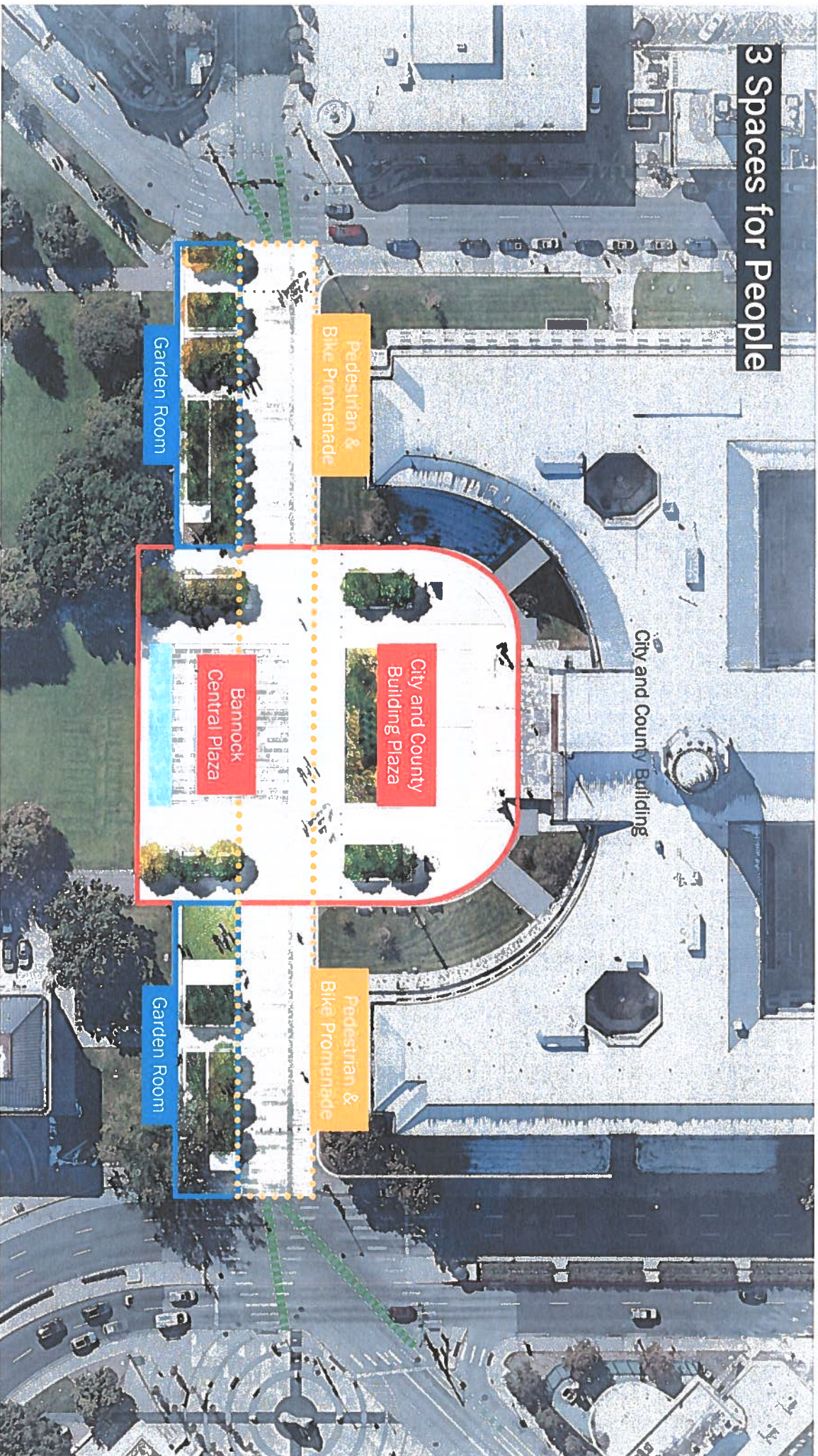


EXHIBIT A

Land Description

A parcel of land being a portion of Bannock Street as platted in the recorded subdivision plat of Evans Addition to the City of Denver, being located in the Northwest Quarter of Section 3, Township 4 South, Range 68 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Southeast corner of Block 9 in said subdivision plat of Evans Addition to the City of Denver; Thence N0°04'18"E, along the East line of said Block 9, a distance of 500.50 feet to the Northeast corner of said Block 9; Thence S89°47'42"E, departing said East line, a distance of 80.00 feet to the Northwest corner of Block 8 in said subdivision; Thence S0°04'18"W, along the West line of said Block 8, a distance of 501.00 feet to the Southwest corner of said Block 8; Thence N89°26'13"W, departing said West line, a distance of 80.00 feet to the Point of Beginning.

Said parcel contains 40,060 square feet or 0.92 acres more or less.

Bearings are based on the East line of Block 9 assumed to be N0°04'18"E.

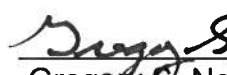

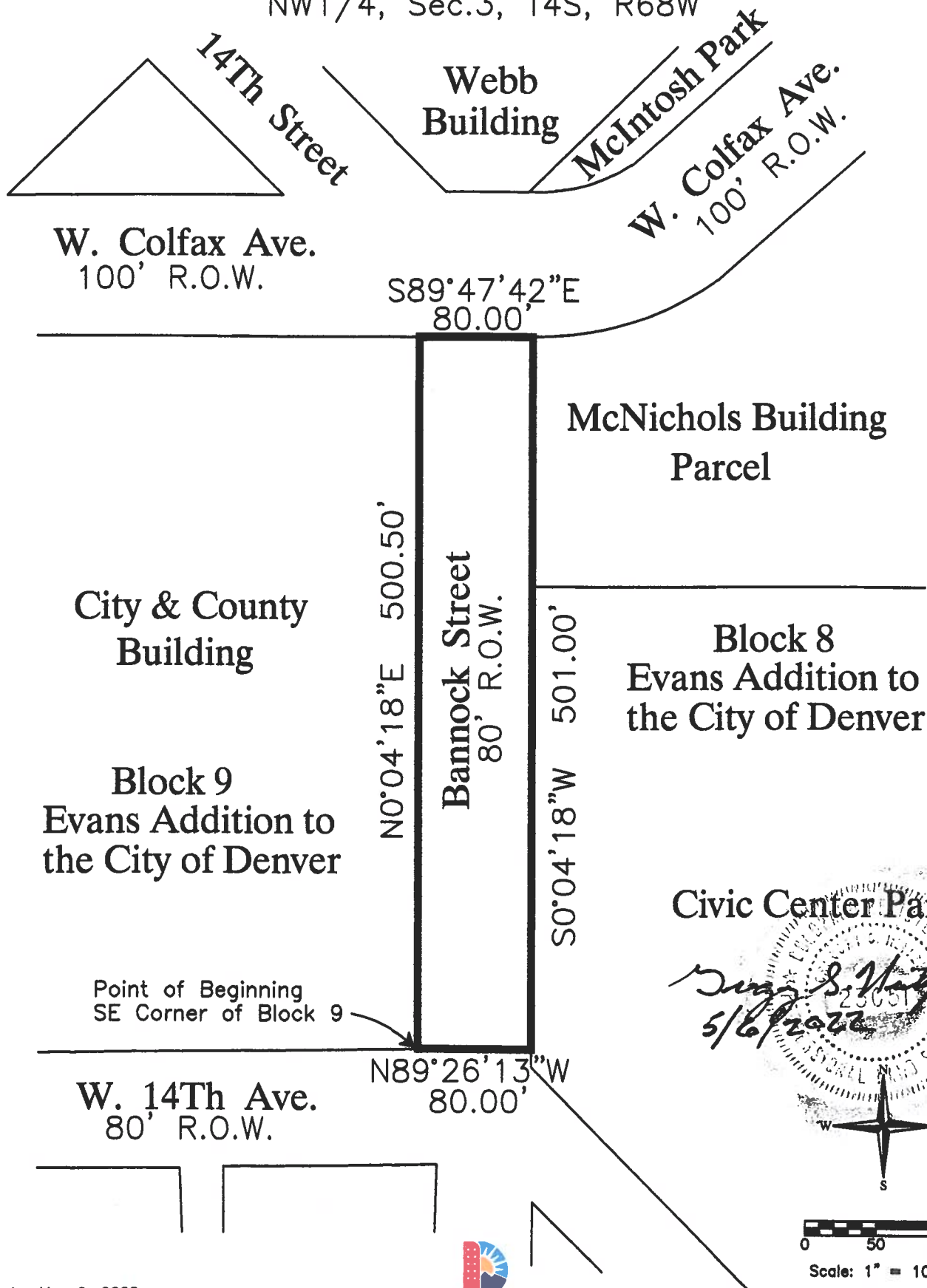

Gregory S. Neitzke: LS 23051
For and on behalf of the City
and County of Denver
5/6/2022


EXHIBIT A

NW1/4, Sec.3, T4S, R68W



Date: May 6, 2022
By: Gregory S. Neitzke PLS



Bearings are based on the East line
of Block 9 assumed to be $N0^{\circ}04'18''E$

Bannock Street Right-of-Way Vacation

06/13/2022

Master ID: 2022-PROJMSTR-0000200 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000012 **Review Phase:**
Location: Bannock Street between 14th Avenue and Colfax Avenue **Review End Date:** 05/02/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review

Review Status: Approved

Reviewers Name: David J Edwards

Reviewers Email: Davidj.Edwards@denvergov.org

Status Date: 05/03/2022

Status: Approved

Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation

Reviewing Agency/Company: CCD Real Estate Asset Management

Reviewers Name: David J Edwards

Reviewers Phone: 7209130889

Reviewers Email: Davidj.Edwards@denvergov.org

Approval Status: Approved

Comments:

Reviewing Agency: Building Department Review

Review Status: Approved

Reviewers Name: Keith Peetz

Reviewers Email: Keith.peatz@denvergov.org

Status Date: 04/27/2022

Status: Approved

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Status Date: 05/09/2022

Status: Approved

Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation

Reviewing Agency/Company: Lumen

Reviewers Name: VeShon Sheridan

Reviewers Phone: 504-234-6825

Reviewers Email: veshon.sheridan@lumen.com

Approval Status: Approved

Comments:

To Whom it May Concern:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject vacations and has determined there is no to the street vacation.

It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any existing easements or rights we have on this site or in the area.

This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged

Comment Report

Bannock Street Right-of-Way Vacation

06/13/2022

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within the easement areas as described, the Applicant will bear the cost of relocation and repair of said facilities.

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: CDOT Referral **Review Status:** Approved

Status Date: 05/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: CDOT Region 1 ROW/survey
Reviewers Name: dane courville
Reviewers Phone: 7206720231
Reviewers Email: dane.courville@state.co.us
Approval Status: Approved

Comments:
Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.

Reviewing Agency: City Councilperson and Aides Referral **Review Status:** Approved - No Response

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review **Review Status:** Approved

Reviewers Name: Nick Evers
Reviewers Email: Nick.Evers@denvergov.org

Status Date: 05/02/2022
Status: Approved
Comments: Vacation approved - please coordinate with Forestry on landscape/tree components and infrastructure.

Reviewing Agency: Comcast Referral **Review Status:** Approved - No Response

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review **Review Status:** Approved

Reviewers Name: Bridget Rassbach
Reviewers Email: Bridget.Rassbach@denvergov.org

Status Date: 05/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: City and County of Denver

Comment Report

Bannock Street Right-of-Way Vacation

06/13/2022

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Location: Bannock Street between 14th Avenue and Colfax Avenue **Review End Date:** 05/02/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Bridget Rassbach
Reviewers Phone: 7208652797
Reviewers Email: bridget.rassbach@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Matthew Farnen
Reviewers Email: Matt.Farnen@denvergov.org

Status Date: 05/02/2022
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved w/Conditions

Reviewers Name: Zhixu Yuan
Reviewers Email: Zhixu.Yuan@denvergov.org
Status Date: 05/02/2022
Status: Approved w/Conditions
Comments: There is a public sanitary sewer in the location. Easement reservation is required.

Reviewing Agency: Office of Disability Rights Review Review Status: Approved

Reviewers Name: Juan Pasillas
Reviewers Email: Juan.Pasillas@denvergov.org

Status Date: 05/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: Division of Disability Rights
Reviewers Name: Juan Pasillas
Reviewers Phone: 720-913-3309
Reviewers Email: juan.pasillas@denvergov.org
Approval Status: Approved

Comments:

*Approved.

* This review does not constitute a final compliance to all applicable Accessibility Requirements. Future design for each individual element within the overall project scope must comply with all applicable 2010 ADA requirements, specifically Accessible Routes (Clear Floor Space and Clearances, Accessible Ramps, Accessible Floor Surfaces, Accessible Slope/Pitch/Grade, Etc.) as well as all required Traffic Safety Controls for all Accessible Route Crossings at Bike Lanes to prevent Collisions with pedestrians with any type of Visually Impairment). All Projects must comply with all regulations and standards that are applicable per the Americans with Disabilities Act (ADA), International Code Council, American National Standards Institute (ANSI), and the City and County of Denver Building Codes

Comment Report

Bannock Street Right-of-Way Vacation

06/13/2022

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Location: Bannock Street between 14th Avenue and Colfax Avenue **Review End Date:** 05/02/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

and regulations.

Reviewing Agency: Denver Water Referral Review Status: Approved w/Conditions

Status Date: 05/04/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved with conditions

Comments:
Waterline in the roadway needs to be abandoned, no services/taps exist off this waterline.

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio
Reviewers Email: richard.tenorio@denvergov.org
Status Date: 05/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: DFD / Fire Prevention Division
Reviewers Name: Rich Tenorio
Reviewers Phone: 7206333222
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved

Comments:
Denver Fire Dept. Approved - RT

Status Date: 04/29/2022
Status: Approved
Comments: Denver Fire Dept. Approved - RT

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Reviewers Name: Rebecca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Comment Report

Bannock Street Right-of-Way Vacation

06/13/2022

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Location: Bannock Street between 14th Avenue and Colfax Avenue **Review End Date:** 05/02/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Dev and Planning Services Review Review Status: Approved - No Response

Reviewers Name: Gregory Neitzke
Reviewers Email: greg.neitzke@denvergov.org

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Status Date: 05/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: Parks Planning Design and Construction
Reviewers Name: Gregory Neitzke
Reviewers Phone: 3039162689
Reviewers Email: greg.neitzke@denvergov.org
Approval Status: Approved

Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 04/27/2022
Status: Approved
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Brent McMurtrie
Reviewers Email: Brent.McMurtrie@denvergov.org

Status Date: 05/02/2022
Status: Approved
Comments:

Comment Report

Bannock Street Right-of-Way Vacation

06/13/2022

Master ID: 2022-PROJMSTR-0000200 **Project Type:** ROW Vacation
Review ID: 2022-VACA-0000012 **Review Phase:**
Location: Bannock Street between 14th Avenue and Colfax Avenue **Review End Date:** 05/02/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: ERA Wastewater Review

Review Status: Approved

Reviewers Name: Michael Sasarak

Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 05/02/2022

Status: Approved

Comments: It is understood the vacation of Bannock is necessary for the broader Civic Center Next 100 Vision project and that the plaza space created will be designed such that the existing sanitary main and proposed wastewater infrastructure will be able to be maintained and that an easement is not necessary.

Reviewing Agency: Construction Engineering Review

Review Status: Approved - No Response

Reviewers Name: Porames Saejiw

Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 05/03/2022

Status: Approved - No Response

Comments:

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

Reviewers Name: Emily Gloeckner

Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 05/03/2022

Status: Approved - No Response

Zoning: Review Status: Approved w. comments

Status Date: 05/03/2022

Status: Approved

Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation

Reviewing Agency/Company: City & County of Denver

Reviewers Name: TINA AXELRAD

Reviewers Phone: 7208652937

Reviewers Email: tina.axelrad@denvergov.org

Approval Status: Approved

Comments:

With vacation of Bannock completed, prior to or simultaneously with the submittal of permit applications for development of the new outdoor open space, owner/developer will have to designate the vacated Bannock Street as its own unique "zone lot" for development or amend the City & County Building zone lot at 1437 N Bannock St (comprised of parcel schedule #Schedule Number: 0503300001000) to include the newly vacated land. See Denver Zoning Code, Article 1, Division 1.2 - Zone Lots. Note also - if the newly enhanced Bannock plaza space is to be a dedicated city park owned/operated by CCD, then the land's zoning will need to be changed to "OS-A" from the current D-CV zoning. If ultimately subject to D-CV zoning, all future development will have to comply with Denver zoning use and building standards. See DZC, Article 8 - Downtown Neighborhood Context.

Reviewing Agency: Street Maintenance Review

Review Status: Approved - No Response

Comment Report

Bannock Street Right-of-Way Vacation

06/13/2022

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Location: Bannock Street between 14th Avenue and Colfax Avenue **Review End Date:** 05/02/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Brian Roecker
Reviewers Email: Brian.Roecker@denvergov.org

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review **Review Status:** Approved

Reviewers Name: Dana Sperling
Reviewers Email: Dana.Sperling@denvergov.org

Status Date: 06/13/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:

Status Date: 05/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA L SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Approved

Comments:

The description and exhibit and the description in word format are in the APPROVED - Legal Description Folder

Status Date: 05/03/2022
Status: Denied
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: DOTI-SURVEY
Reviewers Name: DANA L SPERLING
Reviewers Phone: 7204565207
Reviewers Email: dana.sperling@denvergov.org
Approval Status: Denied

Comments:

comments and redlines uploaded K:\PWDES\PROJECT\2020s\2022\VACATION\2022-VACA-0000012 - Bannock Street Right-of-Way Vacation\Survey\Comments

Comment Report

Bannock Street Right-of-Way Vacation

06/13/2022

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Review ID: 2022-VACA-0000012 **Review Phase:**
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Any denials listed below must be rectified in writing to this office before project approval is granted.

Attachment: SURVEY COMMENTS Bannock Street Vacation Legal.pdf

Status Date: 05/03/2022
Status: Denied
Comments: there are survey comments to be addressed

Reviewing Agency: TES Sign and Stripe Review **Review Status:** Approved w/Conditions

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 06/13/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: DOTI
Reviewers Name: Brittany Price
Reviewers Phone: 7208653154
Reviewers Email: brittany.price@denvergov.com
Approval Status: Approved with conditions

Comments:
Approved with considerations in email from Greg Neitzke.

Status Date: 04/27/2022
Status: Denied
Comments: Further coordination needed with City Traffic Engineer group. How are mobility needs addressed with this change?

Reviewing Agency: CPM Wastewater Review **Review Status:** Approved - No Response

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: RTD Referral **Review Status:** Approved

Status Date: 05/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Comment Report

Bannock Street Right-of-Way Vacation

06/13/2022

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Review ID: 2022-VACA-0000012 **Review Phase:**
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Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Solid Waste Review Review Status: Approved - No Response

Reviewers Name: Mike Lutz
Reviewers Email: Mike.Lutz@denvergov.org

Status Date: 05/03/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved w/Conditions

Status Date: 05/03/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 13035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comments:

Please be aware Public Service Company of Colorado owns and operates multiple existing electric distribution facilities located within the Bannock Street proposed to be vacated; therefore, we are able to give conditional approval, PROVIDED, HOWEVER, said vacation shall be subject to the following reservations:

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including storm drainage and sanitary sewer facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

Reviewing Agency: Case Manager Review/Finalize Review Status: Comments Compiled

Reviewers Name: Devin Price
Reviewers Email: Devin.Price@denvergov.org

Status Date: 05/03/2022
Status: Comments Compiled
Comments:

Reviewing Agency: ROW - Supplemental Review Review Status: Approved

Comment Report

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06/13/2022

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Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Tina Axelrad
Reviewers Email: Tina.Axelrad@denvergov.org
Status Date: 05/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: City & County of Denver
Reviewers Name: TINA AXELRAD
Reviewers Phone: 7208652937
Reviewers Email: tina.axelrad@denvergov.org
Approval Status: Approved

Comments:

With vacation of Bannock completed, prior to or simultaneously with the submittal of permit applications for development of the new outdoor open space, owner/developer will have to designate the vacated Bannock Street as its own unique "zone lot" for development or amend the City & County Building zone lot at 1437 N Bannock St (comprised of parcel schedule #Schedule Number: 0503300001000) to include the newly vacated land. See Denver Zoning Code, Article 1, Division 1.2 - Zone Lots. Note also - if the newly enhanced Bannock plaza space is to be a dedicated city park owned/operated by CCD, then the land's zoning will need to be changed to "OS-A" from the current D-CV zoning. If ultimately subject to D-CV zoning, all future development will have to comply with Denver zoning use and building standards. See DZC, Article 8 - Downtown Neighborhood Context.

Reviewing Agency: ROW - Supplemental Review

Review Status: Approved

Reviewers Name: Gregory Neitzke
Reviewers Email: Greg.Neitzke@denvergov.org
Status Date: 05/03/2022
Status: Approved
Comments: PWPRS Project Number: 2022-VACA-0000012 - Bannock Street Right-of-Way Vacation
Reviewing Agency/Company: Parks Planning Design and Construction
Reviewers Name: Gregory Neitzke
Reviewers Phone: 3039162689
Reviewers Email: greg.neitzke@denvergov.org
Approval Status: Approved

Comments:

From: [Will Bockman](#)
To: [Neitzke, Gregory S. - DPR Land Surveyor](#)
Cc: [Haynes, Allegra R. - DPR Mgr Dept Parks And Recreation](#); [Gilmore, Scott M. - DPR CA2951 Deputy Manager](#); [Phipps, Adam J. - DOTI HA3258 Manager Department of Transportation and Infrastructure](#); [West, Vanessa L. - DOTI CA2307 Administrator I](#)
Subject: [EXTERNAL] Re: Bannock Street Vacation Proposal
Date: Tuesday, May 2, 2023 4:16:18 PM
Attachments: [Protest Bockman.pdf](#)

Good afternoon,

Yes, the street being closed to make way for the park extension hinders mobility in the City. Parking and driving are ways of life and are more utilized than pedestrian or bicycle traffic. Especially in our climate. It's just a fact. Let's think of the greatest amount of people this impacts daily vs a "design concept." I stand by my opinion it should NOT be vacated or denial of it.

Will Bockman

On Wednesday, April 19, 2023 at 08:10:31 AM MDT, Neitzke, Gregory S. - DPR Land Surveyor <greg.neitzke@denvergov.org> wrote:

Good Morning Mr. Bockman,

I hope that you are doing well. We spoke last Fall regarding your objection to the proposed right-of-way vacation of Bannock Street. The request to vacate Bannock Street is generated by the recently completed design concept plan "Civic Center Next Vision". The objective being to activate Civic Center Park, maintaining a central open plaza area between the City and County Building. Along with providing a pedestrian walk/bike way, a safe accessible gathering space with additional planting areas for all visitors with diverse events for individuals and families. The City would like to proceed with vacating Bannock Street. I'm contacting you again to address your concerns and to confirm your approval or denial of the proposed vacation. Please contact me at your earliest convenience. Thank you!

Regards,

Gregory Neitzke PLS | Professional Land Surveyor
Dept. of Parks & Recreation | City and County of Denver
P: 720.913.0726 | C: 303.916.2689
greg.neitzke@denvergov.org | [Dial 3-1-1 for City Services](#)

From: [DOTI Engineering Regulatory](#)
To: [West, Vanessa L. - DOTI CA2307 Administrator I](#)
Date: Wednesday, September 14, 2022 1:37:25 PM

From: Will Bockman <wbockman1776@yahoo.com>
Sent: Monday, September 12, 2022 12:13 PM
To: DOTI Engineering Regulatory <DOTI.ER@denvergov.org>
Subject: [EXTERNAL] 2022-VACA-0000012

To whom it may concern,

I'm writing in reference to 2022-VACA-0000012, I object to the vacation of this street and turning it into part of civic center park. The street needs to be navigable to avoid congestion and ease of navigation downtown. It's hard enough to get around the downtown area and I live here and am familiar with the streets.

Can you explain this objection process?

A concerned neighbor, tax payer, and citizen,
Will Bockman

From: [Sterling, Nancy B. - GS CJ2522 Facilities Superintendent](#)
To: [Neitzke, Gregory S. - DPR Land Surveyor](#)
Cc: [Haynes, Allegra R. - DPR Mgr Dept Parks And Recreation](#); [Gilmore, Scott M. - DPR CA2951 Deputy Manager](#); [Phipps, Adam J. - DOTI HA3258 Manager Department of Transportation and Infrastructure](#); [West, Vanessa L. - DOTI CA2307 Administrator I](#)
Subject: RE: Proposed Bannock Street Right-of-way Vacation
Date: Friday, April 21, 2023 12:11:46 PM
Attachments: [image001.png](#)

Good Afternoon Gregory,

I believe at that time, that you were able to address my concerns. Mainly, that Bannock would become part of Civic Center Park and under the portfolio of Parks and Rec for maintenance and snow removal.

I replied at that time that I had no further issues. I will include, but was deleted by TS with the email purge.

My only other question would be the trees in planters. They were added to the site to be spread out on Bannock and have ended up being clustered up on the CCB sidewalks. I don't particularly have an issue with this – we can still plow the sidewalks as needed. However, are they servicing the purpose that they were added to Bannock for?

Please keep me looped in as this initiative moves forward.

Thank you,



Nancy Sterling
Facility Superintendent
Facilities Management – Team A
720-865-7532 - Office
303-809-8653 - Cell

From: Neitzke, Gregory S. - DPR Land Surveyor <Greg.Neitzke@denvergov.org>
Sent: Wednesday, April 19, 2023 8:10 AM
To: Sterling, Nancy B. - GS CJ2522 Facilities Superintendent <Nancy.Sterling@denvergov.org>
Cc: Haynes, Allegra R. - DPR Mgr Dept Parks And Recreation <happy.haynes@denvergov.org>; Gilmore, Scott M. - DPR CA2951 Deputy Manager <Scott.Gilmore@denvergov.org>; Phipps, Adam J. - DOTI HA3258 Manager Department of Transportation and Infrastructure <Adam.Phipps@denvergov.org>; West, Vanessa L. - DOTI CA2307 Administrator I <Vanessa.West@denvergov.org>
Subject: Proposed Bannock Street Right-of-way Vacation

Good Morning Nancy,

I hope that you are doing well. We spoke last Fall regarding your objection to the proposed right-of-way vacation of Bannock Street. The request to vacate Bannock Street is generated by the recently

completed design concept plan “Civic Center Next Vision”. The objective being to activate Civic Center Park, maintaining a central open plaza area between the City and County Building. Along with providing a pedestrian walk/bike way, a safe accessible gathering space with additional planting areas for all visitors with diverse events for individuals and families. The City would like to proceed with vacating Bannock Street. I’m contacting you again to address your concerns and to confirm your approval or denial of the proposed vacation. Please contact me at your earliest convenience. Thank you!

Regards,

Gregory Neitzke PLS | Professional Land Surveyor
Dept. of Parks & Recreation | City and County of Denver
P: 720.913.0726 | C: 303.916.2689
greg.neitzke@denvergov.org | [Dial 3-1-1 for City Services](#)