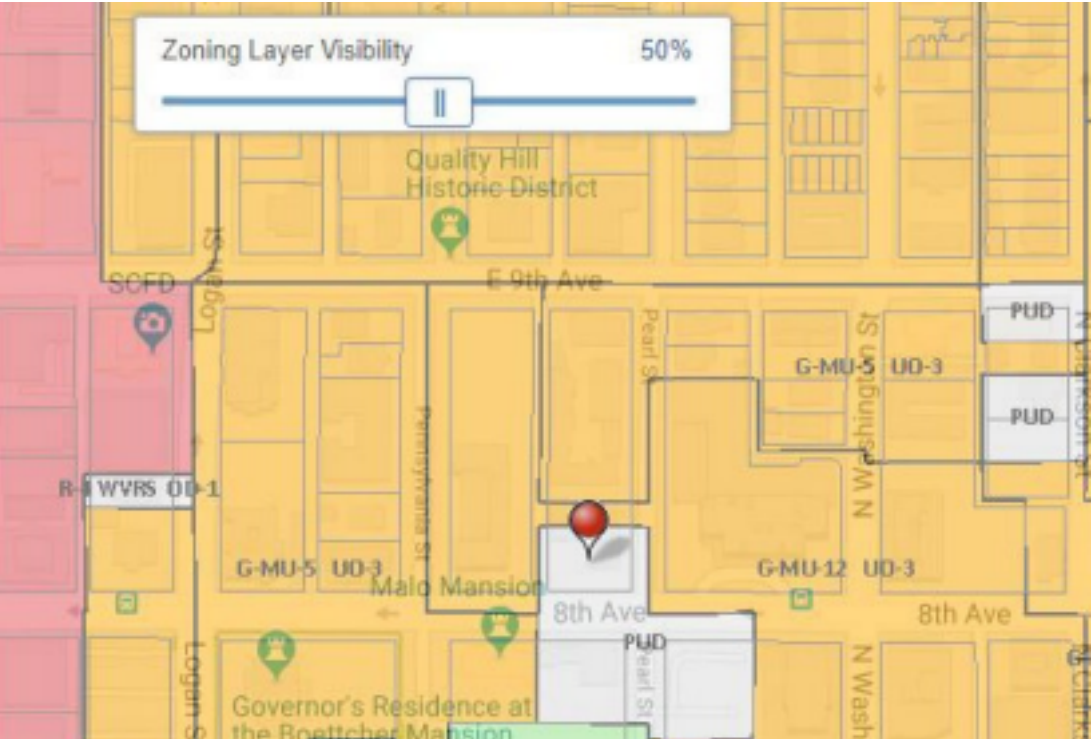




EXISTING CONTEXT





PUD 34 (1980)

The P.U.D. will allow construction of a low-rise professional office cluster in an area already over-developed in mid-rise residential towers. The project, as proposed, will preserve views from existing adjacent residential structures, reduce existing on-street parking overloads, economically allow preservation of an existing potential landmark building, none of which will be possible if the vacant parcel is developed under the existing zoning.

Changing conditions which make this P.U.D. desirable relate to this rapid over-development of mid-rise residential structures. Over-building threatens to cut out views, light, and air from the existing mid-rises in the area, thus reducing their desirability. This project will insure visual open space for three existing mid-rise residential structures immediately adjacent to the site.

TYPE AND GROSS ACREAGE OF EACH LAND USE

The entire project will be in office use in three main structures on three parcels on corners of the intersection of 8th Avenue and Pearl Street.

Parcel I (southwest corner):	16,824 sq.ft. = .38 acres
Parcel II (northwest corner):	12,250 sq.ft. = .28 acres
Parcel III (southeast corner):	<u>19,950 sq.ft. = .46 acres</u>
Total Acreage:	48,824 sq.ft. = 1.12 acres



t. MAXIMUM GROSS FLOOR AREA

	GROSS FLOOR AREA	
Parcel I (existing)*	9,550 sq.ft.	(8,294 sq.ft. net leasable)
Parcel II (existing)*	5,450 sq.ft.	(4,731 sq.ft. net leasable)
Parcel III	<u>30,000 sq.ft.</u>	
Total	45,000 sq.ft.	



G-MU-3 & UO-3: residential uses

Introduce

Multi-Unit 3 (G-MU-3) is a multi unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms.

The tallest building form has a maximum height of three stories. (Denver Zoning Code 6.2.2.2)

The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context. These regulations allow for multi-unit districts with a variety of residential building forms.

The option to “amend” the current PUD to allow residential uses is not supported by the city as the Denver Community Planning and Development intends to usher out old zoning codes to promote zoning conformity throughout the city with current zoning codes.



Landmark Preservation

- **Input from CPD, RNOs and Immediate Neighbors:** Building needs to be protected. Rezoning should be tied to historic preservation.
- An application to designate the property as a Denver Historic Landmark is underway.
- Landmark Designation and Rezoning of the property are linked interdependent processes.
- **The Plan:** Rezoning and Landmark Designation at City Council together in same public hearing.



Historic

Structure Use

Overlay District (UO-3)

Intent To encourage preservation, protection, adaptive use, and enhancement of Historic Structures, or otherwise to promote the Landmark Preservation purposes as stated in DRMC Sec. 30-1

Allowance for Certain Commercial Uses:
Notwithstanding the limitations applicable in the underlying zone district, the following commercial uses shall be permitted in this overlay zone district:

1. Office, not including dental/medical office or clinic
2. Art studio
3. Bed and breakfast lodging



INTENTIONS WITH REZONING



DERP Support

- The Denver Employees Retirement Plan is the other (unrelated) property owner in the PUD.
- DERP is supportive of 555 E. 8th Ave. being removed from the PUD, while DERP keeps its PUD zoning.
- DERP is supportive of 555 E. 8th Ave. rezoning to G-MU-3 UO-3



May 25, 2021

Denver Planning Board
Denver City Council
c/o Mr. Brandon Shaver
Community Planning and Development
City of Denver
201 W. Colfax Ave.
Denver, CO 80202

RE: Support for Rezoning of 555 E. 8th Ave. from Former Chapter 59 PUD 34 to G-MU-3, UO-3

Dear Members of Planning Board and City Council:

The Denver Employee Retirement Plan's (DERP) property located at 777 and 790 Pearl St. is zoned PUD 34 from Chapter 59, along with Karen Christensen's unrelated property across the street at 555 E. 8th Ave. DERP is supportive of Karen's decision to rezone her property at 555 E. 8th Ave. to G-MU-3, UO-3 thereby removing her property from the PUD zoning we now share. It is our understanding that the DERP properties will remain in the PUD.

Sincerely,

Heather K. Darlington, CPA
Executive Director

Landmarked structure. Improved access to transit.
Access to city parks,
recreational opportunities, and civic and social spaces.

Adaptive reuse of a
play in their neighborhood.

Opportunity to provide more historic
structure supporting amenities.

Thoughtful growth through improved
access to housing and jobs.
Enhancing character of neighborhood
by allowing people to live, work, and



Discussion



STARBOARD REALTY GROUP, LLC