



# Application For Zone Map Amendment

City and County of Denver  
Department of Zoning Administration  
200 W. 14<sup>th</sup> Avenue, Room 201

1. Application Number

4578

2. Date Submitted  
12-9-2002

3. Fee  
\$1,500

4. Applicant (attach completed ownership information sheet)  
Seventeen Seventy Sherman Street LLC  
Wes Becker, Martin Wohnlich

5. Address  
5611 Blue Sage Drive  
Littleton, CO 80123

6. Phone Number  
303 841-2400,  
303 794-8955/  
303 722-8771

7. Interest  
Owners/  
Consultant

8. Contact Persons  
Martin Wohnlich,  
Wes Becker/  
Bob Gollick

9. Contact Person's Address  
5611 Blue Sage Drive  
Littleton, CO 80123

10. Contact's Phone Number  
303 841-2400 Wes Becker  
303 794-8955 Martin Wohnlich  
303 722-8771 Bob Gollick

11. Location of proposed change  
1750 and 1770 Sherman Street, Denver

12. Legal Description of property: (If Legal Description is lengthy, Please attach additional Sheet. If your text does not fit in the lot, block and addition form fields use the form field under the asterisk)

PARCEL A DESCRIPTION: Lots 1 through 3, inc. and the North 16 feet of Lot 4, Block 35, H.C. Brown's Addition to Denver, in the SE ¼ of Section 34, Township 3 South, Range 68 West, 6th P.M., City and County of Denver, State of Colorado (see attached)

13. Area of subject property.

29,793 sq. ft. 0.68 acres

14. Present Zone.  
PUD 373

15. Proposed Zone.  
PUD ~~373~~ 545

16. Describe the nature and effect of the proposed amendment.

The nature and effect of the proposed amendment is as follows; the property currently encompasses two distinct parcels – Parcel A which is the location of the El Jebel Temple and Parcel B which is undeveloped land. All of Parcel A and a significant portion of the proposed Parcel B are zoned P.U.D. 373, which allows for development under the R-4 zone district. There have been several development proposals for this property in the past that included converting the El Jebel Temple into residential condominium units. The proposed P.U.D. is to allow for (see attached)

17. Explain in detail the legal basis for the proposal: either (a) the error in the map as approved by City Council, or (b) the changed or changing conditions that make the map amendment necessary.

The legal basis for the zoning proposal is (b) the changed and changing conditions that make the proposed map amendment necessary in addition to other circumstances, factors and reasons which support the proposed amendment. (see attached)

18. State the land use and development proposed for the property to be rezoned. Include the time schedule (if any) for development.

The land use(s) proposed for Parcel A, the El Jebel Temple, is a mix of meeting space, conference facilities, galleries, office, limited meeting space, studios, and similar uses. Again, it is important to note that the existing residential use for Parcel A has been removed, with the exception of one caretaker unit and limited residential accommodations, and thus eliminated the incentive to demolish or condominize the Temple. (see attached)

19. List all the attached exhibits:  
(see attached)

20. Applicant signatures.

Item 12, continued ...

PARCEL B DESCRIPTION: Lots 5 through 9, inc., the South 9 feet of Lot 4, and the North ½ of Lot 10, Block 35, H.C. Brown's Addition to Denver, in the SE ¼ of Section 34, Township 3 South, Range 68 West, 6th P.M., City and County of Denver, State of Colorado

Parcel A and B may be owned, conveyed and encumbered independently subject to the requirements of the PUD.

Item 16, continued ...

development of a mixed-use structure on Parcel B. A portion of the proceeds from the development of Parcel B will be used for rehabilitation of Parcel A, in accordance with the Development Agreement. Thus, the nature of the P.U.D. request is to allow development on Parcel B for a mixed-use structure and in turn restrict the development potential on Parcel A, the Temple, by replacing existing R-4 uses with more limited uses set forth in the P.U.D. The proposed P.U.D. would 1.) facilitate rehabilitation of the El Jebel Temple, 2.) provide a variety of uses in an appropriate area, and 3.) create a significant structure that would be a visual and functional asset to the surrounding neighborhoods.

Item 17, continued...

The Mosque of the El Jebel Temple Shrine is one of the most significant and distinctive historic structures in Colorado. The current P.U.D., approved in 1995, changed the use of the El Jebel Temple from a private cultural facility to a public cultural facility with the goal of generating funds to rehabilitate and maintain this historic landmark. The adjacent parcel was reserved for parking and cannot be built on under the current P.U.D. Operating revenues from public use of the facility, however, have proven insufficient to fund the rehabilitation needs of this important landmark. Under the current P.U.D., the interior of the Temple, which contains many historically significant architectural details, can be demolished and converted to housing, as was proposed by a previous developer. The most significant change of condition for this site is the willingness of the present Owner to provide for retention of historically significant interior features by giving up the right to convert the Temple into housing and through committing to grant interior features covenants to Historic Denver, Inc.

The demand for services and housing in this area is greater than when the existing P.U.D. was approved, and is anticipated to increase significantly. The existing zoning does not permit infill development of Parcel B, whereas current City land use policies favor infill development. Additionally, in the seven years since the current P.U.D. was adopted, the need for affordable housing has increased dramatically. This development will comply with Chapter 27 (Housing) of the Revised Municipal Code Article IV (Affordable Housing) as amended August 6, 2002.

Denver's Comprehensive Plan 2000 was not in existence when the existing P.U.D. was approved. The Plan addresses many changing conditions for Denver. The proposed P.U.D. is responsive to the objectives and strategies of the Plan, as detailed in the included Vision Statements in answer to question 3(b) of the application.

Achieving the public benefits of historic rehabilitation and affordable housing will require the use of revenues from the development of Parcel B for residential, commercial, and retail uses. The Owner has committed to this pursuant to the Development Agreement for this project. The proposed P.U.D. amendment is necessary to accomplish this.

Item 18, continued...

The land use(s) proposed for Parcel B are a mix of residential, proposed office, hotel, commercial, and business support along with other similar uses.

The time schedule for development is contingent upon approval of the proposed P.U.D. and financing.

Item 19, continued...

Attached Exhibits:

- Application for Planned Unit Development #4578
- Vision Statements 3a. – 3c.
- Zoning Map
- Exhibits A-1 through A-3 and B
- Illustrations of Proposed Development
- Drawings:
  - 1 - District Plan
  - 1a - Ownership Plan
  - 2 - Existing Conditions Map
  - 3 - Landscape and Utility Plan
  - 4 - Building Envelope Diagram
  - 5-8 – Building Elevations

# APPLICATION FOR PLANNED UNIT DEVELOPMENT

#4578

The Urban Center at El Jebel  
1750 and 1770 Sherman Street, Denver, Colorado

## 1. SCHEDULE

- |    |   |                        |
|----|---|------------------------|
| a. | Date of pre-application conference                                    | May 9, 2001            |
|    | City representative(s) present  | Conceptual Review Team |
| b. | Submittal date of preliminary application                             | July 6, 2001.          |
|    | Submittal date of 1 <sup>st</sup> revision                            | September 21, 2001     |
|    | Submittal date of 2 <sup>nd</sup> revision                            | November 29, 2001      |
|    | Submittal date of 3 <sup>rd</sup> revision                            | March 22, 2002         |
|    | Submittal date of 4 <sup>th</sup> revision                            | July 2, 2002           |
|    | Submittal date of 5 <sup>th</sup> revision                            | October 10, 2002       |
|    | Submittal date of 6 <sup>th</sup> revision                            | October 28, 2002       |
| c. | Submittal date of completed application                               | December 9, 2002       |
| d. | Application is scheduled for a:                                       |                        |
|    | <input checked="" type="checkbox"/> Planning Board Hearing on         | November 6, 2002       |
|    | <input type="checkbox"/> Planning Office Hearing on                   |                        |
|    | <input type="checkbox"/> Planning Staff Review.                       |                        |
|    | <input checked="" type="checkbox"/> Landmark Preservation Commission. | June 18, 2002          |

## 2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The use of terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like "retail" or "light industrial" require further definition. Gross floor area (GFA) shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade.

### a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE

#### ZONE LOT DESCRIPTION:

*Refer to drawing 1a – Ownership Plan contained in this application for ownership of the parcels described below.*

#### PARCEL A – Historic El Jebel Temple – 1770 Sherman Street

PARCEL A DESCRIPTION: Lots 1 through 3, inc., and the North 16 feet of Lot 4, Block 35, H.C. Brown's Addition to Denver, in the SE ¼ of Section 34, Township 3 South, Range 68 West, 6<sup>th</sup> P.M., City and County of Denver, State of Colorado

MAXIMUM GROSS FLOOR AREA: 48,222 (current area of Temple)

# APPLICATION FOR PLANNED UNIT DEVELOPMENT

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## PERMITTED USES:

- a. Art gallery;
- b. Art museum, public or commercial;
- c. Artist studio, except residential;
- d. Ballroom;
- e. Book store;
- f. Caterer;
- g. Child care center;
- h. Church;
- i. Club or lodge, private;
- j. Commercial food preparation and sales;
- k. Community center;
- l. Conference center;
- m. Dance studio, for private instruction;
- n. Dwelling unit, restricted to a single caretaker's unit no greater than 1000 gross floor area;
- o. Eating place, including the sale and consumption of liquor on the premises;
- p. Entertainment, indoor;
- q. Gallery;
- r. Gift shop;
- s. Hall renting for meetings or social occasions;
- t. Library or reading room;
- u. Museum, public or commercial;
- v. Office;
- w. Office, public;
- x. Photo studio;
- y. Professional and personal services;
- z. Professional studio, except residential;
- aa. Recreation services, indoor;
- bb. Religious institution;
- cc. Residential accommodations limited to 6 sleeping rooms with a maximum 3 consecutive night stay. Maximum GFA for 6 sleeping rooms combined shall not exceed 1,200 sq. ft.
- dd. School (vocational or professional, small);
- ee. Senior center;
- ff. Theater;
- gg. Theatrical studio;

Parcel A may not include any industrial, healthcare, or residential uses not specifically listed above.

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## PARCEL B – Proposed Development – 1750 Sherman Street

PARCEL B DESCRIPTION: Lots 5 through 9, inc., the South 9 feet of Lot 4, and the North ½ of Lot 10, Block 35, H.C. Brown's Addition to Denver, in the SE ¼ of Section 34, Township 3 South, Range 68 West, 6<sup>th</sup> P.M., City and County of Denver, State of Colorado

MAXIMUM GROSS FLOOR AREA: (subject to the restrictions of  
available land area - see Floor Area Ratio below.)

### PERMITTED USES:

### Minimum GFA

- |  |  |
|--|--|
| a. Residential   | 250,000 GSF  |
| i. Dwelling unit;  |  |
| ii. Multiple dwelling unit;  |  |
| iii. Live/work residential;  |  |
| b. Retail/Commercial (no drive-through uses<br>are allowed).   | 5,000 GSF<br>required at grade<br>along Sherman<br>Street frontage |
| i. Automobile rental facility, max.<br>of 50 rental vehicles on site.<br>No vehicle maintenance on-<br>site allowed; |  |
| ii. Business equipment sales and/or<br>service;  |  |
| iii. Business support or printing service;   |  |
| iv. Caterer;   |  |
| v. Child care center;  |  |
| vi. Commercial food preparation and<br>sales;  |  |
| vii. Conference center;  |  |
| viii. Consumer retail (medium scale);  |  |
| ix. Consumer retail (small scale);   |  |
| x. Consumer service (medium scale);  |  |
| xi. Consumer service (small scale);  |  |
| xii. Eating place, large;  |  |
| xiii. Eating place, small;   |  |
| xiv. Eating place;   |  |
| xv. Fitness center;  |  |
| xvi. Food sales or market, small;  |  |
| xvii. Gallery;   |  |
| xviii. Laundry;  |  |
| xix. Liquor store;   |  |

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- xx. Postal facility, neighborhood scale;
- xxi. Professional or personal services;
- xxii. Recreation services, indoor;
- xxiii. School (vocational or professional, small);
- xxiv. Schools (public, private, small);
- xxv. Theater studio;
- c. Office
  - i. Clinic or office (dental or medical);
  - ii. Banking and/or financial services;
  - iii. Office, non-dental or non-medical;
  - iv. Office, public;
- d. Hotel
- e. Parking of vehicles, only to serve any other use by right permitted in the district, need not be enclosed, provided that any part of such use conducted outside a completely enclosed structure shall comply with all specifications for maintenance required in Article V, Off-Street Parking Requirements.

### **FLOOR AREA RATIO**

MAXIMUM FLOOR AREA RATIO (F.A.R)	16 : 1
ZONE LOT AREA	29,793 GSF (.68 acre)
( ZONE LOT AREA WITH ALLEY VACATION	33,127 GSF ) (.76 acre)
• ( Parcel 1: Current Property owned by Seventeen Seventy Sherman Street, LLC )	29,793 GSF
• ( Parcel 2: ½ of Rear Public Alley (to be vacated)	2,105 GSF )
• ( Parcel 3: ½ of East/West Public Alley (to be vacated)	1,229 GSF )

(Refer to drawing 1a – Ownership Plan contained in this application for ownership of this area and location of Parcels 1-3)

The floor area ratio is the ratio between the land area or zone lot of the entire site (Parcels A and B) and the gross floor area of all new and existing structures on Parcels A and B. The F.A.R. need not be calculated for the individual parcels. Land area dedicated for public streets is not included in the area of the zone lot. Land area dedicated for public easements or alleys that is included in the zone lot must be vacated and acquired prior to or simultaneous with approval of the P.U.D.

**APPLICATION FOR PLANNED UNIT DEVELOPMENT**

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**DENSITY**

MAXIMUM NUMBER OF DWELLING UNITS: = 500

MAXIMUM NUMBER OF DWELLING UNITS /ACRE: = 724

**b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES**

	SQUARE FT	% OF SITE AREA
Maximum area of building coverage (including garage(s) and all other accessory structures):		
for Parcel A	11,185	37.5%
for Parcel B	18,064	60.6%
Maximum area of drives and parking:	238	.9%
Maximum area of other impervious surfaces:	306	1.0%
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	29,793	100.0%

**c. LANDSCAPED AND/OR PERMEABLE AREAS**

	SQUARE FEET	% OF SITE AREA.
Minimum area of live or organic landscaped lot coverage: Landscape is required in any separation between structures on Parcels A and B. Landscaping may be accommodated in containers as provided per Section L.	-	<1%
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	-	<1%
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:	-	<1%

**d. PROJECT AREA TOTALS (totals of "b" and "c" above)**

	SQUARE FEET
Building and impervious surfaces:	29,793
Landscaped and/or permeable areas:	<1%
TOTAL SITE AREA: (This area must equal to the site area listed on pg. 1)	29,793

**e. SETBACKS**

Parcel A: East (0') minimum (8' minimum if rear public alley is vacated)  
North (0') minimum  
West (0') minimum  
South (0') minimum  
Parcel B: East (0') minimum. (8' minimum if rear public alley is vacated).



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North (0') minimum with the exception of two (9') minimum setbacks that shall be required at the northwest and northeast corners of Parcel B. Dimensional requirements of each setback are indicated on the District Plan. Landscaping and other design requirements within these setbacks shall conform to the P.U.D. Urban Design Standards and Guidelines.  
West (0') minimum to (10') maximum.  
South (0') minimum

Official Parkway Setback requirements for this P.U.D. are **not applicable**.

**f. MAXIMUM HEIGHTS OF STRUCTURES**

Parcel A: The maximum height shall be the height of the existing Historic El Jebel Temple, which is 85 feet, +/- 2 feet, to the top of the existing loggia.

Parcel B: The maximum height of structures shall not exceed a total of **650 feet** or to the limits of the City Park View Plane Ordinance per Chapter 10 of the Revised Municipal Code, as it may be varied, whichever is more restrictive. The height of a building shall be determined by the vertical distance from the highest point of a flat roof, the top of a parapet around a flat roof, or the ridge of a sloped roof to the average elevation of the corners of the proposed building at the finished grade.

Substantial or enclosed rooftop features (such as solar collectors, chimneys, flues, vents, elevator equipment, elevator shaft overruns, and HVAC or other mechanical equipment) **MAY NOT** exceed the maximum height of structures.

Antennas, FAA required airplane warning lights, and flagpoles may exceed the maximum height of structures by no more than **65** feet.

Additional bulk plane restrictions affecting building height shall be as indicated on the building envelope drawing and described in the Urban Design Standards and Guidelines.

**f-2. DESIGN REVIEW REQUIREMENTS**

Design review is mandatory for both parcels. The existing structure on Parcel A (the Historic El Jebel Temple) and new construction on Parcel B located within the boundaries of the designated historic district (see District Plan and Exhibit B) is to be reviewed by the Landmark Preservation Commission, as provided by Denver ordinance. The new structure proposed for Parcel B (Proposed Development) shall be subject to design standards and a design review process outlined in the Rules and Regulations adopted by the Planning Board. Rules and Regulations shall include Standards and Guidelines addressing the following design goals: (i) promote visibility of pedestrian-oriented activities at ground level, (ii) provide human scale and respond to the historic El Jebel Temple through change, contrast and intricacy

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of façade form, color, and material. (iii) spatially define the street space to concentrate pedestrian activity and create a clear urban character, (iv) encourage easy pedestrian access to structures and uses along public streets and sidewalks, (v) reduce building mass at upper levels and minimize downdrafts from tall buildings, and (vi) promote architectural relationships between buildings of various heights and mass, and between the project site and adjacent urban districts.

Urban Design Standards and Guidelines for Parcel B shall be adopted and approved by the Planning Board as part of this P.U.D.

**g. OFF-STREET PARKING**

A minimum amount of off-street parking in the following minimum ratios is required for the following allowed uses for both Parcels A and B, up to an overall maximum of **925** off-street spaces.

1. Dwelling unit:	1 space /dwelling unit
2. Retail uses:	1 space / 300 GFA
3. Office:	1 space / 500 GFA
4. Hotel:	1 space / 600 GFA

No minimum parking is required for cultural uses in either Parcel.

This P.U.D. shall comply with the use and maintenance requirements of Section 59-585(2)-(9).

Parking spaces and/or aisles in this P.U.D. shall comply with the dimensional requirements of Section 59-586, Chart No. 1.

This P.U.D. shall contain parking for bicycles. Bicycle parking for visitors will be accommodated in a publicly accessible area. Bicycle parking for other occupants will be accommodated in storage lockers on site. Bicycle parking requirements shall be 1 space per 30 regular automobile parking stalls required. Bicycle parking area(s) shall comply either with the rules and regulations for dimensional and equipment standards of Section 59-582(e) or shall be approved by the City Bicycle Planner.

**h. OFF-STREET LOADING**

This project contains a minimum of **3** off-street loading spaces. These spaces shall comply with the dimensional requirements of Section 59-599.

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**i. SURFACE DRAINAGE**

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. The site **does not** contain a flood hazard area as identified by the Federal Emergency Management Agency. The site **does not** contain wetland areas.

**j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS**

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district are shown on the District Plan.

**k. EASEMENTS**

Existing and/or proposed utility and/or access easements are shown on the District Plan.

**l. LANDSCAPING AND BUFFERING**

Areas to be landscaped are shown on the Landscape and Utility Plan. The Planning Office as a part of this application may require a more detailed landscaping plan. All foliage shall be maintained in a healthy, growing and safe condition. **NOTE:** A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

NUMBER OF EXISTING TREES: 0

MINIMUM NUMBER OF TREES TO BE PLANTED:

On private property:	0
On public right of way or in tree lawns:	9

Street trees proposed or required in the public right-of-way shall be planted in an irrigated tree lawn with sod or otherwise installed in accordance with the requirements of the City Forester.

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height):	14'
Deciduous (caliper):	3-1/2"
Ornamental (caliper):	3-1/2"

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: 0%

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MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE  
PROPERTY: 0

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR  
SPREAD REQUIREMENTS FOR PLANTED SHRUBS: 5 gal.

The proposed P.U.D. shall comply with the parking lot landscaping requirements of Section 59-585(10). Internal landscaping shall conform to the requirements for B-5 districts. Implementation of landscaping requirements shall commence no later than ten (10) years from the date of approval of the P.U.D. by the Denver City Council. (see also Section y., Interim Uses)

All foliage shall be maintained in a healthy, growing and safe condition.

## FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 3 feet and a maximum of 6 feet

Fences and/or walls may not be built within the front setback space except in the Northwest Setback area (see District Plan). Fences or walls in this area shall conform to the design requirements outlined in the Urban Design Standards and Guidelines.

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. NOTE: Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls or the P.U.D. Urban Design Standards and Guidelines.

No earthen berms or mounds shall be installed.

### m. **BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE**

Boat, camper, trailer and recreation vehicle storage is not permitted on the property.

### n. **DEDICATIONS AND IMPROVEMENTS**

The owner understands that City ordinances and agency rules and regulations may require the construction of certain public improvements. VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL.

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This proposal involves the vacation of certain public rights-of-way for incorporation into the project area. Owner is required to contact the Public Works Department.

**o. EXTERNAL EFFECTS**

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-81(a)(2)-(4) of the B-5 zone district.

Reflective glass may be used subject to design review under the P.U.D. Urban Design Standards and Guidelines.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure.

**p. NATURAL TERRAIN**

The existing grade of the site will be altered.

**q. UTILITIES**

See attached Utility Plan for a description of the location of utilities (public and private) serving the property.

**r. SIGNS**

The project is regulated by the following:

Section 59-537, Signs permitted in all districts.

Section 59-537(c), Signs subject to a comprehensive sign plan.

Section 59-538, Sign area measurement.

Section 59-552 and 554, Sign regulations and Special Provisions for the B-5 zone district.

Signs are not allowed for any Live/work residential uses in Parcel B.

**s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE**

Outdoor storage of products and/or materials **is not** permitted.

Outdoor storage of solid waste **is not** permitted.

**t. TRANSPORTATION**

The current traffic volumes on streets in or adjacent to the project are shown on the Existing Conditions Map.

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The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) are shown on the District Plan. Site generated traffic has been estimated based on the proposed project type, size, and other relevant factors.

A Traffic Impact Study will be provided to the Transportation Engineering Department as a requirement of this P.U.D.

#### PUBLIC TRANSPORTATION

The nearest bus stop is located on the northwest corner of Grant Street and E. 18<sup>th</sup> Avenue.

u. **SCHOOLS**

Future school sites **will not** be dedicated as a part of this project.

v. **HOME OCCUPATIONS**

Home occupations are permitted **in Parcel B only**. Home occupations shall conform to the requirements of the R-MU-30 zone district and 59-80(7).

w. **USES BY TEMPORARY PERMIT**

Uses by temporary permit are regulated by Section 59-80(5)(b) and Section 59-80(4) of the B-5 zone district.

x. **ACCESSORY USES**

Accessory uses are regulated by Section 59-80(6)(a) of the R-4/R-4-X zone district.

y. **INTERIM USES**

Prior to the development of a project, Parcel B will be used as a commercial parking lot. This interim use shall be allowed for a period of time no greater than ten (10) years from the date of approval of the P.U.D. by the Denver City Council. At the end of ten (10) years, if intent to proceed has not been received by the City, Parcel B shall be allowed as a non-commercial parking lot serving uses in Parcel A and may not be used for commercial parking for uses outside the P.U.D. In this event, the surface lot shall comply with the landscaping requirements of section 59-585 within six (6) months.

z. **PHASING**

The project will be completed in phases.

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## PHASE 1 – Parcel A

Anticipated starting date	2003.
Anticipated completion date	12/31/2004.

## PHASE 2 – Parcel B

Anticipated starting date	6/1/2003.
Anticipated completion date	12/31/2005.

A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. This process may be started after the Planning Board hearing has been completed.

### 3. WRITTEN STATEMENT

On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve.
- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan.
- c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

### 4. DISTRICT PLAN

The District Plan is attached following the written statement.

This application includes the following listed and included drawings and documents:

1. Ownership Plan
2. Landscape and Utility Plan
3. Building Envelope Diagrams
4. Building Elevations
5. P.U.D. Urban Design Standards and Guidelines.

### 5. EXISTING CONDITIONS MAP

The Existing Conditions Map is attached following the District and Ownership Plans.

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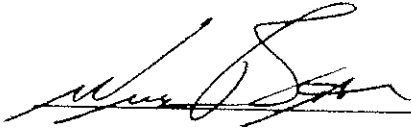
6. ACKNOWLEDGMENT

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner or owners of all the property contained within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

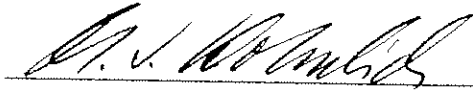
The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.

Wes Becker, Martin Wohnlich

Print or type Applicant's Name(s)



Seventeen Seventy Sherman Street, LLC, a Colorado limited liability company  
Wesley A. Becker , Member



Seventeen Seventy Sherman Street, LLC, a Colorado limited liability company  
Martin J. Wohnlich , Member



*The following **Vision Statements** represent the general goals and intent of the project and describe the P.U.D.'s relationship to the specific objectives and strategies outlined in the 2000 Denver Comprehensive Plan and 1986 Uptown Neighborhood Plan. For each section below, text in italics indicates an exact or paraphrased quote from one or the other of these plans.*

**3a. The proposed P.U.D. and the market it intends to serve:**

The P.U.D. proposes the construction of a mixed-use high rise on the surface parking lot to the south of the existing historic El Jebel Temple. Development in accordance with this P.U.D. includes a commitment to the interior and exterior rehabilitation of El Jebel with the intent of preserving the significant historic spaces, and the dedication of interior and exterior easements. This scope of work is more fully outlined in the Development Agreement that accompanies the P.U.D.

The proposed high rise on the adjacent Parcel B is anticipated to include underground parking for both events in El Jebel and uses allowed by the P.U.D. An additional 12 stories of structured above-grade parking will serve a minimum amount of residential units as specified in the application, retail at grade, and office space and/or hotel. Residential units will vary in size from approximately 650 square feet to over 5,000 square feet for the penthouse units. The average sales price will be around \$375 per square foot. The condominiums are to be marketed to middle and upper income persons desiring to live in downtown Denver and enjoy expansive views of the Front Range.

This development will also be in full compliance with Chapter 27 (Housing) of the Revised Municipal Code Article IV (Affordable Housing) as amended August 6, 2002.

**3b. The P.U.D's relationship to the Denver Comprehensive Plan:**

The core values of the Comprehensive Plan 2000 – **economic opportunity, environmental stewardship, neighborhood equity and civic engagement**, are the guiding principles of the rehabilitation and new development proposed by the P.U.D. The proposed project supports many of the objectives and strategies outlined in the Plan. Among those are:

**Section 1 Our Long-Term Physical Environment:**

*The proposed P.U.D. supports the following general goals regarding the protection and improvement of the physical assets and infrastructure of the City of Denver.*

**I Environment Sustainability: Preserve and enhance the natural environment.**

**Objective 2 Stewardship of Resources**

*Strategy 2-B Protect and improve air quality* – The P.U.D. proposes an alternate land-use strategy of high-density urban housing that allows residents to live within close proximity of their jobs and other essential City services. By reducing or eliminating the need to commute via automobile, the project does not further burden the air quality of the neighborhood.

*Strategy 2-C Conserve water and improve water quality* – The P.U.D. will have a positive, local impact on water quality by fully building out the adjacent surface lot to the south and concentrating

"landscape" in individual resident balconies. Surface water flow containing surface parking lot contaminants such as oils and salts is eliminated.

Strategy 2-D *Conserve energy* – The new development will endeavor to establish energy efficiency guidelines in line with the current LEEDS standards or the EPA EnergyStar Program. This may include eventual designation under those programs.

Strategy 2-E *Conserve raw materials* – Reuse of significant existing structures is often cited as a primary goal of a successful sustainable design. The P.U.D. promotes the rehabilitation and adaptive reuse of the existing El Jebel Temple as a significant cultural and arts center. The high density of the proposed adjacent development is naturally efficient in terms of materials usage and the sharing of basic building systems.

Strategy 2-F *Conserve land* – The housing densities proposed in the adjacent development translate directly into a savings of nearly 100 acres of existing rural or suburban land if the same population were accommodated at typical suburban densities. Shared structured parking conserves additional land in the immediate neighborhood for more appropriate development.

#### **Objective 4    Environment and the Community**

Strategy 4-A *Promote the development of centers of activity* – The mixed-use and rehabilitation goals of the proposal in conjunction with the existing high-density office and retail of the Wells Fargo center create a critical mass of living, working, retail, services, and arts and cultural facilities along Sherman Street.

#### **Objective 5    Environment and the Region**

Strategy 5-C *Distribute environmental burdens and benefits* – By supporting a new model of dense urban high-rise housing, the City of Denver can lead the region in proposing an alternate and efficient means of absorbing some of the projected population growth over the next several decades.

### **II   Land Use: Manage growth and change through effective land-use policies to sustain Denver's high quality of life.**

#### **Objective 3    Residential Neighborhoods and Business Centers**

Strategy 3-B *Encourage quality infill development that is consistent with the character of the surrounding neighborhood, that offers opportunities for increased density and more amenities, and that broadens the variety of compatible uses* – The P.U.D. proposes a significant, dense, mixed-use infill development on an existing underutilized surface parking lot located on the eastern edge of downtown. The site is unique in that it is immediately across the street from the Wells Fargo and Mellon Financial Center high rises, visually becoming a part of that ensemble while

contributing neighborhood amenities such as dense residential development, retail at the street front, and community and business facilities in a rehabilitated El Jebel.

*Strategy 3-D Identify and enhance existing focal points in neighborhoods* – The project will realize the potential of the historic El Jebel to become the anchor of a vibrant urban cultural center for the Uptown neighborhoods as well as an additional amenity to the surrounding business district.

#### **Objective 4 Land Use and Transportation**

*Strategies 4-A, 4-B Encourage mixed-use, transit oriented development... support a variety of mobility choices* - The mixed-use goals and variety of possible uses inherent in the P.U.D. create the potential to virtually eliminate the commute for those residents who work either in the proposed adjacent development or in the adjacent Wells Fargo center. Existing bus and public transit ways for pedestrians and cyclists along 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> Avenues are in close proximity, as are the services of City government and cultural institutions surrounding Civic Center Park. The strong residential component will provide additional patrons of the retail in Uptown and along the 16<sup>th</sup> Street Mall and encourage other neighborhood-oriented retail and services to be developed along Sherman Street north of Colfax. The P.U.D. parking component includes a reservoir of parking for nighttime uses in El Jebel as well as including enough bicycle parking for residents choosing that option.

### **III Mobility: Anticipate and meet the expanding mobility needs of residents, businesses and visitors.**

#### **Objective 4 Changing Travel Behavior**

*Strategy 4-E Continue to promote mixed-use development* – The success of the project itself will promote the environmental and quality-of-life benefits of high-density mixed-use development to Denver's citizens.

#### **Objective 8 Walking and Bicycling**

*Strategies 8-A, 8-B Ensure safe and convenient access and accommodation of bicycle riders, pedestrians and transit riders, ensure that sidewalks are continuous* – The Urban Design Standards and Guidelines associated with the P.U.D. emphasize the quality of the pedestrian environment along Sherman Street. Lighting and signage standards required to be developed subsequent to approval of the P.U.D. will protect the safety of pedestrians and clarify building and vehicular entrances through appropriate scale and material changes. Bicycle parking will be accommodated in the new structure for residents, tenants, and visitors.

## **Objective 9     Parking Management**

*Strategy 9-C     Explore options for shared parking* – The P.U.D. establishes minimum parking ratios for the uses that consider shared parking and non-simultaneous occupancies. During the day, commercial, office, and retail uses dominate. In the evening, retail uses and cultural events at the rehabilitated El Jebel predominate.

## **IV Denver's Legacies: Use the best of Denver's architectural and landscape legacies to guide the future.**

### **Objective 1     Design Excellence**

*Strategy 1-A     Design quality standards* – The P.U.D. establishes a comprehensive design review process by the City Planning Department and requires the development of a set of Urban Design Standards and Guidelines specific to this particular site. A draft of these standards integrating Planning staff input is currently in development.

*Strategy 1-C     Preserve Denver's architectural and design legacies while allowing new ones to evolve* – The recognition of El Jebel as one of Denver's unique architectural landmarks and the rehabilitation of this historic structure is at the heart of the P.U.D. In tandem with this, the P.U.D. proposes the creation of a new architectural prototype for the region proven to be successful in other major cities - the addition of a compact and high-density new development whose goal is to enable and fund the desired rehabilitation goals.

*Strategy 1-D     Promote the use of designs and materials that reflect the region.* The Urban Design Standards and Guidelines required by the P.U.D. fundamentally acknowledge the masonry traditions of Denver buildings and offers strategies and guidelines for their integration into a modern building approach.

*Strategy 1-E     Promote community identity and attract development* – The rehabilitation goals established in the Development Agreement and list of uses allowed under the P.U.D. work in tandem to realize El Jebel's potential to host multiple artistic, cultural, and community events with the intent to create a significant community center for the Uptown neighborhood. The proposed new development, with its focus on retail and residential uses, provides a reservoir of residents to patronize this urban center.

### **Objective 2     New Development, Traditional Character**

*Strategy 2-A     Design quality standards* – The P.U.D. establishes a comprehensive design review process by the City Planning Department and requires the development of a set of Urban Design Standards and Guidelines specific to this particular site.

Strategy 2-C *Identify community design and development issues, and target specific concerns with appropriate controls and incentives* – The proposal recognizes the unique potential of El Jebel as a viable yet endangered cultural and community amenity and proposes an option of attaining the desired rehabilitation goals using a portion of the proceeds from a significant development to the south.

### **Objective 3 Compact Urban Development**

Strategies 3-A, 3-B - High-density development is appropriate on this site, immediately adjacent to the Wells Fargo tower complex across Sherman Street. Traffic studies confirm that the existing street system can accommodate the increased traffic flow. (see District Plan).

### **Objective 4 Strong Connections**

Strategy 4-A *Preserve, enhance, and extend the pattern and character of the primary street system* – The Urban Design Standards and Guidelines recognize the importance of sensitive infill development along Sherman Street to improve the character of this historically important axis from the State Capitol. The project also endeavors to satisfy or exceed Denver Streetscape Manual standards or conform with an approved comprehensive streetscape improvement plan for Sherman Street should one be created in the future.

Strategy 4-B *Specifically recognize and address significant intersections and gateways to the City* – The project site is at the historically important intersection of Sherman Street and 18<sup>th</sup> Avenue, a primary route into the greater Central Business District. The P.U.D. proposes solidifying and tying the existing structures of the block together into a strong new composition that would act as a gateway to and from the downtown business areas.

Strategy 4-C *Establish public design and maintenance standards for major corridors that incorporate historic preservation, design quality, and local character* – The proposed project has great potential for establishing design and preservation quality standards for all future developments along Sherman Street north of Colfax.

### **Objective 5 Preservation Planning**

Strategy 5-A *Adopt a Citywide preservation plan* – The basic structure of the Development Agreement links permits for the new development to the completion of specific preservation and rehabilitation goals. It is intended that this Agreement serve as a model for other preservation efforts in the City, especially those in combination with new development.

**Objective 7     Preserving Neighborhoods**

Strategy 7-B     *Uncover an area's cultural values and take steps to honor their significance* – The historical significance of El Jebel as a structure alone is not enough in light of it's recent past as the home of an exclusionary and secretive society. The P.U.D. proposes new cultural and public uses for this landmark that will ensure its availability to the greater neighborhood and business community.

**Objective 8     Education**

*Support increased public awareness of historic preservation through education and marketing* – The grassroots effort prior to and after application educated the Uptown and Capitol Hill neighborhood groups as to the importance of El Jebel in their community and illustrated the idea that significant development and historic rehabilitation are not necessarily at odds. One goal of the completed project would be to demonstrate that these interests are not mutually exclusive. The uses proposed for the structure after rehabilitation are intended to keep the history and beauty of El Jebel alive within the community consciousness for a long time to come.

**Objective 14   Interagency Cooperation**

Strategy 14-B   *Encourage developing communities to create shared community spaces that will serve the needs of and be accessible to a variety of organizations and groups* – The western edge of Uptown is in the process of redefining itself as a vital, mixed-use, high-density residential and business community. This project proposes a density and type of uses appropriate to the general trends in the neighborhood and satisfies the primary goal of transforming El Jebel from an endangered structure into a viable community space available to the greater commercial and residential neighborhoods.

**V   Housing: Expand housing options for Denver's changing population.**

**Objective 2     Preserve and expand existing housing**

Strategy 2-F     *Explore opportunities for housing in all proposed development* – The P.U.D. proposes a minimum reservoir of 250,000 GSF of new residential units, and a maximum amount set only by the upper limit of the F.A.R. More importantly, upon approval of the P.U.D., housing is restricted as a use from El Jebel, entirely removing both the incentive and ability to redevelop the interior spaces.

## **Section 2     Our Long-Term Human Environment:**

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*The proposed P.U.D. directly addresses the importance of the following human assets identified in the Comprehensive Plan and the quality of life they strive to ensure.*

### **I     Economic Activity:     Create a sustainable economy that provides opportunities for all.**

#### **Objective 1     Workforce Development and Support**

*Strategy 1-H     Support a variety of housing opportunities...especially in the Downtown core and near employment centers* – The P.U.D. creates a potential reservoir of employees adjacent to the Wells Fargo tower complex and Central Business District, and by complying with the Article IV (Affordable Housing), Chapter 27 of the Revised Municipal Code, supports a variety of housing opportunities.

#### **Objective 4     Business Centers**

*Strategy 4-B     Enhance existing business centers and establish new business centers...* – The proposed uses for El Jebel are formulated to create a dynamic and multi-functional asset valuable to the immediate business community for exhibition, meeting, training, and conference space.

#### **Objective 5     Neighborhood Economic Development**

*Support the creation and growth of neighborhood businesses...* – El Jebel is also available to the community. By providing a high-profile location where business and residents can meet, El Jebel can function as the generator of new business initiatives or act as a forum for balancing both neighborhood and business concerns. As a cultural and arts event center, a rehabilitated El Jebel would lure tourist dollars and additional investment to the Uptown neighborhoods.

### **II     Neighborhoods:     Build on the assets of every neighborhood to foster a citywide sense of community.**

#### **Objective 1     A City of Neighborhoods**

*Strategy 1-A     Respect the intrinsic character and assets of individual neighborhoods* – The P.U.D. recognizes El Jebel as a significant yet endangered asset to the neighborhood that is currently under-valued. It also recognizes that the fundamental characteristic of this specific area of Uptown is its blend of uses and densities.

*Strategy 1-B     Establish priorities for small-area planning* – The project site satisfies several of the conditions where the flexible approach of small area planning as described by the

Comprehensive Plan is beneficial. Among those conditions are evidence of disinvestments in the Uptown neighborhood, a need for public facilities and amenities, anticipated changes in use and demographics, and a great opportunity for infill development adjacent El Jebel to improve the urban character of Sherman Street. The Uptown Plan (see Section 3c.) identifies many of the same concerns.

*Strategy 1-C Strengthen the sense of place in each neighborhood –*  
The P.U.D. strives to create a small and diverse urban center of unique architecture and cultural amenities that would improve the urban identity and character of Sherman Street.

*Strategy 1-E Modify land use requirements to ensure flexibility to accommodate changing demographics and lifestyles... –* The legal basis for allowing the P.U.D. is to reflect and encourage the trends in the neighborhood and city of high-density urban living, downtown reinvestment, sensitive infill, and historic preservation. The proposal embodies all these social and economic trends.

### **Objective 3 Clean, Safe Neighborhoods**

*Strategy 3-C Promote planning, urban design and activities within neighborhoods that foster supportive relations... –* The rehabilitation of El Jebel and extension of the retail street will create a “24-hour” environment desired by the City for safety and security as well as provide multiple venues for interaction among residents, workers, and other institutions.

### **Objective 5 Management and Maintenance of Community Facilities**

*Maintain the physical and operational integrity of community facilities. –*  
The Development Agreement provides for a significant expenditure of funds for the rehabilitation of the El Jebel Temple that will contribute to the maintenance and operational integrity of the facility.

### **Objective 7 Planning for Community Facilities**

*Strategy 7-A Strive for fair geographic distribution of community facilities ... –* The proposal directly addresses the larger issues of land vacancy and community disinvestments in this part of the Uptown Neighborhood by placing a significant historic structure back in the service of the community.

*Strategy 7-D Ensure quality design compatible with neighborhood character ... –* The Urban Design Standards and Guidelines set quality standards for building materials, fenestration, the treatment of entrances, building massing, and other architectural concerns. The P.U.D. establishes a maximum building envelope that respects the existing context while providing for the substantial development necessary to rehabilitate El Jebel.



Strategy 7-E *Encourage multi-uses of existing and future community facilities to maximize ... financial efficiency* – The permitted uses incorporated into the application for both parcels will ensure some of the flexibility and adaptability enjoyed by the downtown districts while built-in exclusions, especially in regards to on-site storage, will mitigate their external effects.

Strategy 7-G *Balance the potential negative impacts of a community facility by providing amenities and improvements desired by its neighborhood.* – The P.U.D. proposal demonstrates that the effect of the new development on the existing City Park View Plane is negligible. A preliminary traffic study already approved by the Transportation Department concludes that the impact on existing traffic patterns can be comfortably absorbed. The benefits of the new development - a substantial reservoir of for-sale housing and the creation of a significant neighborhood amenity in the form of El Jebel - substantially outweigh its environmental impact.

#### **IV Human Services: Connect people in need to opportunity and support.**

##### **Objective 3 Caring Communities**

Strategy 3-A *Promote opportunities that bring people together* – The conversion of El Jebel into a multi-purpose urban center will provide additional opportunities for neighborhood residents to cross economic, racial, cultural, and generational lines.

#### **V Arts and Culture: Strengthen and expand the arts and culture by integrating them into the social and economic fabric of the city.**

##### **Objective 2 Arts Venues**

*Encourage the development and maintenance of facilities within Denver to support diverse cultural and artistic activities* – The acquisition and rehabilitation of El Jebel and the protections required as a part of the Development Agreement will make a new and unique arts and cultural venue available to the community. The unique architectural qualities of El Jebel's exterior and interior spaces will serve to educate the public as to their shared history and the substantial value of other preservation efforts.

##### **Objective 3 Economic development and the arts**

Strategy 3-B *Incorporate Denver's arts and cultural activities...into economic development* – The proposal supports the general Comprehensive Plan goal of downtown revitalization. The combination of residential, office, and retail with a rehabilitated arts and urban center in El Jebel endeavors to create a synergy that will transform this section of Sherman into a destination location for business visitors and other patrons. Conversely, the fortunes of El Jebel as a cultural venue will be buffered by the adjacent development from the economic downturns that have traditionally hurt the arts community.

### **3c. Relationship of the P.U.D. district to the character of the surrounding neighborhood:**

The proposed P.U.D. satisfies many of the objectives of the 1986 Uptown Neighborhood Plan while recognizing the more recent economic and social trends in the area.

#### **II. The Setting for Uptown:**

The P.U.D. is located adjacent to the area bounded by Broadway Street, Sherman Street, E. 20<sup>th</sup> Avenue, and Colfax Avenue, identified in the Plan as Downtown Extended. This is an area where the commercial centers and intense activity of downtown blend with the residential and retail character of the community. The P.U.D. supports this blend and offers a new prototype for dense urban development that is historically and contextually sensitive.

Immediately to the west of the site across Sherman Street is a substantial business complex comprised of the 50-story Wells Fargo tower, one of Denver's signature high rises, the 30-story Mellon Center, an interconnecting 11-story parking structure with retail services, and a small park. The location of the proposed P.U.D. represents a unique opportunity to knit together and enhance this significant ensemble through sensitive building massing, the provision of additional services and amenities, and enhanced activity at street level.

The economic and social conditions in Uptown are largely the same today as they were in 1986. The Uptown Neighborhood has suffered acute resident population loss, the greatest drop seen along this western edge. The area also suffers from a high percentage of non-residential land use and one of the lowest rates of home ownership in the area.

In addition, Uptown contains many unused and underutilized lots, the legacy of the speculation and demolition prevalent in the 70s and 80s. As a result, a disproportionate number of blocks are surface parking lots serving the central business district, eroding the fabric of the neighborhood itself. Parcel B to the south of the historic El Jebel is a representative example of this type of speculative land conversion. El Jebel itself was slated for probable demolition in the early 1990s for similar reasons.

An additional concern in the 1986 plan is that the existing average floor area ratio for the neighborhood is far below that allowed by the current zoning. A focus of the Plan is how to increase this average without disrupting existing stable residential neighborhoods. The proposed P.U.D. offers a solution uniquely appropriate to this site – a high-density mixed-use development on Parcel B can increase the average utilization of the neighborhood without a corresponding loss of residential “feel” in the existing single family neighborhoods further to the east.

#### **IV. Key Uptown Planning Opportunities:**

Key development opportunities identified in the Uptown Plan are:

1. Large quantities of vacant and redevelopable parcels.
2. Many architecturally and historically significant buildings.
3. Unique urban design potentials created by the street system.

The proposed P.U.D. addresses all three opportunities. Currently, a surface parking lot offering no amenities to the surrounding area covers more than half the site. The P.U.D. allows for a significant residential and mixed-use development on this surface lot and requires retail services at grade. The proposal also envisions the rehabilitation of El Jebel, one of the most significant historic structures in the entire City, and its reestablishment in the community as a significant cultural and arts center. Finally, the P.U.D. also supports a comprehensive vision for street improvements along Sherman Street, including infill of the "street wall" with pedestrian related activities and improvements to the infrastructure and landscaping.

## VII. Recommendations for Uptown:

### A. Land Use and Zoning

1. Housing – *The primary goal is to provide for new housing and home ownership while preserving the existing housing stock.* The P.U.D. proposes a major component of high density housing in an area of similarly dense commercial structures. Located along the west edge of Uptown, existing developments to the east will buffer the stable, primarily single family neighborhoods from the impact of the proposed tower. The development also helps provide the substantial customer and resident base desired in the Plan for this section of Uptown.

2. Zoning – *The primary goal is to implement changes to the R-4 zoning to encourage mixed use and residential uses, while recognizing the distinctions between Uptown and Downtown.* A primary goal of the P.U.D. is to encourage a variety of uses within both El Jebel and the new development while mandating a minimum amount of residential. The density proposed by the P.U.D. for the site is higher than that desired or allowed under the R-4-X zone subsequently created in response to the 1986 plan. However, the density proposed is both necessary and appropriate in this specific instance to generate the revenues required for the desired rehabilitation of El Jebel. The perception of a dense, new development is substantially mitigated given the site's adjacency to the existing Wells Fargo tower and commercial complex and through careful implementation of Urban Design Standards and Guidelines enabled by the P.U.D. language.

4. Districts – *The Plan gives special planning attention to districts which recognize and build upon the distinctions among the various areas.* This particular site offers an opportunity to develop a viable commercial, retail, residential, and cultural community along Sherman Street with the rehabilitation of El Jebel as an events center open to the public. The convergence of factors that make such a development appropriate and necessary exist nowhere else in the city. The impact of the adjacent development required to realize this vision for El Jebel will be buffered by required setbacks and quality standards for materials, fenestration, and other design features outlined in Urban Design Standards and Guidelines. The Plan recognizes the importance of infill development along Sherman Street that continues the continuity of the "street wall" established by the civic and religious buildings in the 1500 and 1600 blocks. The proposed adjacent development on Parcel B shares the same goals and will act to catalyze "street-responsive" development further to the north. The P.U.D. Urban Design Standards and Guidelines will address the Plan's concerns for monumental, dignified structures that relate to the character of the State complex to the south.

The Plan also recognizes the importance of creating "gateway" districts with special design opportunities. The intersection of 18<sup>th</sup> and Sherman is one such identified district. The P.U.D. proposes the knitting together of a substantial portion of the block into a "gateway community" while maintaining and enhancing the primacy of El Jebel as a unique and special structure.

8. Historic Preservation – *The Uptown Neighborhood Plan concludes that the preservation of historic structures is essential to the viability of the neighborhood and that their preservation should assume top priority in reviewing development proposals.* The heart of the P.U.D. proposal is the rehabilitation of the El Jebel Temple, not as an artifact, but as a viable cultural and business events center available to the community. The P.U.D. also addresses concerns about the size of the required development to the south required to fund this rehabilitation by establishing extensive design standards to mitigate any negative impacts.

B. Transportation – *The primary concerns are the preservation and enhancement of the pedestrian realm, support of multi-modal transit, and the buffering of parking structures.* The P.U.D. supports all three concerns. The proposed building infill on Parcel B, ground floor retail, and street landscaping and improvements act in concert to improve the security and pedestrian interaction along this section of Sherman Street. The mixed-use nature and location of the project allow for the potential to greatly reduce automobile commuting. Finally, any enclosed parking structure required to serve the development is subject to specific Urban Design Standards and Guidelines designed to improve its aesthetics from the street and architectural relationship with El Jebel.

C. Urban Design – *The Uptown Plan lists several components of a successful urban design philosophy. Among these are:*

1. *Encourage the development of Urban Design Guidelines.* Urban Design Standards and Guidelines and a design review process are enabled by the P.U.D.

2. *Provide gateways.* El Jebel is a familiar landmark for residents of the Uptown and Capitol Hill neighborhoods. The new development builds upon this prominent location, establishing El Jebel as the centerpiece of an urban, pedestrian-active complex. Design review will ensure that the new development does not detract from the uniqueness and visual importance of the historic building.

3. *Improve the streetscape.* The P.U.D. requires a continuous tree lawn along the entire project frontage of Sherman Street and establishes a minimum number of trees to be planted. The urban design philosophy outlined in the Urban Design Standards and Guidelines draft supports a comprehensive vision for streetscape improvements along the length of Sherman Street north of Colfax should one be proposed in the future.

4. *Build upon the Mountain View plane...* The proposed development sits along the west-most edge of the City Park View Plane. From the vantage point of the view plane's origin at the fountain west of the Museum of Nature and Science, the proposed tower is superimposed on top of the existing skyline of Denver and does not materially affect the intent of the ordinance. In reality, the proposed tower becomes an integral part of the Denver skyline as seen against the backdrop of the Front Range. The proposed encroachment into the view plane in tandem with the Urban Design Standards and Guidelines creates a unique opportunity to add an exciting and beautiful addition to the Denver skyline while achieving the financial means necessary to rehabilitate one of Denver's unique landmarks.

5. *Improve the image of parking lots.* One of the purposes of the P.U.D. is to develop the existing surface lot to the south.

E. Security – *A primary goal is to encourage twenty-four hour activity on the street. The Plan suggests zoning revisions to accommodate this.* The P.U.D. is the appropriate vehicle for handling the complex re-zoning issues on this site. The mixed-use nature of the P.U.D. allows for retail and commercial activities during the day, but more importantly provides for retail and cultural activities in the evening. Coupled with the comings and goings of the building residents, the project will provide an active and secure environment both day and night for this section of Sherman Street.

F. Economic Development – *The Uptown Plan expresses a strong desire to preserve and improve existing commercial areas in preference to creating new business districts.* The P.U.D. supports the expansion and enhancement of the existing commercial complex surrounding the Wells Fargo tower by proposing additional street-level retail on the adjacent lot and by providing the opportunity for shared business space in El Jebel. Significant residential uses in the adjacent development will provide additional patronage to the local retail businesses as well as a source of potential employees. Finally, the P.U.D. provides a large reservoir of structured parking contained completely within the boundaries of Parcel B.



APPLICATION #4578  
1750 SHERMAN STREET

R-4-X

R-4-X

R-4-X

R-4-X

R-4-X

Proposed Rezoning  
From PUD 373 to PUD

PUD 373

PUD #49

PUD #70

PUD 47

OD-3/B-5

R-3

OD-3/B-5

B-3

B-5

CIVIC CENTER

E-N