

**Proposed Zone Map Amendment
For
Denver Union Station
1701 Wynkoop Street
Denver, CO 80202**

Submitted by:

**Regional Transportation District
1600 Blake Street
Denver, CO 80202**

On Behalf of:

**Regional Transportation District
(Land Owner – 19.7 acres)
And
City and County of Denver
(Land Owner – 0.15 acres)**

Application No. 4648
November 25, 2002
Revised August 3, 2004

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Zone Map Amendment No. 4648
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Exhibit "A": Ownership Information Sheets

Application No. 4648



Application For Zone Map Amendment

City and County of Denver
Department of Zoning Administration

201 W. Colfax Avenue, Department 205
Phone: 720-865-3000 Fax: 720-865-2880

1. Application Number

4648

2. Date Submitted
November 25, 2002
Revised April 14, 2003
Revised March 23, 2004
Revised August 3, 2004

3. Fee
\$12,900.00

4. Applicant (attach completed ownership information sheet)
Regional Transportation District
Attn: Dave Shelley, Project Manager

5. Address
1600 Blake Street
Denver, CO 80202

6. Phone Number
303-299-2408
Fax Number
303-299-2425

7. Interest
Owner
(19.7 acres)

8. Contact Person
Maria Garcia Berry

9. Contact Person's Address
CRL Associates, Inc.
1625 Broadway, Ste 700
Denver, CO 80202

10. Contact's Phone Number
303-592-5450 (phone)
303-592-5460 (fax)

11. Location of proposed change
1701 Wynkoop Street, Denver, CO 80202

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)*

Lots: Block: Addition:

SEE ATTACHED

13. Area of subject property.

864,465 sq. ft. 19.85 acres

14. Present Zone.
PRV and PUD #531

15. Proposed Zone.
T-MU-30 with Waivers and Conditions

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

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.

SEE ATTACHED

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

SEE ATTACHED

19. List all the attached exhibits

- Exhibit A: Ownership Information Sheets
- Exhibit B: Legal Description
- Exhibit C: Proposed Waivers, Conditions and Uses
- Exhibit D: Zoning Vicinity Map
- Exhibit E: Existing Conditions Map

20. Applicant's signature.

Clarence W. Marsella, General Manager
Regional Transportation District



Application For Zone Map Amendment

City and County of Denver
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1600 Blake Street
Denver, CO 80202

6. Phone Number
303-299-2408
Fax Number
303-299-2425

7. Interest
Owner
(0.15 acres)

8. Contact Person
Maria Garcia Berry

9. Contact Person's Address
CRL Associates, Inc.
1625 Broadway, Ste 700
Denver, CO 80202

10. Contact's Phone Number
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20. Applicant's signature.

John W. Hickenlooper, Mayor
City and County of Denver

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

The proposed amendment relates to approximately 20 acres of property owned by RTD (approximately 19.7 acres) and the City and County of Denver (approximately 0.15 acres). These include the Denver Union Station and surrounding property. The property currently is located in two zone districts – a portion of the property (including Union Station) is located in the PRV zone district and a portion of the property is all of Subarea 6 of the Commons PUD #531. The entire property is to be rezoned to T-MU-30 with waivers and conditions. The zone change will provide for better utilization and redevelopment of the property, allowing for transit oriented development and related improvements. The proposed amendment will provide significant advantages over the existing zoning, in that it will allow the flexibility to provide for transit mixed use development that will benefit the entire region.

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

Changed or changing conditions on and around the property make the amendment reasonably necessary to promote the public health, safety and general welfare. The property currently is located in two zone districts – a portion of the property (including Union Station) is located in the PRV zone district and a portion of the property is part of the Commons PUD. A master plan has been prepared for the property that provides for long term development of the site as a multi-modal transportation hub which will bring together key elements of the public and private local, regional, state and national transportation systems and will be supported with mixed use development on the site. Current zoning does not fully contemplate a multi-modal transportation hub. In addition, while current zoning allows for some mix of uses, it does not allow for the full range of mixed use development that is contemplated by the master plan. In addition, current zoning does not allow for the density, signage or parking requirements that will be necessary for the development contemplated by the master plan.

The Denver Comprehensive Plan and Blueprint Denver include directives for excellence in public transportation. The Central Platte Valley is already undergoing positive change. The location of Union Station makes the property an extremely efficient center for interconnecting various modes of transportation and has the potential for mixed use development to support the transit and to complement development in the Central Platte Valley and historic Lower Downtown Denver. In addition, the mixed use zoning would allow people to live, work and shop in the same area. This property, nestled between the Central Platte Valley and historic Lower Downtown Denver, provides an excellent opportunity to create a multi-modal transportation hub as well as a vibrant mixed use development. The master plan integrates the downtown area's need for a regional transportation center and the essential goal of preserving historic structures, both of which are integral parts of the vision for Denver. The contemplated rezoning would insure that the property is developed consistent with the directives contained in the Comprehensive Plan, Blueprint Denver and the Metro Vision Regional Plan.

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

The property is intended to be developed in accordance with the master plan. Development will include a multi-modal transportation hub which will bring together key elements of the public and private local, regional, state and national transportation systems and will be supported with mixed use development on the site. Union Station provides an efficient location for various modes of transportation as well as integrated mixed use development. The goal envisioned is to coordinate the various means of transportation with opportunities for residential and commercial mixed uses in a pedestrian friendly urban design setting. Concurrently with this rezoning, it is anticipated that Denver Union Station will be designated as a Denver Landmark, pursuant to Chapter 30 of the Denver Revised Municipal Code. It is projected that the project will be developed over a period of twenty years.



OWNERSHIP INFORMATION SHEET

City and County of Denver
Department of Zoning Administration
201 W. Colfax Avenue, Department 205
Phone: 720-865-3000 Fax: 720-865-2880

The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property is has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4648 Property Address 1701 Wynkoop Street

Owner's Name Regional Transportation District, a quasi-municipal corporation and political subdivision of the State of Colorado

Owner's Address 1600 Blake Street, Denver, CO 80202

Note: If the application is for rezoning to B-2, B-3, R-X or PUD and the applicant is not the property owner, this form must be accompanied by a power of attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "owner" above.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Fee title owner (has a deed of ownership) | <input type="checkbox"/> all |
| | <input checked="" type="checkbox"/> a portion <u>99.24</u> % |
| <input type="checkbox"/> Contract holder | <input type="checkbox"/> all |
| | <input type="checkbox"/> a portion _____ % |
| <input type="checkbox"/> Holder of a security interest | <input type="checkbox"/> all |
| | <input type="checkbox"/> a portion _____ % |

List the names and addresses all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

There are no outstanding deeds of trust.

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

Signature of applicant
Clarence W. Marsella, General Manager
Regional Transportation District

Date



OWNERSHIP INFORMATION SHEET

City and County of Denver
Department of Zoning Administration
201 W. Colfax Avenue, Department 205
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Application Number 4648 Property Address 1701 Wynkoop Street

Owner's Name City and County of Denver, a Colorado Municipal Corporation

Owner's Address 1437 Bannock Street, Denver, CO 80202

Note: If the application is for rezoning to B-2, B-3, R-X or PUD and the applicant is not the property owner, this form must be accompanied by a power of attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "owner" above.

- Fee title owner (has a deed of ownership)
 - all
 - a portion 0.76 %
- Contract holder
 - all
 - a portion _____ %
- Holder of a security interest
 - all
 - a portion _____ %

List the names and addresses all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

There are no other holders of the deeds of trust.

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

Signature of applicant
John W. Hickenlooper, Mayor
City and County of Denver

Date