

Due to complex code regulations such as the requirement for Colfax activation via minimum building frontage and glazing, primary and secondary street build-to line requirements and parking requirements, there are many factors already constraining this multifaceted urban site. By amending a small portion of the parkway setback from 35' to 25' on the Central Denver Recreation Center (CDRC) property, we have the ability to balance many needs and create an attractive, safe, active and compatible place within the heart of Denver.

City Park Esplanade Setback Modification Questions and Answers:

Q: Are there plans to take 10 feet from the Esplanade to build/add to a parcel of land that will be sold for retail space?

- No land is being taken from the City Park Esplanade. The subject is to amend the setback on other, non-Esplanade property, to meet the zoning requirements of the property while also not interfering with the visual and pedestrian connection through the site from East High School to the front doors of the Recreation Center at the corner of Colfax and Josephine.

Q: Will views of Sullivan Gateway and the Esplanade from Colfax be impacted from the retail building?

- The Esplanade was designed to be experienced head-on with Sullivan Gateway framing views north to City Park and Thatcher Fountain. This is not impacted by the retail building. This linear arrangement is a central component to this classical City Beautiful design.

Q: Why is DPR pursuing this setback amendment now? Why can't the new owner request the amendment after the sale?

- The City now has a qualified bidder for the property. In order to facilitate this pending real estate transaction, the new owners of this property need to be assured of the use of this property. Without this setback amendment, the new retail site owner may still apply for a parkway exception (variance) via the process outlined in the Parkways Building Line Restrictions. By DPR amending the parkway setback from 35' to 25' on the west side of the Esplanade, we are increasing the likelihood of a successful real estate transaction.

Q: Why can't you just locate the retail building on the southwest corner of the CDRC site where the Sunmart was located?

- The CDRC property and the former Sunmart property were purchased, separately, with bond funds. The rules related to bond fund purchases limit 5% of each property to be used for other purposes (like retail in this case). Five percent of the Sunmart property is too small of an area to locate a viable retail building. Additionally, it was determined through the design process that the Recreation Center should be located on the prominent Josephine/Colfax corner.

Q: Why can't it be a deeper building extending to the north instead of coming out into the setback to the east? Why can't the building just be designed differently or smaller to accommodate the existing 35' parkway setback?

- The retail site could be configured to avoid the setback, but it would negatively detract from the open visual connection and pedestrian circulation connection between the front of recreation center to East High School which was a primary concern during the design process.
- Additionally, the City's Real Estate Department has determined that a 3,000 square foot building was necessary for retail viability. The current configuration of the retail building allows for the trash and back-of-house functions to be fully screened within the structure. This creates a nicer looking and clean rear façade.

Q: Will the retail building be compatible with Sullivan Gateway?

- The proposed retail building will still be 25' away from Sullivan Gateway and the Esplanade property line. There are architectural controls and design guidelines that the future retail property owner must comply with as a requirement of purchasing the retail pad.

Q: Will there be an opportunity for public comment on the retail building, any kind of design review, etc.?

- There are some architectural controls and design guidelines that the future retail property owner must comply with as a requirement of purchasing the retail pad. These design guidelines will require the retail building to be compatible with the Central Denver Recreation Center as well as the requirement for sensitivity to Sullivan Gateway. The retail building will be required to go through the standard site development process through the City's Community Planning and Development Department.

Q: If zoning code regulations allow the recreation center building to be setback from Colfax, why can't the retail building be more setback from Colfax to align with Sullivan Gateway?

- The zoning code allows for an exception for civic uses (like the CDRC) as it relates to the build-to line requirements. This exception could not be extended to the private retail building.
- If the retail building was pushed back, it would impact the architectural breezeway incorporated into the CDRC design and eliminate the views and physical connection from the corner of Colfax and Josephine through the site to East High School.

Q: Why are we changing the setback for the East High School (DPS) parking lot as well?

- We are not changing the City Park Esplanade setback for the DPS parking lot. The parkway setback will remain at 35' from the property line.

Q: What happens if DPS sells the parking lot in the future?

- If Denver Public Schools were to sell the East High School parking lot property in the future, that property would have a 35' setback from the property line. The East High School **parking lot property** is part of the East High School Denver Local Landmark historic designation. If the property were to be sold to a private entity, any future proposed changes are subject to design review and some projects also require review by the Landmark Preservation Commission.
- Nothing related to the Central Denver Recreation Center is proposed on the East High School parking lot. There will be no physical change to the parking lot property.

Q: Isn't the proposed retail building in the East High School Historic District?

- No. The retail building is on the Central Denver Recreation Center property. The CDRC property is not within the East High School Historic designation.

Q: What type of retail is proposed? Are there use controls that will be in place to ensure a use appropriate for the site?

- It has always been discussed that the retailer should be a compatible use. Because of the architectural controls and design guidelines as well as the price associated with the retail pad site, the City's real estate team advised against more restrictive use controls above and beyond a compatible use which would limit the number of potential purchasers that would be able to afford the site, preferably food and beverage or health and wellness type use.

Q: Where will the retail users park?

- The retail will share a few parking stalls with the recreation center. There is on-street parking available along Colfax Ave.

Q: What are the benefits of having retail on the CDRC site?

- Allows CDRC to comply with zoning requirements.
- Activates Colfax frontage and enlivens an area prone to undesirable activities.
- More activity and "eyes on the gateway" deter vandalism
- Sale of retail pad site generates additional revenue for CDRC amenities like the indoor walking/jogging track that was a popular request during the design process.

Q: Can we provide comments on the CDRC design?

- The CDRC design phase is complete and the construction drawings are at 100%. There were many opportunities for public comment during the design phase, including:
 - September 15, 2009 - Site Selection Process

- June 27, 2013 - Community Update
- March 5, 2014 - Recreation Trends
- June 3, 2014 - Survey Results and Public Input
- July 24, 2014 - Project Update/Status Report
- December 31, 2014 - Project Update/Status Report
- March 31, 2015- Project Update/Status Report
- May 6, 2015 - Public Meeting Presentation
- May 20, 2015 - Project Summary and Design Narrative

There also was an active Stakeholder Committee for the Central Denver Recreation Center that was involved in design. Each member was appointed by a Registered Neighborhood Organization (RNO) within a two-mile radius of the site. The stakeholder committee was comprised of representatives from Business Districts, Denver Public Schools, development and real estate professionals along with Councilwoman Jeanne Robb and Councilman Albus Brooks.