

# 8111 BROADWAY E. DCI2024-E001

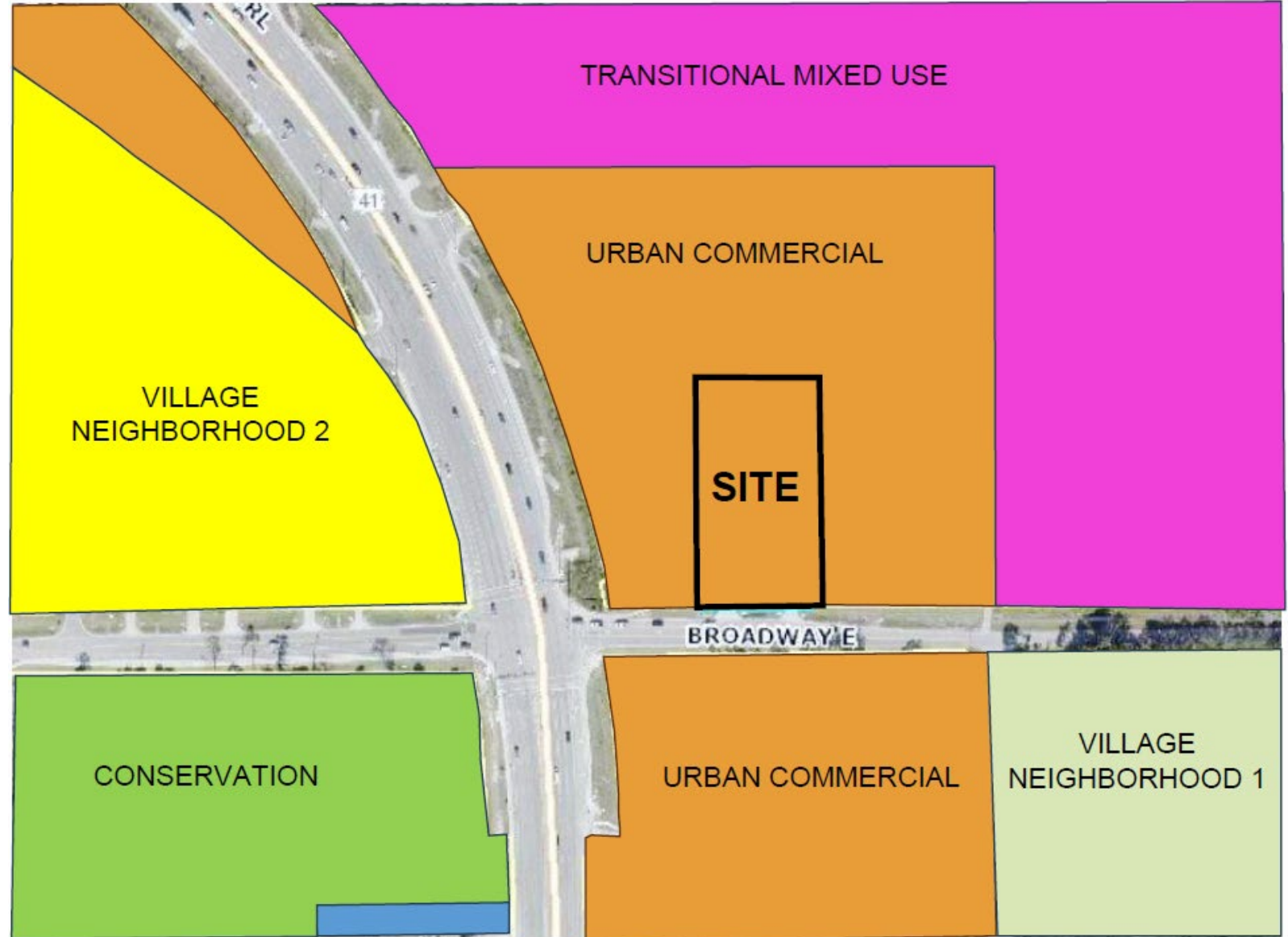
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PZDB - FEBRUARY 13, 2024

AREA LOCATION MAP  
8111 BROADWAY E.



# FUTURE LAND USE MAP



# SURROUNDING ZONING AND EXISTING USES MAP



# MASTER CONCEPT PLAN

STREET ADDRESS

2111 BROADWAY E  
DENVER, CO 80202

TRACT NUMBER

22-19-02-02-11103-010

PROJECT INFORMATION

PROPOSED USE = COMMERCIAL (OFFICE/RETAIL)  
 ZONING = COMMERCIAL (OFFICE/RETAIL)  
 DISTRICT = 11103 (UPTOWN)  
 MAXIMUM HEIGHT = 150 FT  
 MAXIMUM FLOOR AREA = 1,000,000 SQ FT  
 MINIMUM LOT AREA = 10,000 SQ FT  
 MINIMUM LOT WIDTH = 100 FT  
 MINIMUM LOT DEPTH = 100 FT  
 MINIMUM FRONT SETBACK = 30 FT  
 MINIMUM SIDE SETBACK = 10 FT  
 MINIMUM REAR SETBACK = 10 FT  
 MINIMUM FRONT YARD LANDSCAPE BUFFER = 10 FT  
 MINIMUM SIDE YARD LANDSCAPE BUFFER = 10 FT  
 MINIMUM REAR YARD LANDSCAPE BUFFER = 10 FT

BUILDING SETBACK REQUIREMENTS

FRONT SETBACK = 30 FT  
 SIDE SETBACK = 10 FT  
 REAR SETBACK = 10 FT

ZONING/ACTUAL USE

POLICY AND OVERSIGHTING AGENCIES  
 CITY OF DENVER  
 DISTRICT OF DENVER  
 BOARD OF APPLICANTS

LANDSCAPE BUFFER REQUIREMENTS

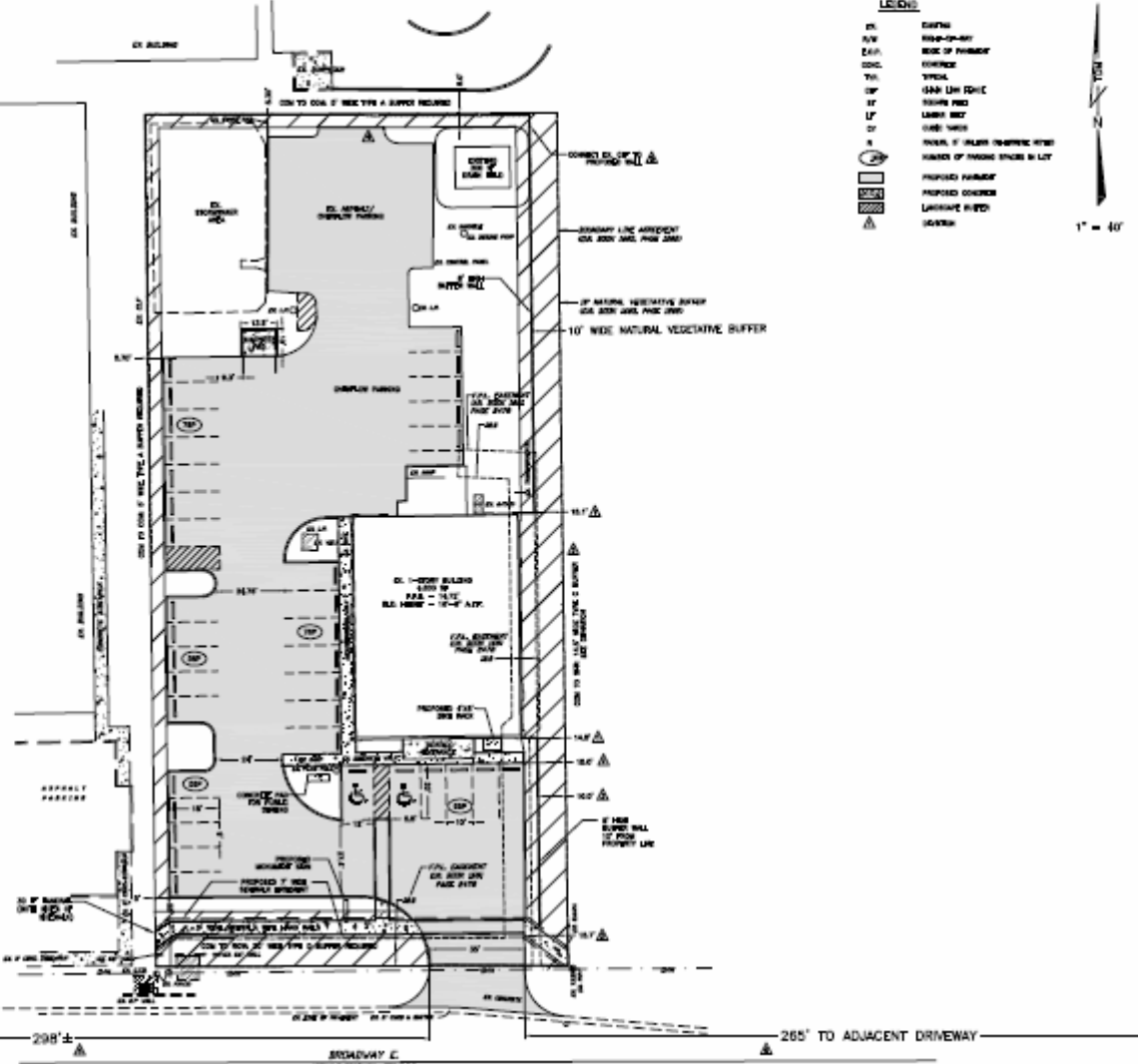
FRONT YARD: 10 FT LANDSCAPE BUFFER  
 SIDE YARD: 10 FT LANDSCAPE BUFFER  
 REAR YARD: 10 FT LANDSCAPE BUFFER  
 CONFORMANCE WITH THE CITY OF DENVER  
 LANDSCAPE BUFFER REGULATIONS

OPEN SPACE REQUIREMENTS

SMALL COMMERCIAL DEVELOPMENTS = 10% REQUIRED FOR A LOT  
 PROPOSED: 10,000 SQ FT

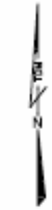
PARKING REQUIREMENTS

REQUIRED: AS REQUIRED BY THE CITY OF DENVER  
 PROPOSED: 100 SPACES



LEGEND

- DL - EXISTING
- DL - PROPOSED
- DL - CONSTRUCTION
- DL - TOTAL
- DL - FINISHED
- DL - FINISHED WITH FINISH
- DL - FINISHED WITH FINISH AND STRUCTURE
- DL - FINISHED WITH FINISH AND STRUCTURE AND LANDSCAPE BUFFER
- DL - FINISHED WITH FINISH AND STRUCTURE AND LANDSCAPE BUFFER AND SIDE YARD BUFFER
- DL - FINISHED WITH FINISH AND STRUCTURE AND LANDSCAPE BUFFER AND SIDE YARD BUFFER AND REAR YARD BUFFER
- DL - FINISHED WITH FINISH AND STRUCTURE AND LANDSCAPE BUFFER AND SIDE YARD BUFFER AND REAR YARD BUFFER AND LANDSCAPE BUFFER



# SCHEDULE OF USES

## PRINCIPAL USES

Banks and Financial Institutions (No Drive-Thru)  
Broadcast Studio, Commercial Radio and Television  
Drugstore, Pharmacy  
~~Laundry or Dry Cleaning Services~~  
Medical or Dental Lab  
Office, General Business  
Office, Medical  
Outpatient Care Facilities  
Personal Services, Groups I and II  
~~Restaurant, Standard (No Outdoor Seating)~~  
Retail Sales, Groups I and II  
Utility, Minor

## ACCESSORY USES

Accessory Uses/Recreation Facilities– Decks & similar facilities  
Automated Teller Machine (ATM)  
Bike Parking Rack  
Electric Vehicle (EV) Level 1 or 2 Charging Station  
Fences/Walls  
Outdoor Display of Merchandise (Accessory to Retail Use Only)

# SCHEDULE OF DEVIATIONS

1. A deviation from **LDC Section 3-705.C Intensity and Dimensional Standards**, which requires a 20-foot building setback to the east property line. Request to permit a 14.5 foot building setback from the East property line.
2. A deviation from **LDC Section 3-705.C Intensity and Dimensional Standards**, which requires that parking or internal roads or drives be located a minimum of 20 feet from the east property line. Request to permit the existing driveway and parking lot to be located 15 feet from the East property line.
3. A deviation from **LDC Section 5-406.B.3 Buffer Types**, which requires a Type C buffer to be a minimum of 20 feet wide with 10 trees and 30 shrubs per 100 linear feet with an 8-foot high solid fence. Request to permit a 14.5 foot wide Type C buffer along the East property line, to permit the remodeled building to act as the “wall” for 80 linear feet, and to permit the remainder of the wall to be made of PVC or similar material.
4. A deviation from **LDC Section 5-304.B.3 Cross-Access Between Adjoining Developments**, which requires that adjacent commercial uses must provide interconnections for vehicular traffic and that all adjacent parking lots must connect. Request to permit the site not provide a vehicular interconnect or shared access to the adjacent property to the north and west.

# SCHEDULE OF DEVIATIONS

5. A deviation from **LDC Section 5-506 Appearance**, which requires that all fences and walls on each property be of uniform materials, design, and color. Request to permit both the existing chain link fence and proposed buffer wall to be of different materials, design and color.
  
6. A deviation from **LDC Section 5-304.A.1.A Connection Separation**, which requires a connection separation distance of 330 feet on Collector Roads. Request to permit a connection separation distance of  $265\pm$  feet to the nearest residential driveway to the east and  $298\pm$  feet to U.S. 41 to the west.



# TRAFFIC IMPACT STUDY ANALYSIS

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# TRAFFIC IMPACT STUDY ANALYSIS

## PD AMENDMENT TIS - 2023

Table 1. Raw Trip Generation – Potential Medical-Dental Office Building (LUC 720)

<u>4,800 Square Feet of Gross Floor Area:</u>	
<b>A.</b>	Daily Average Vehicle Trip Ends, Weekday $T = 42.97 (4.800) - 108.01 = 98$ (49 entering, 49 exiting)
<b>B.</b>	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $Ln(T) = 0.90 Ln(4.800) + 1.34 = 16$ (13 entering, 3 exiting)
<b>C.</b>	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 4.07 (4.800) - 3.17 = 16$ (5 entering, 11 exiting)

Source: TDM, 2023

## CPD REZONING TIS - 2019

Table 1. Raw Trip Generation – Proposed Lawn and Garden Supply Store (LUC 817)

<u>4,800 Square Feet of Gross Floor Area:</u>	
<b>A.</b>	Daily Average Vehicle Trip Ends, Weekday $T = 68.10 (4.800) = 326$ (163 entering, 163 exiting)
<b>B.</b>	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 2.43 (4.800) = 12$ (6 entering, 6 exiting)
<b>C.</b>	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 6.94 (4.800) = 33$ (16 entering, 17 exiting)

Source: TDM, 2019

# ARCHITECTURAL ELEVATIONS

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# SOUTH ELEVATION

## EXISTING VS PROPOSED



PROPOSED SOUTH ELEVATION (STREET VIEW)

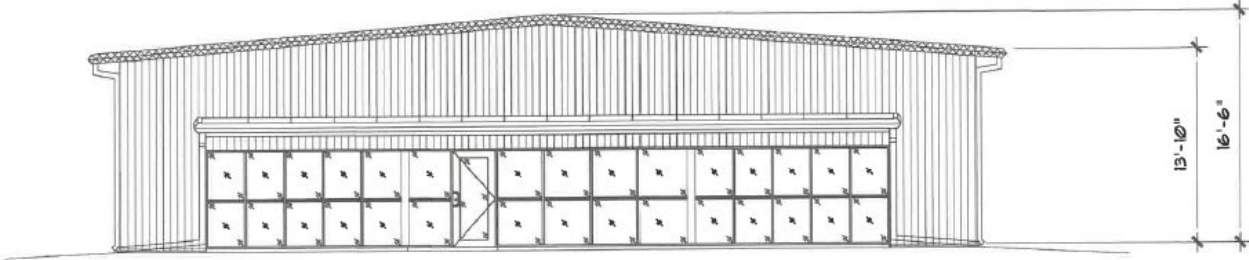


EXISTING SOUTH ELEVATION (STREET VIEW)

# SOUTH ELEVATION



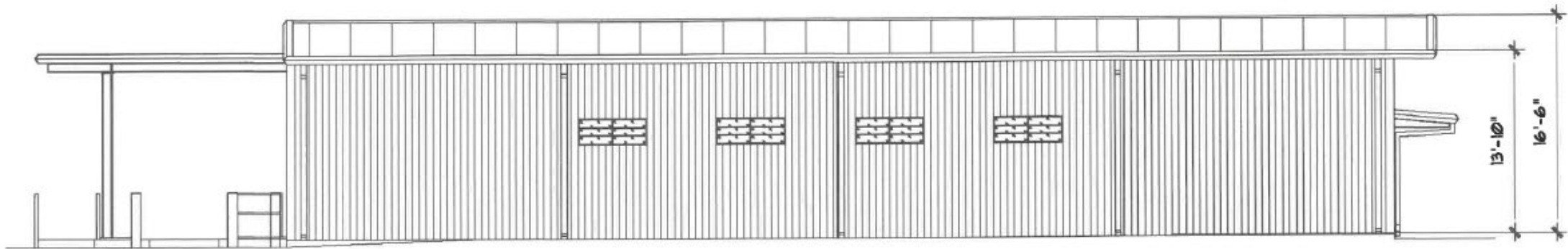
PROPOSED SOUTH ELEVATION (STREET VIEW)



EXISTING SOUTH ELEVATION (STREET VIEW)



PROPOSED WEST ELEVATION

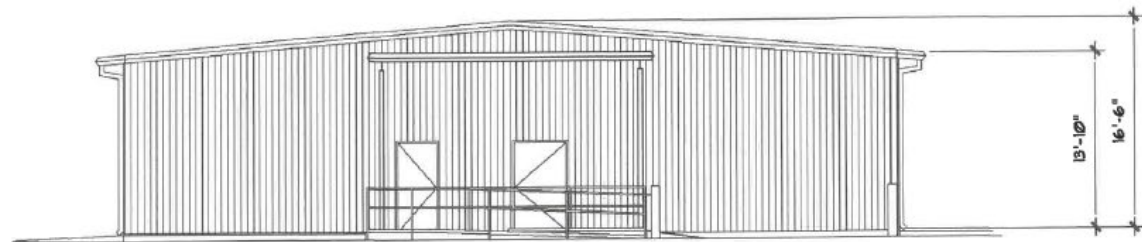


EXISTING WEST ELEVATION

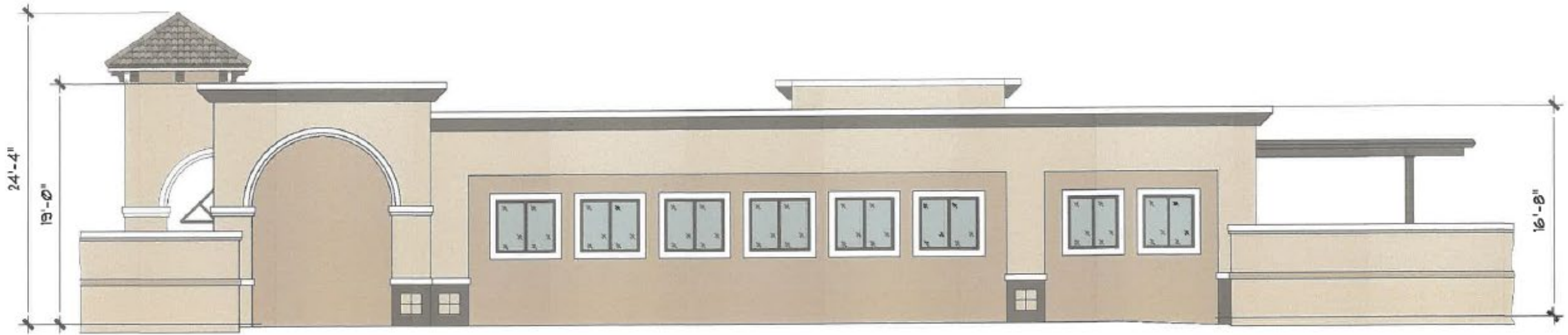
# NORTH ELEVATION



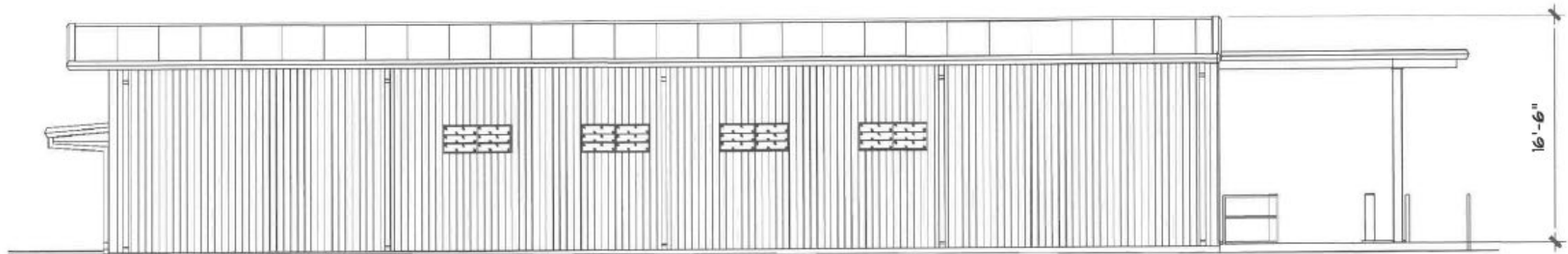
PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

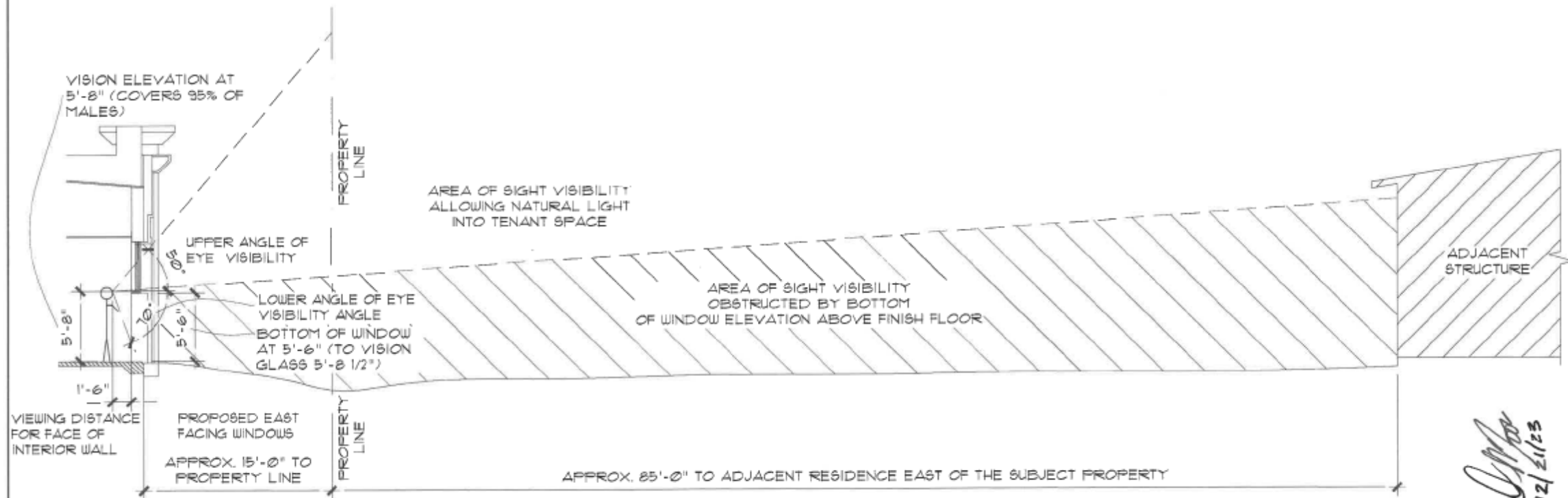


PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION





*Handwritten signature*  
12/21/23

# VISION SITE LINE GRAPHIC

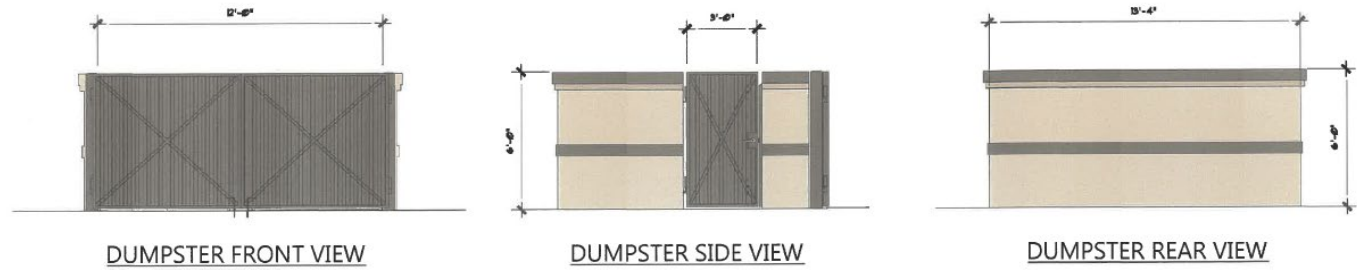
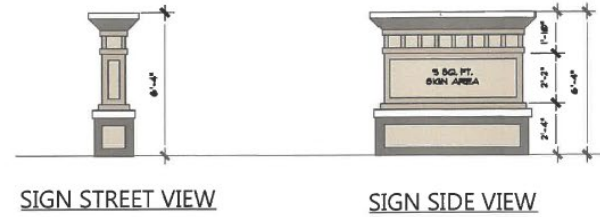
SCALE 1/8" = 1'-0"



PROPOSED EAST ELEVATION (WITH LANDSCAPE BUFFER)

# MONUMENT SIGN & DUMPSTER ENCLOSURE

## MONUMENT SIGN & DUMPSTER ENCLOSURE



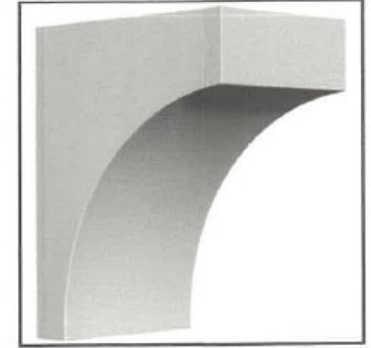
## COLORS & MATERIALS



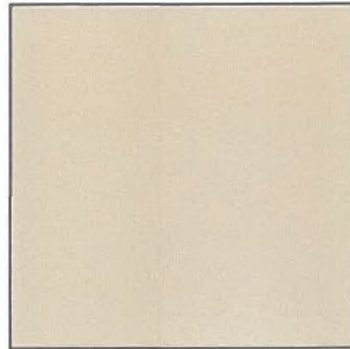
CEMENT TILE  
EAGLE—CAPISTRANO  
BROWN-GRAY RANGE



METAL AWNING



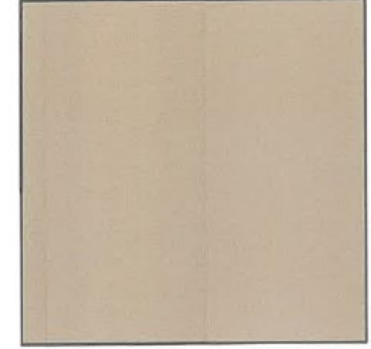
CORBEL BRACKET  
(HIGH DENSITY EPS FOAM WITH  
TRIMSTONE COATING)



SOFTER TAN  
SW6141



PROTÉGÉ BRONZE  
SW6153

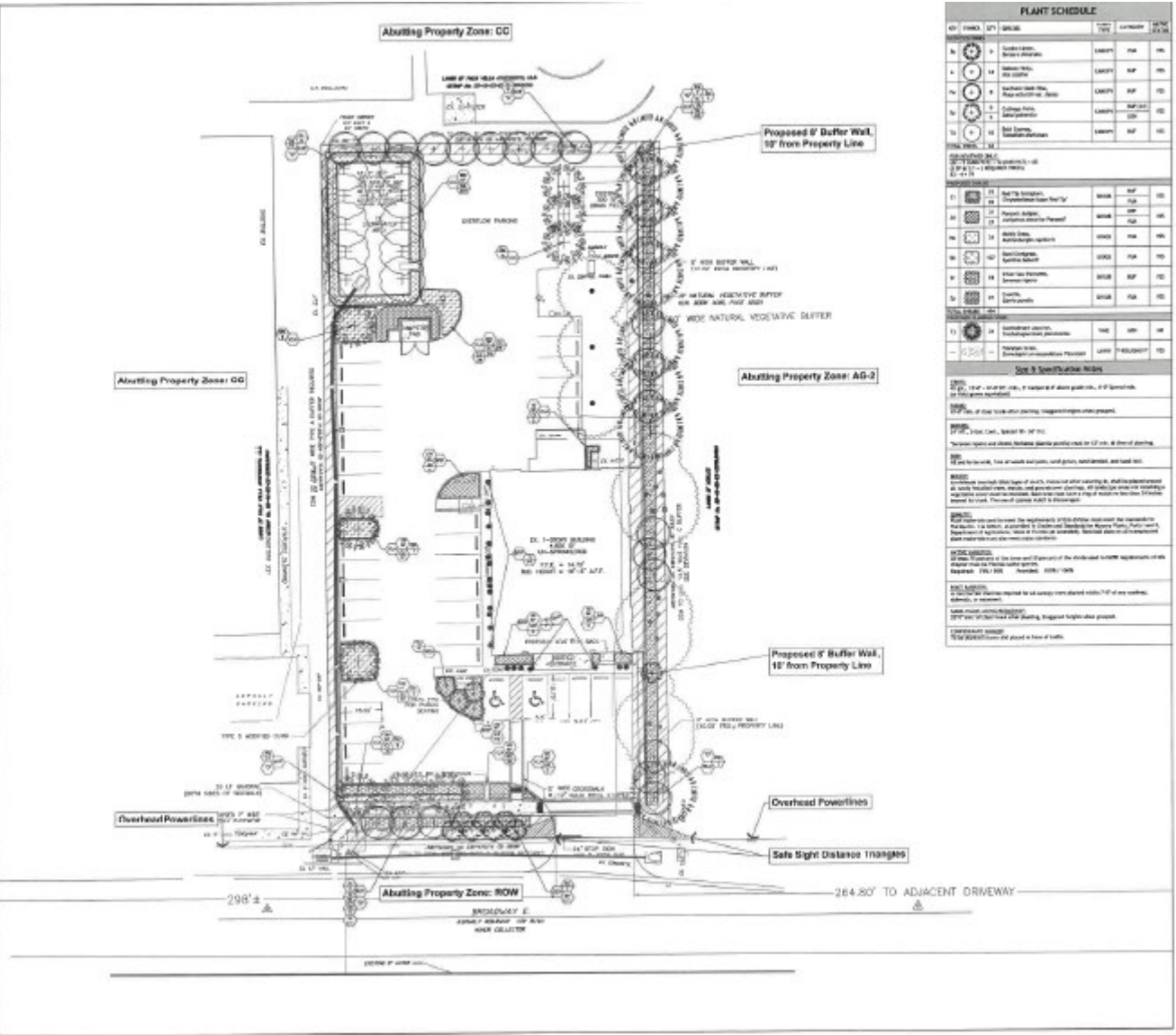


BASKET BEIGE  
SW6143

# LANDSCAPING

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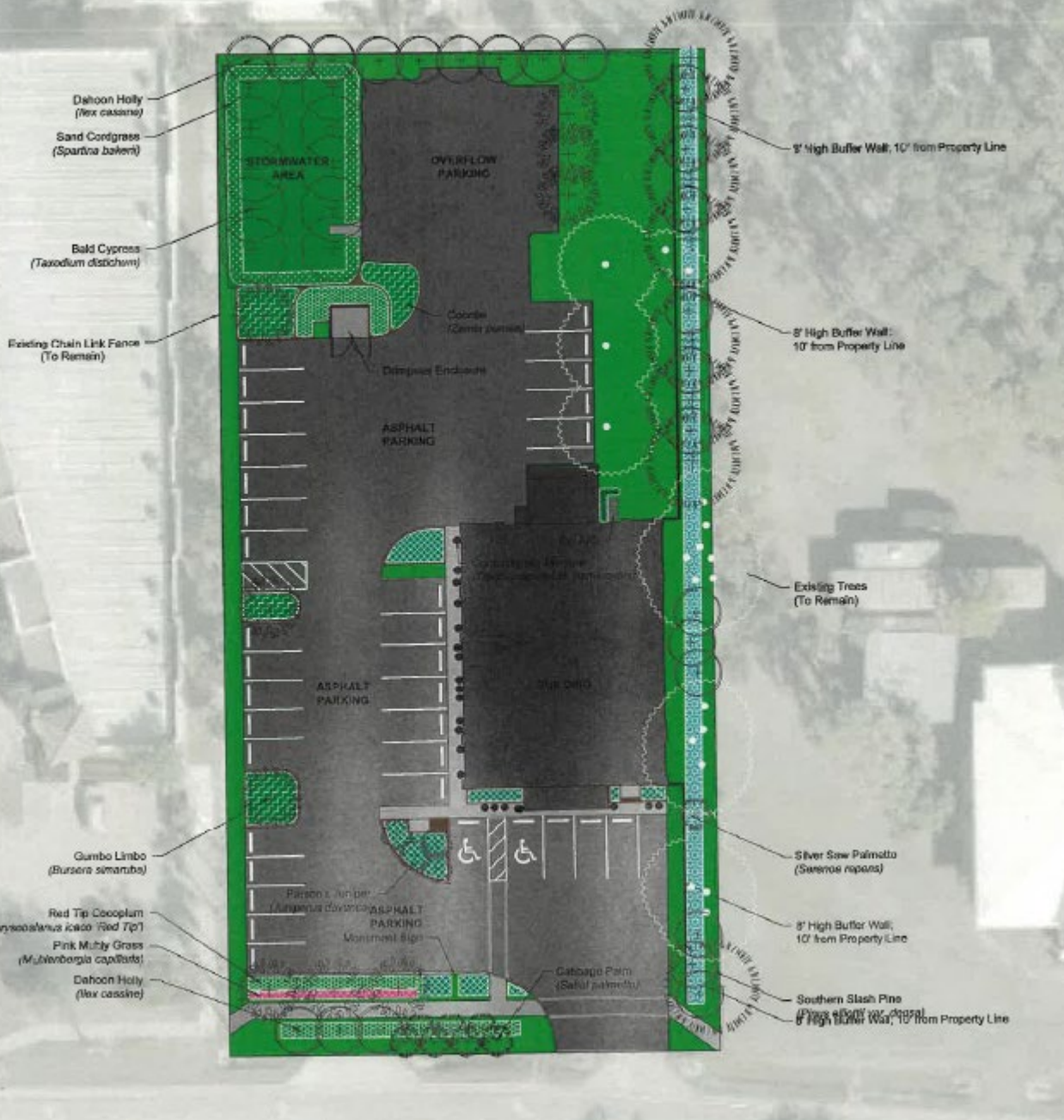
SITE INFORMATION		
PROJECT NO:	2024-001	
DATE:	10/26/2024	
PROJECT NAME:	ESTERO VILLAGE PHASE 2	
CLIENT:	ESTERO VILLAGE DEVELOPMENT CORP.	
DESIGNER:	LANDSCAPE ARCHITECTS P.A.	
SCALE:	AS SHOWN	
ZONING / ACTUAL USE		
PROJECT ZONING:	RS-1 (RESIDENTIAL SINGLE-FAMILY)	
ACTUAL USE:	RESIDENTIAL SINGLE-FAMILY	
PRE-DEVELOPMENT SITE AREAS		
TOTAL SITE AREA (SQ FT):	100,000	
TOTAL SITE AREA (ACRES):	2.28	
EXISTING IMPAVED AREA (SQ FT):	10,000	
EXISTING OPEN SPACE (SQ FT):	90,000	
EXISTING TREES (COUNT):	15	
EXISTING TREES (SPECIES):	5 Palm, 10 Deciduous	
POST-DEVELOPMENT SITE AREAS		
TOTAL SITE AREA (SQ FT):	100,000	
TOTAL SITE AREA (ACRES):	2.28	
PROPOSED IMPAVED AREA (SQ FT):	20,000	
PROPOSED OPEN SPACE (SQ FT):	80,000	
PROPOSED TREES (COUNT):	30	
PROPOSED TREES (SPECIES):	10 Palm, 20 Deciduous	
VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS		
Requirement <td>Proposed <td>Required </td></td>	Proposed <td>Required </td>	Required
1. Planting Schedule (See Table 1)	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z	A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
2. Planting Density (See Table 2)	15 trees per acre	15 trees per acre
3. Planting Species (See Table 3)	10% Native, 90% Exotic	10% Native, 90% Exotic
4. Planting Size (See Table 4)	Minimum 12" DBH	Minimum 12" DBH
5. Planting Location (See Table 5)	Along Property Lines	Along Property Lines
6. Planting Maintenance (See Table 6)	Watering, Fertilizing, Pruning	Watering, Fertilizing, Pruning
7. Planting Documentation (See Table 7)	Planting Schedule, Planting List	Planting Schedule, Planting List
8. Planting Installation (See Table 8)	Proper Installation	Proper Installation
9. Planting Removal (See Table 9)	Remove Dead Plants	Remove Dead Plants
10. Planting Replacement (See Table 10)	Replace Dead Plants	Replace Dead Plants
11. Planting Protection (See Table 11)	Protect Plants	Protect Plants
12. Planting Signage (See Table 12)	Planting Signage	Planting Signage
13. Planting Safety (See Table 13)	Safety Measures	Safety Measures
14. Planting Aesthetics (See Table 14)	Aesthetic Appeal	Aesthetic Appeal
15. Planting Sustainability (See Table 15)	Sustainable Practices	Sustainable Practices
16. Planting Community (See Table 16)	Community Engagement	Community Engagement
17. Planting Education (See Table 17)	Educational Programs	Educational Programs
18. Planting Research (See Table 18)	Research and Innovation	Research and Innovation
19. Planting Policy (See Table 19)	Policy Development	Policy Development
20. Planting Enforcement (See Table 20)	Enforcement Measures	Enforcement Measures
21. Planting Evaluation (See Table 21)	Evaluation and Reporting	Evaluation and Reporting
22. Planting Funding (See Table 22)	Funding Sources	Funding Sources
23. Planting Partnerships (See Table 23)	Partnerships and Collaboration	Partnerships and Collaboration
24. Planting Innovation (See Table 24)	Innovation and Technology	Innovation and Technology
25. Planting Leadership (See Table 25)	Leadership and Vision	Leadership and Vision
26. Planting Culture (See Table 26)	Culture and Values	Culture and Values
27. Planting Identity (See Table 27)	Identity and Branding	Identity and Branding
28. Planting Reputation (See Table 28)	Reputation and Image	Reputation and Image
29. Planting Influence (See Table 29)	Influence and Impact	Influence and Impact
30. Planting Legacy (See Table 30)	Legacy and Future	Legacy and Future



PLANT SCHEDULE			
NO.	SYMBOL	PLANT	QUANTITY
1	(Symbol)	Palmetto	15
2	(Symbol)	Swamp Cypress	10
3	(Symbol)	Live Oak	10
4	(Symbol)	Shrimp Plant	10
5	(Symbol)	Flamingo	10
6	(Symbol)	Wax Palm	10
7	(Symbol)	Parrot Palm	10
8	(Symbol)	Windmill Palm	10
9	(Symbol)	Queen Palm	10
10	(Symbol)	Windmill Palm	10
11	(Symbol)	Windmill Palm	10
12	(Symbol)	Windmill Palm	10
13	(Symbol)	Windmill Palm	10
14	(Symbol)	Windmill Palm	10
15	(Symbol)	Windmill Palm	10
16	(Symbol)	Windmill Palm	10
17	(Symbol)	Windmill Palm	10
18	(Symbol)	Windmill Palm	10
19	(Symbol)	Windmill Palm	10
20	(Symbol)	Windmill Palm	10
21	(Symbol)	Windmill Palm	10
22	(Symbol)	Windmill Palm	10
23	(Symbol)	Windmill Palm	10
24	(Symbol)	Windmill Palm	10
25	(Symbol)	Windmill Palm	10
26	(Symbol)	Windmill Palm	10
27	(Symbol)	Windmill Palm	10
28	(Symbol)	Windmill Palm	10
29	(Symbol)	Windmill Palm	10
30	(Symbol)	Windmill Palm	10

# LANDSCAPING PLAN

# COLOR LANDSCAPING PLAN WITH PLANT LIST



## TREES



## SHRUBS



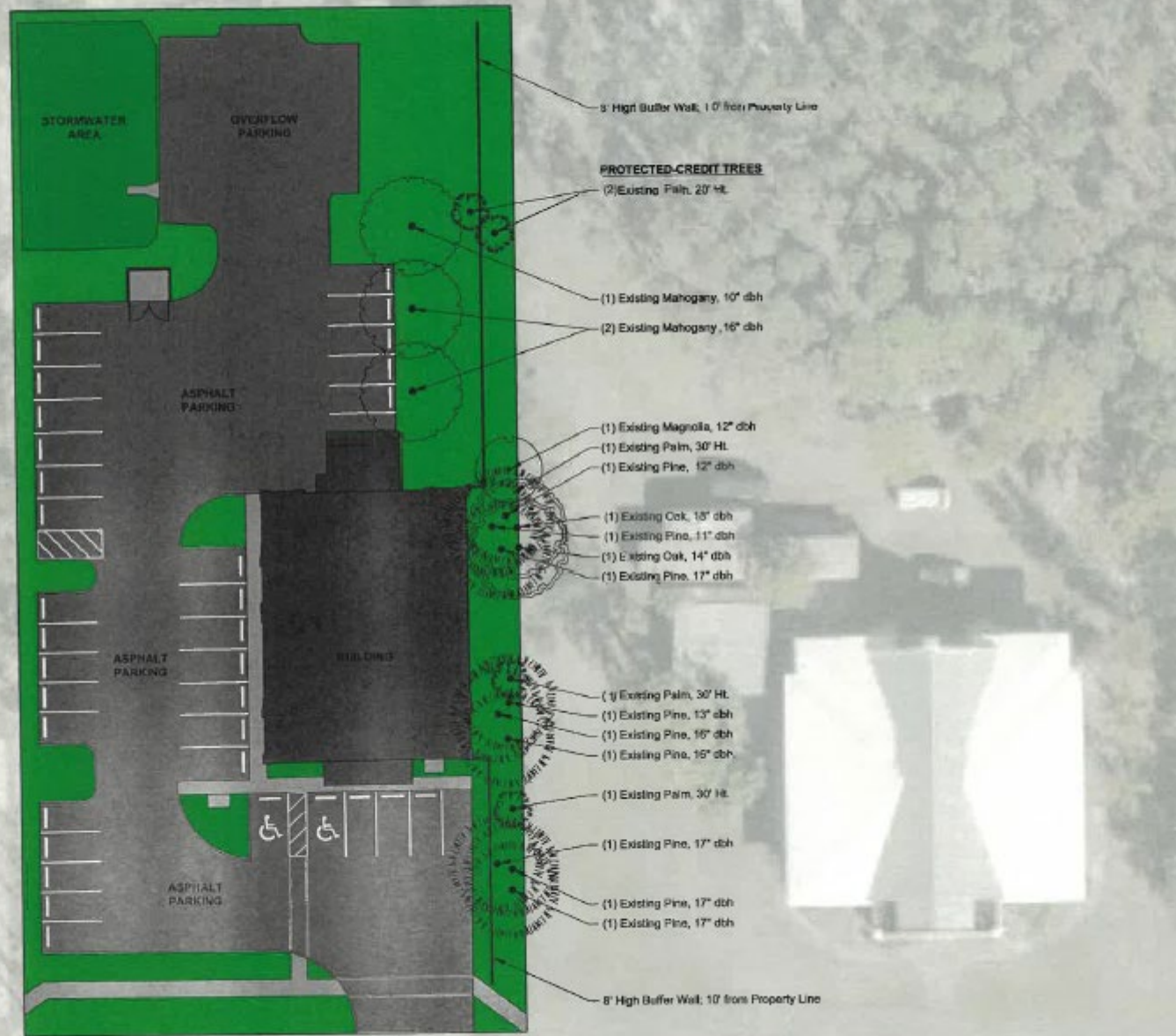
## GRASSES



## VINES



# EXISTING TREE EXHIBIT





# LANDSCAPING ELEVATIONS



SOUTH



NORTH



EAST



WEST

# QUESTIONS

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