

YATES THEATER: GOOD NEIGHBOR AGREEMENT

Berkeley Regis United Neighbors (BRUN)

FAQs and Supporting Documentation

- Answers to Frequently Asked Questions**
- Seat Count Information**
- Architectural Concepts and Floorplans**
- Public Outreach Summary**

PREPARED for BERKELEY REGIS UNITED NEIGHBORS by WAYSTATION LLC (APPLICANT)

Note: BRUN Zoning and Planning Committee members added this cover page and the date materials were received, and consolidated all materials into one document to share them more easily with the community.

January 28, 2026

Yates Theater Frequently Asked Questions (Response to Community Concerns)

A Note to Our Neighbors and the Community

We want to begin by acknowledging the concerns we have heard clearly and repeatedly: fears about noise, parking, late-night activity, alcohol, enforcement, and, perhaps most importantly, the fear that approving *any* version of this project could open the door to a future use that is far more disruptive to the neighborhood.

Those concerns are reasonable. This FAQ is intended not just to answer technical questions, but to explain why this proposal is materially different from previous proposals, how it reduces neighborhood risk, and what we are prepared to commit to to ensure the Yates Theater reopens as a community-serving cultural space, not a nightlife venue.

Q: What is the history of the Yates Theater?

The Yates Theater opened in November 1927 as a 500-seat silent movie theater serving Denver's Northside community. Through the mid-20th century, it operated as a film and performance venue before closing and cycling through miscellaneous uses. For decades, the building has sat vacant; a once-beloved gathering place left dormant. Citywide, this loss is part of a larger pattern. Approximately 24 theaters were built in Denver between 1890 and 1940:

- 10 have been demolished
- 5 have been converted to non-cultural uses such as churches or apartments
- Only 7 remain in use as theaters today

Every year a historic theater sits vacant, the likelihood of demolition or conversion increases. This proposal is about preserving a cultural use with guardrails, not maximizing commercial intensity.

(See Exhibit A for detailed historical documentation.)

Q: What has previously been approved for this property?

Two prior proposals, both more intensive than the current proposal, received zoning and liquor approvals in the last 15 years:

2013 – Tavern Berkeley (Tavern Hospitality Group)

- Approved as a music venue
- Approved for Tavern and Cabaret liquor licenses
- Standing-room capacity exceeding 700 patrons
- Never built for financial reasons

2018 – Music Venue Proposal (Wolf / Stutz / Theil)

- Approved as a music and live performance venue
- Approved for Tavern and Cabaret liquor licenses
- Standing-room capacity exceeding 700 patrons
- Sidelined by COVID-19

Important context:

These approvals demonstrate that a high-impact music venue is already legally possible on this site.

The question before the community is not *whether* such a use could exist, but whether reopening the Yates now as a seat-limited film theater with binding constraints is preferable to leaving the building vulnerable to a far more disruptive future use.

Q: What exactly is being proposed now?

The proposal is to restore the Yates Theater as a film-first repertory movie theater, focused on classic, independent, and community-oriented programming. Programming may include occasional, small-scale live performances that are compatible with fixed seating. The general layout of the space will stay relatively the same – with a small lobby/lounge area at the front and a theater space in the back.

Key characteristics:

- One business, one use: a movie theater.
- 310 fixed seats maximum in the theater space.
 - Some seats may be located in a small mezzanine area, but total theater seating will not exceed 310. Whether or not the mezzanine area gets built depends on yet-to-be determined structural and cost considerations.
- No standing-room events.
- No ticket sales beyond 310 patrons.
- A small lobby/lounge in the front with a maximum occupancy of 60 people, used primarily before and after film screenings.
- At no time will more than 310 ticketed patrons be admitted to the theater, and the lounge occupancy does not increase ticket sales or total audience size.
- No outdoor seating.
- No outdoor programming.

Once a film begins, the lobby empties and is not open to non-ticketed patrons. Individuals without tickets will not be allowed to congregate in the space during screenings. If you have been to Sie Film Center on Colfax, it has a similar setup. A small lobby area with limited seating and limited bar as an ancillary use to the film theater.

Q: Can you provide a seat diagram with the number of seats as they will be installed throughout the venue, including in the lounge area, VIP mezzanine, and outdoor tables (if proposed)?

See attachment, Exhibit B. No outdoor tables are proposed.

Q: Is this one business or two businesses?

It is one business.

The lounge/lobby is an ancillary use to the theater, similar to peer theaters such as the Sie FilmCenter: a small lobby area with limited seating and limited bar as an ancillary use to the film theater.

Q: Will there be outdoor seating or outdoor activity?

No. There is no outdoor seating, no sidewalk café, no patio, and no planned outdoor queuing or programming. If queuing becomes an issue, management will actively manage it.

Q: How many seats will there be?

There will be no more than 310 seats affixed to the floor in the back space with the film screen. The lobby/lounge area will have a seated capacity for 60, based on its size. These numbers represent maximums. The project is still under design and the actual number of seats will likely be less.

Q: What liquor license is being proposed?

No liquor license application has been filed yet. Zoning approval must occur first.

The applicants anticipate applying for:

- A Tavern license (primary) for beer, wine, and limited pre-made cocktails
- A Cabaret license (secondary) solely to allow occasional, small-scale live performances that are compatible with fixed seating.

Alcohol service will:

- Be secondary to film exhibition
- End no later than 11:00pm
- Follow all age restrictions (21+ to purchase alcohol; standard movie rating rules for attendance)

There will not be full bar service; this is not a nightclub model, and alcohol is not the driver of the business.

Q: Will live performances occur?

Live performances, if any, will be infrequent, small-scale, and compatible with fixed seating, such as:

- School or community performances
- Poetry readings
- Acoustic sets
- Talks or lectures

There will be:

- No standing-room concerts
- No amplified late-night shows
- No touring musical acts

Q: If the theater ceases operations in the future, does the liquor license remain with the property?

Because liquor licenses are held by businesses, not by properties, a new business entity seeking to obtain ownership of an existing liquor license must apply to the City and County of Denver for a transfer of ownership. Any future operator would be subject to neighborhood input and independent City review. The applicants are open to recording key operational commitments as conditions of approval where legally permissible, in addition to the Good Neighbor Agreement.

Q: What prevents this from becoming a music venue later?

This is one of the central concerns we hear, and it deserves a direct answer.

Legally, a music venue has twice been approved for this site already, with no modification to zoning. The theater is not a backdoor to opening a music venue, since a music venue could be opened currently and with less difficulty. However, this proposal is an intentionally lower-impact use, and the owners are also willing to accept enforceable restrictions through a Good Neighbor Agreement.

Macy and Kyle are two residents of the Sunnyside neighborhood. They own no properties other than their primary home. They own no other businesses. They are not developers. Their singular desire is to create a space they themselves would want next door to their own home – a community-driven, culturally-oriented revival of an incredible historic building.

As part of a Good Neighbor Agreement, Macy and Kyle are prepared to commit to provisions such as:

- Fixed seating remaining in place
- Prohibition on standing-room events
- Re-opening the agreement if the use changes
- Hours of operation
- Sound protection

Supporting this project reduces neighborhood risk by activating the building under constraints rather than leaving it vacant or vulnerable to a higher-impact proposal later.

Q: Will the lounge be open when the theater is not?

The theater and lounge/lobby will share operating hours. When a film is not screening, the entire space may be open during daytime or early evening hours for quiet community use (reading, working, refreshments, meeting a friend, etc).

Q: What are the hours of operation?

Expected hours are 12:00pm – 12:00am. The opening time of 12:00pm is not set and may change in the future based on the needs of the business. The closing time of 12:00am will not change without discussion with BRUN.

Alcohol service will end by 11:00pm.

The business will close by midnight. Any material change to hours would be discussed with BRUN and the community.

Q: How will parking impacts be addressed?

The project team is actively pursuing multiple strategies to address parking concerns, including:

- Expanded bike and scooter parking near the theater
- Incentives for walking, biking, transit, and ride-share
- Working with the City to stripe 44th Avenue for additional on-street parking
- An agreement is in place for 40 parking spots off-site within a short walking distance of the theater.

Q: Will there be a place to securely park bikes and scooters near the theater?

Yes. Yates Theater is thrilled folks are eager to take alternative transportation to see a film. The City and County has minimum requirements for bike parking, but Yates Theater will provide as much secure bike and scooter parking as is needed by community interest and demand.

Q: Would the applicants consider working with the City to provide an ADA/handicap parking space in front of the theater?

If it is important to the community for an ADA/handicap space to be added in front of the theater, the applicants are happy to have that conversation.

Q: Have the applicants considered asking the City and County of Denver to install an on-demand blinking light pedestrian crossing of 44th Avenue at Yates Street?

The applicants have not considered it but would welcome the opportunity to partner with the neighborhood to advocate for investment in that infrastructure from the city.

For historical context, at one point the landlords did try to get a blinking crosswalk in that location. They were told by the city at that time that a blinking crosswalk can only be installed when there is a proven need based on pedestrian activity and that 44th and Yates did not come close to qualifying.

Q: What about noise and sound mitigation?

Sound mitigation is a priority for both patrons and neighbors.

Professional sound and construction consultants will be engaged to ensure:

- Exterior sound does not escape the building
- Interior sound quality is optimized without amplification spillover

No outdoor sound is proposed.

Q: How will issues be handled in real time?

There will always be a manager on duty during operating hours, and Macy and Kyle commit to addressing any potential violations or neighbor concerns promptly.

As part of the Good Neighbor Agreement, neighbors will have:

- A direct point of contact, shared with BRUN and posted publicly on the website
- Clear procedures for reaching out with both immediate and general concerns
- Defined response expectations

The goal is to address concerns in a timely manner and immediately when possible.

Q: Has a zoning variance been submitted?

As of January 23, 2026, no variance application has been filed. The project team has begun pre-application conversations with the city but has intentionally engaged the neighborhood before seeking formal relief and is committed to incorporating feedback.

Q: Why is a variance required?

The property is currently zoned U-MX-2.

Denver Zoning Code Section 11.4.2.1 states: “In all MX-2x, -2A, -2; MS-2x, -2 zone districts, where permitted with limitations, seating capacity in a permitted Arts, Entertainment and Recreation, Indoor, use shall be limited to no more than 100 persons.”

Therefore, as it pertains to zoning, this is an issue of seating capacity. Seating capacity is defined by the Denver Building Code as 1 person per 7 square feet. The Yates Theater is 5,367 square feet, making the seating capacity of the Yates Theater well over 100, regardless of how many seats are eventually placed in the space.

However, the City seems to be interpreting this provision to only govern fixed seating.

Meaning, today, as a use-by-right, the Yates could be:

- A 700-person standing-room live music venue with no seats (Arts, Recreation and Entertainment Services, Indoor w/o seating)

- A 380-person restaurant with a variety of seating types (Eating & Drinking Establishment)
- A brewery with 400 high-top stools (Eating & Drinking Establishment)
- A bar for 700+ (Eating & Drinking Establishment)

Note: “Eating & Drinking Establishments” as defined by the zoning code are not subject to the seating capacity limitation of 100 persons as provided in section 11.4.2.1. This limitation only applies to “Arts, Recreation and Entertainment Services Indoor.”

But it can not be:

- A 310 fixed seat movie theater, without getting a zoning variance approved by the Board of Adjustment.

This variance does not increase the intensity of use; it allows a historic theater to function again as originally intended.

Q: Will there be a public hearing, and will notice be clearly posted in the neighborhood?

There will be two public hearings for the Yates Theater – one for the zoning variance from the Board of Adjustment and one for the liquor license.

For the variance hearing at Board of Adjustment: The City and County of Denver requires a large sign be posted on the property for 14 days leading up to a public hearing, as well as requiring written notice to the RNOs.

For the liquor license hearing: The City and County of Denver requires a large sign to be posted on the property for 20 days leading up to a public hearing, as well as notification of RNOs, City Council, a Denver Police representative, and Denver Public Schools.

Q: What is the Good Neighbor Agreement and how can I participate?

A Good Neighbor Agreement is a contractual agreement between a registered neighborhood organization (RNO) and a developer, property owner, or operator of a new project or business, reflecting a commitment by both the RNO and the other party to work together to address a set of issues in a collaborative way. It is a way for each party to understand the other’s perspectives and results in some form of compromise that governs the relationship moving forward.

The applicants are actively working with BRUN on a Good Neighbor Agreement that will codify operational commitments and enforcement mechanisms.

Community members are encouraged to engage through BRUN to stay informed and provide input.

Q: Can you provide a written, detailed summary of community outreach including methodology, dates, and results?

A written summary of community outreach is attached as Exhibit C.

What This Project Is, and Is Not

This project is:

- A restoration of a historic movie theater
- A fixed-seat, film-first cultural use
- A community gathering space with limits to protect the surrounding neighborhood

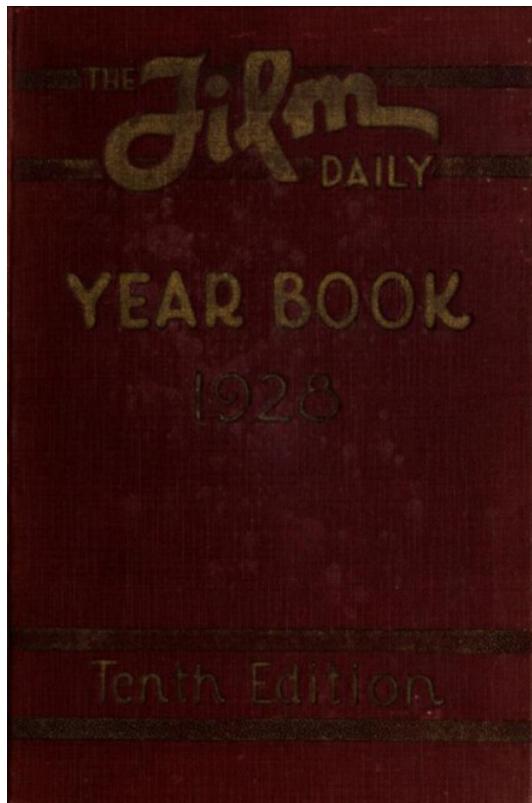
This project is not:

- A concert venue
- A nightclub
- A late-night bar
- A standing-room event space
- An outdoor entertainment venue

Closing Perspective

Leaving the Yates Theater vacant does not protect the neighborhood; rather, it increases uncertainty. Reviving it now, with clear limits, enforceable commitments, and community oversight, offers a path that preserves history while respecting those who live nearby.

Macy and Kyle are personally making a significant investment in the restoration of the theater and its ongoing operation. They are committed and passionate about making this project a success for the community. We believe this proposal represents the lowest-impact, most neighborhood-aligned future for the Yates Theater.



1928 Film Daily Yearbook

Theater	Address	Seating Capacity
Granada, 2945 West 25th		700
Hiawatha, 6th and Downing		800
Highlands, 32nd and Lowell		...
Isis, 1722 Curtis St.		1800
Ivy, 852 Santa Fe Dr.		...
Jazz, 1751 Larimer		498
Mystic, 1519 34th Ave.		...
Ogden, 935 E. Colfax Ave.		...
Orpheum, 1531 Welton St.		1800
Palm, 3116 West Colfax Ave.		...
Palace, 1647 Curtis St.		425
Pearl, Pearl and Mississippi		...
Plaza, 1721 Curtis St.		1000
Princess, 16th and Curtis		1150
Queen, 110 Broadway		...
Rex, 2439 Elliott		...
Rialto, 1540 Curtis		1250
Ritz, 26th and Humboldt		...
Rivoli, 1751 Curtis St.		2200
Royal, 37th and Navajo		...
Sante Fe, 10th Ave. and Sante Fe		1100
Star, 3554 Pecos St.		...
State, 17th and Curtis		1100
Sullivan, Englewood		750
Victory		1140
Webber, 119 So. Broadway		...
Yale, 4660 Gilpin St.		...
Yates, 44th & Yates Sts.		500
Zazza-Jazz, 1751 Larimer St.		...

Figure 3

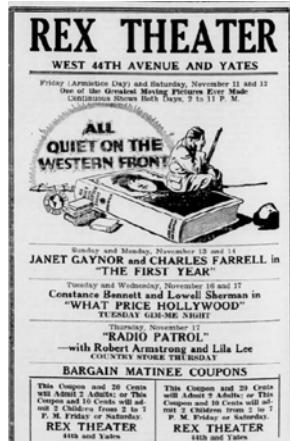
Colorado Theater Seat Counts



Figure 1 Yates Theater Grand Opening (November 1927)



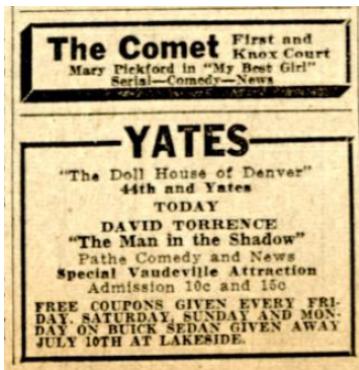
1955 RMN play advert



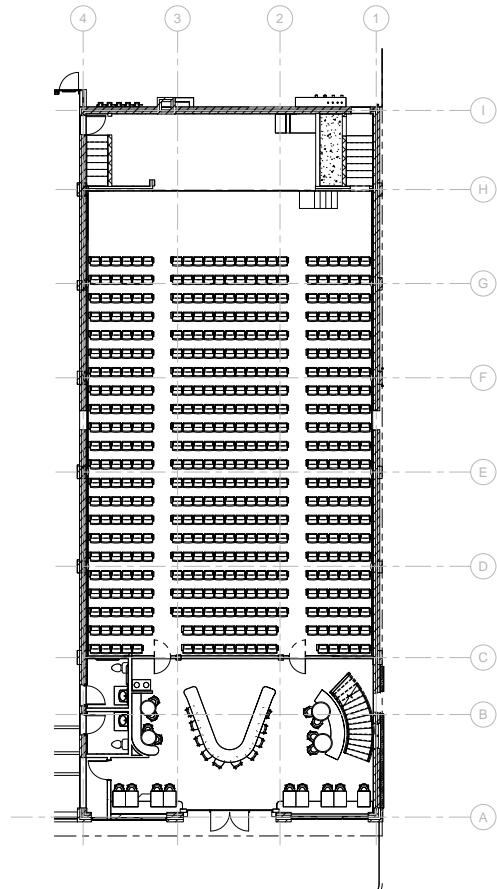
1932 movie advert



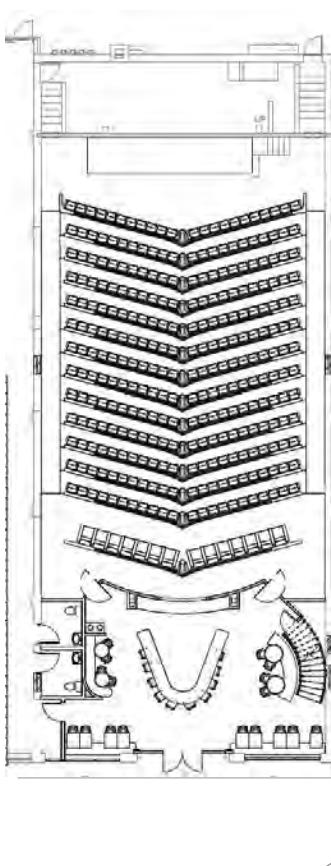
Figure 4 1953 RMN neighborhood movie theaters



1928 RMN movie advert



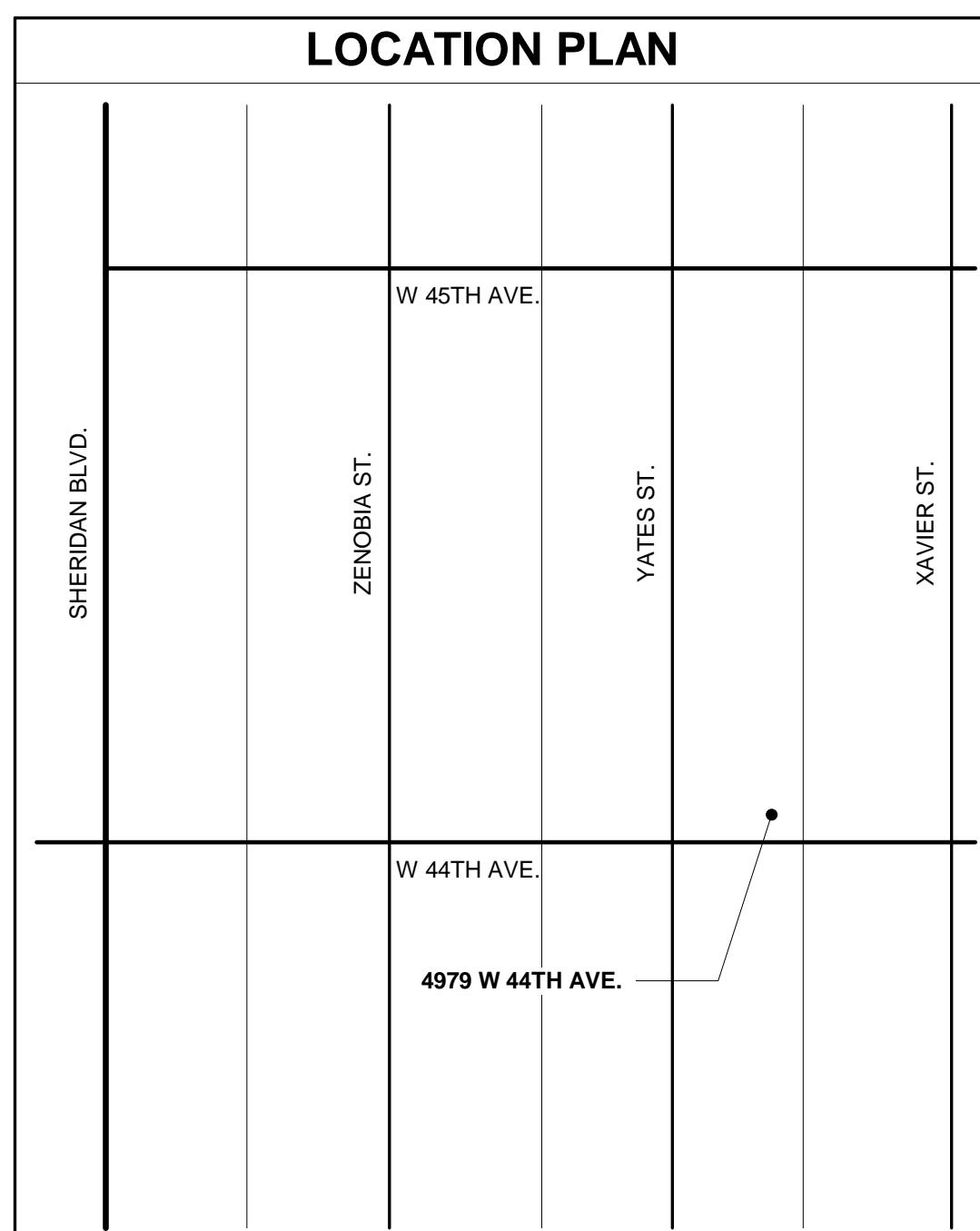
Original 500 seat count in Theater Space



Proposed 310 seat count in Theater Space

WAYSTATION

at Yates Theater
 4979 W 44th Avenue
 Denver, CO 80212



CODE SUMMARY

APPLICABLE CODES

- International Building Code- 2021 Edition
- International Fire Code- 2021 Edition
- International Existing Building Code- 2021 Edition
- International Mechanical Code- 2021 Edition
- International Plumbing Code- 2021 Edition
- International Fuel & Gas Code- 2021 Edition
- International Energy Conservation Code- 2021 Edition
- National Electric Code- 2023 Edition
- ICC A117.1 Accessibility - 2017 Edition
- Denver Building and Fire Code - 2022 Edition

USE AND OCCUPANCY CLASSIFICATION

A1 (MOTION PICTURE THEATER) 5,367 sf

FIRE PROTECTION SYSTEM

FULLY-SPRINKLERED

TYPE OF BUILDING CONSTRUCTION

VB



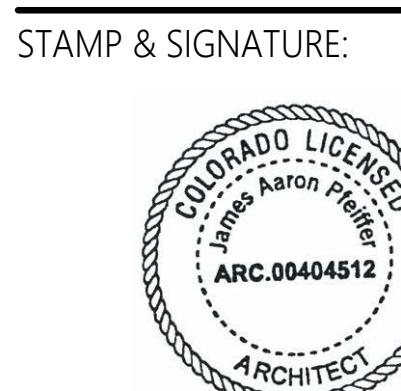
THIS IMAGE IS FOR GRAPHICAL REPRESENTATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION

PROJECT TEAM					
OWNER/CLIENT	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MEP ENGINEER	CONTRACTOR
4979 W 44th Ave, LLC 4751 Broadway Denver, CO 80216 POC: An Stutz e: an@paralleldenver.com p: 303.531.2484	UNUM:collaborative 1490 N Lafayette Street, Suite 408 Denver, CO 80218 www.unum-collab.com POC: Jim Pfeiffer e: jim@unum-collab.com p: 610.442.1739	TBD	TBD	MEC, Inc. 4640 Pecos Street, Unit F Denver, CO 80211 POC: Brad Gettel e: bggett@meccngr.com p: 720.480.7720	Parallel Construction 4751 Broadway Denver, CO 80216 POC: Mark Sheldon e: mark@paralleldenver.com p: 303.506.4605

SHEET LIST	
SHEET NUMBER	SHEET NAME
GENERAL	
G-000	COVER SHEET
G-001	PROJECT INFORMATION
ARCHITECTURAL SITE	
AS-100	SITE PLAN
ARCHITECTURAL	
A-101	FLOOR PLANS
A-103	ROOF PLAN
A-200	EXTERIOR ELEVATIONS

WAYSTATION

4979 W 44th Avenue
 Denver, CO 80212



History Date
 ZONING APPLICATION 09.15.2025

DATE: 09.15.2025
 PROJECT #: 2025.023
 DRAWN BY: NH/JP
 DESIGNED BY: NH/JP
 CHECKED BY: JP

COVER SHEET

G-000

GRAPHIC STANDARDS	
SET NAVIGATION	PATTERN KEY
DETAIL CALLOUT	MASONRY
SECTION NUMBER	EARTH
SECTION NUMBER	CAST-IN-PLACE CONCRETE
SECTION NUMBER	PRECAST CONCRETE
SECTION NUMBER	GYPSUM WALL BOARD
ELEVATION NUMBER	STEEL
ELEVATION NUMBER	WOOD
ELEMENT TAGS	CEILING TAG
WALL TAG	CEILING TYPE
STRUCTURE SIZE	CEILING HEIGHT
DOUBLE LINE INDICATES ACOUSTIC INSULATION	WINDOW & STOREFRONT TAG
DOOR TAG	WALL TYPE
DOOR NUMBER	STOREFRONT TYPE
INTERIOR FINISH TAG	LIGHT FIXTURE TAG
MATERIAL NUMBER & TYPE	LIGHTING NUMBER & TYPE
PLUMBING ACCESSORY TAG	PLUMBING TAG
ACCESSORY NUMBER	FIGURE NUMBER
EQUIPMENT TAG	FURNITURE TAG
EQUIPMENT TYPE	FURNITURE TYPE

ABBREVIATIONS	
CFCI	CONTRACTOR FURNISHED; CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED; OWNER INSTALLED
OCFI	OWNER FURNISHED; CONTRACTOR INSTALLED
ODFI	OWNER FURNISHED; OWNER INSTALLED
AV	AUDIO-VISUAL
AB	ANCHOR BOLT
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTIC CEILING TILE
AFF	ARMED FINISHED FLOOR
AHLU	ARM HANDLING UNIT
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
AWP	ACOUSTICAL WALL PANEL
B.D.	BOTTOM OF
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BMB	BEDROCK BENCH MARK
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
C.L.	CENTERLINE
CAB	CABINET
CDEM	CEMENTITE
CG	CORNER GUARD
CIP	CAST IN PLACE
CIR	CIRCUMFERENCE
CJ	CONTROL JOINT
CLB	CLADDING
CLOS	CLOSET
CLR	CLEAR
CM	CENTIMETERS
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLLAR
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONT	CONTINUOUS
CPT	CUTTING
GT	GERMAN TILE
CU	CUBIC
CY	CUBIC YARD
DAMP	DAMPPROOFING
DBL	DOUBLE
DES	DESIRE
DEMO	DEMOLISH or DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAmeter
DIAg	DIAgonal
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOOR SPOUT
DTL	DETAIL
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	ENDER
EAB	EXPANSION BOLT
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUIPMENT
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXT	EXTERIOR
FA	FAIR ALARM
FAC	FIRE ALARM CABINET
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OWNER(S)
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FEAR EXTINGUISHER
FEC	FEAR EXTINGUISHER CABINET
FF	FLASHING
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHMS	FLAT HEAD MACHINE SCREW
FHD	FLAT HEAD
FHWS	FLAT HEAD WOOD SCREW
FIN	FINISHED
FIXT	FIXTURE
FLR	FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRF	GLASS REINFORCED PANELING
FT	FLAT TREATED
FT (FOOT FEET)	FT (FOOT FEET)
FTG	FOOTING
FURN	FURNISHED
FURR	FURRED
FUT	FUTURE
FVC	FIRE VALVE CABINET
GALV	GALVANIZED
GRAB	GRAB BAR
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERCEPTOR
GL	GLASS or GLAZING
GR	GRADE
GRT	GROUT
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP BD.	GYPSUM BOARD
HAS	HEADED ANCHOR STUD
HB	HOSE BIB
HDAS	HEADED DEFORMED ANCHOR STUD
HDHR	HEADER
HDR	HARDWARE
HMF	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HWH	HOT WATER
HWH	HOT WATER HEATER
HWWY	HIGHWAY
ID	INSIDE DIAMETER
IN	INCHES
INCAND	INCANDESCENT
INCL	INCLUDED
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTMED	INTERMEDIATE
INVR	INVERTER
JUST	JOIST
JT	JOINT
KD	KNOCKDOWN
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LDR	LEADER
LH	LEFT HAND
LKR	LOCKER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL
LTL	LINTEL
LVR	LOUVER
MACH	MACHINERY
MAG	MAGNETIC
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MOTOR BARRIER
MECH	Mechanical
MED	MEDIUM
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MTR	METERS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
NC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER or OVERFLOW DRAIN
OF	OUTSIDE FACE
OFF	OFFICE
OH	OPPOSITE HAND
OPP	OPPOSITE
OTO	OUTSIDE-TO-OUTSIDE
PAR	PARALLEL
PC	PRECAST
PERF	PERFORATED
PERIM	PERIMETER
PKG	PARKING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLW	PLUMBERING
PNL	PANEL
POL	POLISHED
PR	PART
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PRESTR	PRESTRESSED
PRIM	PRIMARY
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSIONED
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PWT	PWMT
QT	QUARRY TILE
QTY	QUANTITY
(R)	REMOVE
R	RISER
RAD	RADIUS
RB	RUBBER BASE
RBC	RUBBER BASE COVE
RBT	RUBBER TILE
RD	ROOF DRAIN
RE	REFERS TO
REC	RECEIVED
RECP	RECEPABLE
REF	REFRIGERATOR
REFL	REFLECTED
RH	RIGHT HAND
RIM	ROUND
RO	ROUND OPENING
ROW	RIGHT OF WAY
RVS	REVERSE (SIDE)
RWC	RAIN WATER CONDUCTOR
S	SOUTH
SC	SCOUR
SCHE	SCHEMATIC
SEC	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SEATING
SIM	SIMILAR
SOFF	SOFFIT
SPEC(S)	SPECIFICATION(S)
SPKL	SPRINKLER
SPKR	SPRINKLER
SS	SQUARE
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STUD
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
TAB	TOP and BOTTOM
T&G	TONGUE and GROOVE
T-STAT	THERMOSTAT
TELE	TELEPHONE
TEMP	TEMPORARY or TEMPERATURE
TEMPER	TEMPERATURE
THK	THICK or THICKNESS
THLD	THRESHOLD
TO	TOP
TOC	TOP of CONCRETE
TOS	TOP of STEEL
TOW	TOP of WALL
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNON	UNLESS OTHERWISE NOTED
UR	URINAL
USGS	U.S. GEOLOGICAL SURVEY
V	VERIFY
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VERI	VERIFY IN FIELD
VIN	VINYL
VOL	VOLUME
VWC	VINYL WALL COVERING
WEST	WEST
WT	WITH
W/C	WATER CLOSET
W/O	WITHOUT
W/R	WATER RESISTANT
WC	WALL COVERING
WD	WOOD
WF	WIDE FLANGE
WG	WIRE GLASS
WP	WATERPROOF(ING)
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

GENERAL PROJECT NOTES	
1	THE WORK PERFORMED UNDER THIS CONTRACT SHALL CONSIST OF FURNISHING ALL TOOLS, EQUIPMENT, MATERIALS, SUPPLIES, TRANSPORTATION, SERVICES, POWER AND WATER, ESSENTIAL COMMUNICATIONS, AND ALL THE SERVICES OF LABOR, WORKERS, EQUIPMENT, MATERIALS, AND OTHER OPERATIONS REQUIRED FOR THE FULFILLMENT OF THE CONTRACT, IN STRICT ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND SCHEDULES, ALL OF WHICH ARE MADE A PART HEREOF, INCLUDING DETAIL SKETCHES AS MAY BE FURNISHED BY ARCHITECT OR ENGINEER FROM TIME TO TIME DURING CONSTRUCTION IN EXPLANATION OF THE PLANS, THE WORK SHALL BE COMPLETE AND ALL MATERIAL, SERVICES, INCIDENTS, QUALITY OR NOT SPECIFICALLY CALLED FOR QUALITY AND CONDITIONS NOTED, IN THE SPECIFICATIONS, OR NOT SHOWN ON THE PLANS WHICH MAY BE NECESSARY FOR THE COMPLETE AND PROPER CONSTRUCTION TO CARRY OUT THE CONTRACT IN GOOD FAITH AND IN A SATISFACTORY MANNER SHALL BE PERFORMED, FURNISHED, AND INSTALLED BY THE CONTRACTOR AT NO INCREASE IN COST TO THE OWNER.
2	THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR IN ONE PART SHALL BE AS BINDING AS IF CALLED FOR BY ALL. THE INTENT OF THE DOCUMENTS IS TO INCLUDE ALL WORK CONSISTENT THEREWITH AND REASONABLY INFERRABLE THEREFROM AS BEING NECESSARY FOR THE COMPLETION OF THE CONTRACT. MATERIALS OR WORK DESCRIBED IN WORDS THAT INDICATE PROPER EXECUTION AND WELL KNOWN TECHNICAL OR TRADE DESIGNATION SHALL BE HELD TO REFER TO RECOGNIZED STANDARDS.
3	ARCHITECT DOES NOT WARRANT THE ACCURACY OF SCALED DIMENSIONS, DIMENSIONS INDICATED BY FIGURES OR NUMERALS SHALL GOVERN. LARGER SCALE DRAWINGS SHALL TAKE PREDENCE OVER SMALLER SCALE DRAWINGS.
4	CONTRACTOR TO ISSUE COMPLETE SET OF CONTRACT DOCUMENTS TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK.
5	ALL WORK TO BE PER

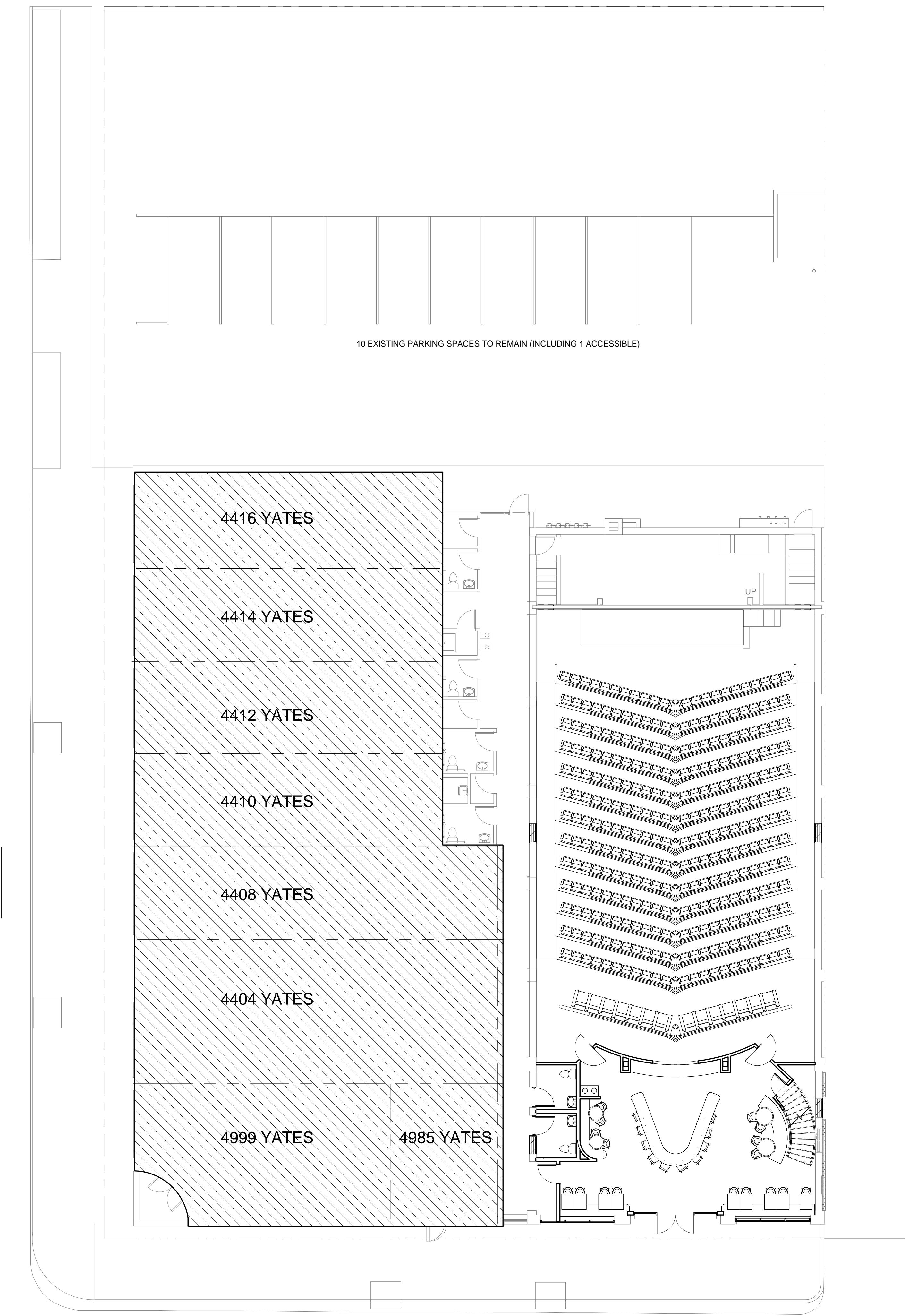
WAYSTATION

4979 W 44th Avenue
 Denver, CO 80212

PROJECT LEGAL DESCRIPTION:	BERKELEY 02192 B27 L17 TO 24 INC		
PROJECT SUMMARY:	THE PROJECT IS COMPRISED OF THE RENOVATION OF AN EXISTING THEATER. THE CONSTRUCTION TYPE IS TO REMAIN UNCHANGED. THE BUILDING AREA IS NOT CHANGING. THE FRONT STOREFRONT WILL BE REPLACED AND NEW RTUS WILL BE ADDED TO THE ROOF.		
ZONE DISTRICT	LANDSCAPE AREA (GROSS AREA PROVIDED)	STANDARD PARKING SPACES	
U-MX-2, DO-8	0 SF	REQUIRED	PROVIDED
		9*	9
ZONE LOT SIZE (SQ. FT.) (GROSS AREA)	BUILDING STORIES (#) (MIN./MAX.)	COMPACT PARKING SPACES	
23,392 SF	1 (EXISTING) N/A	REQUIRED	PROVIDED
		0*	0
PRIMARY USE(S)	BUILDING HEIGHT (FT.) (MIN./MAX.)	ACCESSIBLE PARKING SPACES	
ARTS, RECREATION AND ENTERTAINMENT, INDOOR	25'-10" (EXISTING) N/A	REQUIRED	PROVIDED
		1*	1
BUILDING FORM USED	TRANSPARENCY (PRIMARY STREET)	TOTAL PARKING SPACES	
SHOPFRONT	75% (IN-SCOPE TENANT ONLY)	REQUIRED	PROVIDED
		10*	10
GROSS FLOOR AREA (SQ. FT.) BY USE	TRANSPARENCY (SIDE STREET)	BICYCLE PARKING SPACES	
ARTS, RECREATION AND ENTERTAINMENT, INDOOR: 6,462 SF **	N/A	REQUIRED	PROVIDED
		0*	0

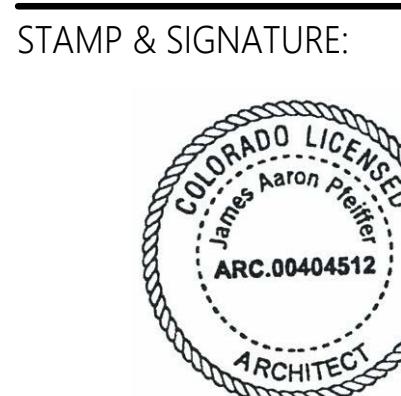
*NO ADDITIONAL PARKING IS REQUIRED PER DZC 10.4.2.3.B.1.b

** EXISTING AREA, NO NEW AREA TO BE ADDED



1 SITE PLAN

1" = 10'-0"



History Date
 ZONING APPLICATION 09.15.2025

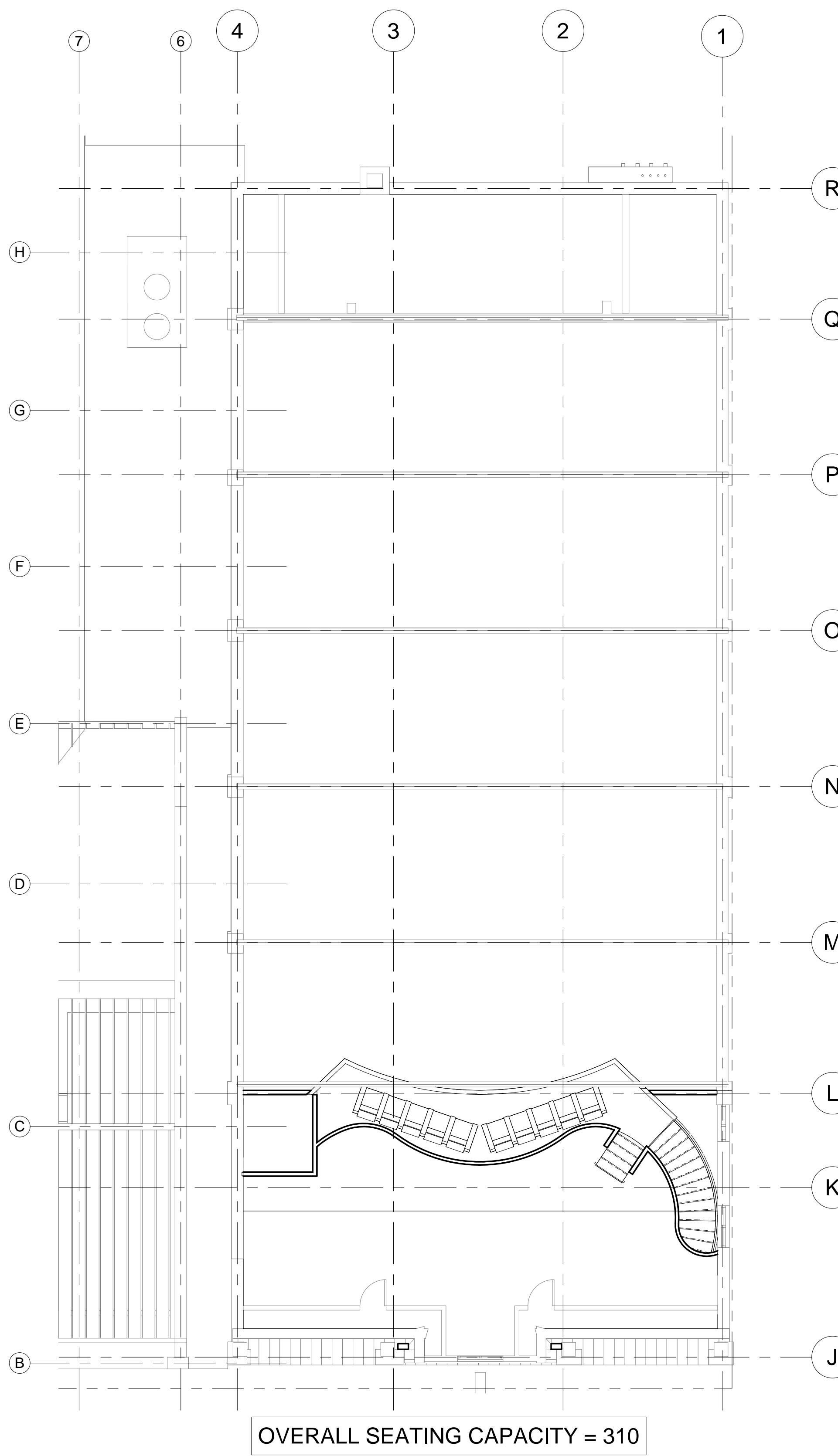
DATE: 09.15.2025
 PROJECT #: 2025.023
 DRAWN BY: NH/JP
 DESIGNED BY: NH/JP
 CHECKED BY: JP

SITE PLAN

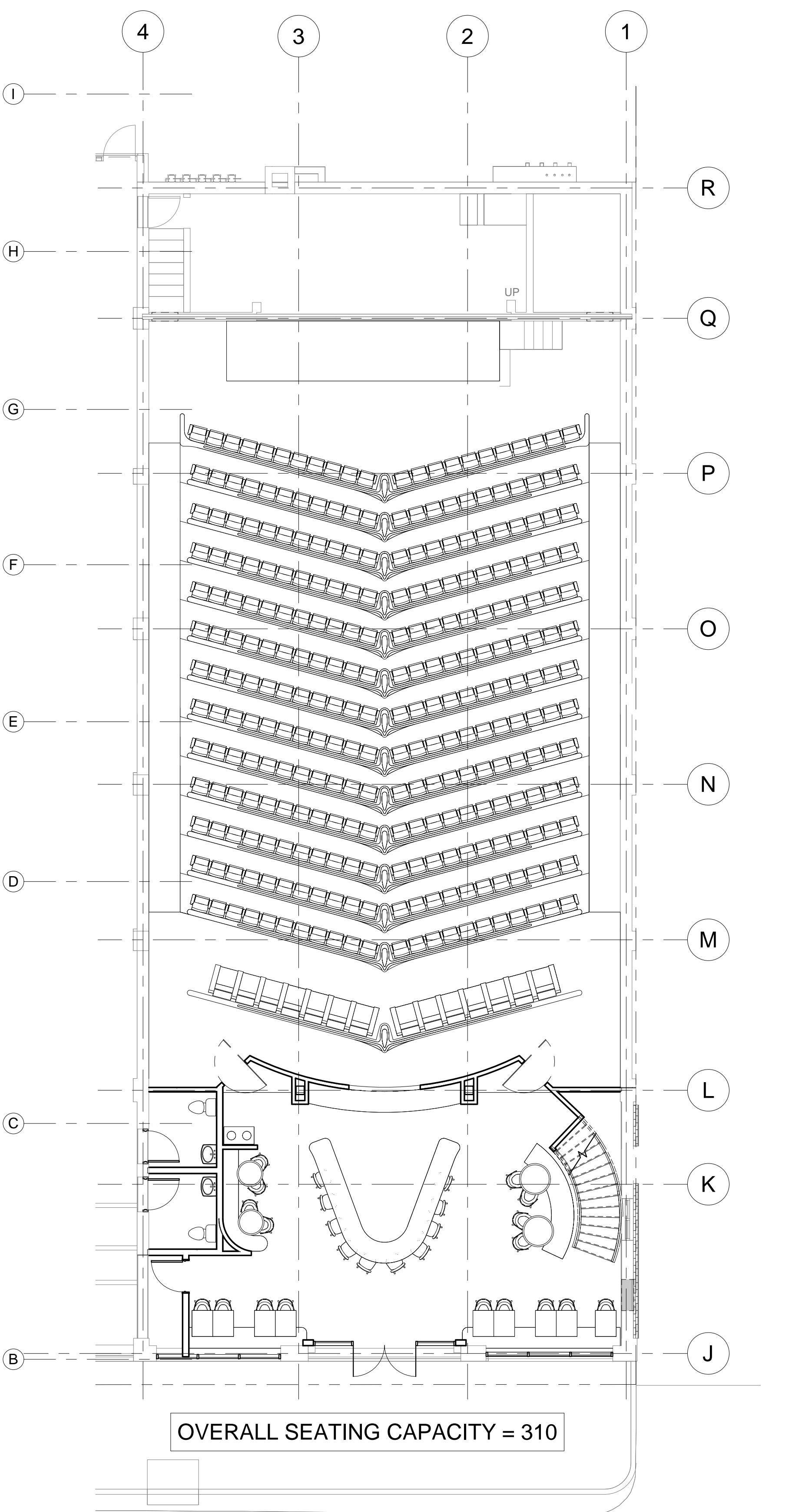
AS-100

WAYSTATION

4979 W 44th Avenue
 Denver, CO 80212



2 MEZZANINE PLAN
 $1/8'' = 1'-0''$



1 1ST FLOOR PLAN
 $1/8'' = 1'-0''$

THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED.

FLOOR PLAN LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- (E) WALLS TO REMAIN
- (N) WALLS
- TEMPORARY CONSTRUCTION BARRIER

GENERAL FLOOR PLAN NOTES

- 1 ALL SPACES TO MAINTAIN FIRE PROTECTION REQUIREMENTS
- 2 PROVIDE AIR RETURNS AND TRANSFERS AS REQUIRED TO MAINTAIN MECHANICAL REQUIREMENTS
- 5 ALL DOORS TO BE INSTALLED 6" FROM ADJACENT PERPENDICULAR WALL U.O.N.
- 6 DIMENSIONS ARE TAKEN TO FACE OF STUDS, U.O.N.
- 7 WINDOW AND DOOR DIMENSIONS ARE TO THE CENTERLINE

ARCHITECTURAL PLAN SHEET NOTES

STAMP & SIGNATURE:



History Date
 ZONING APPLICATION 09.15.2025

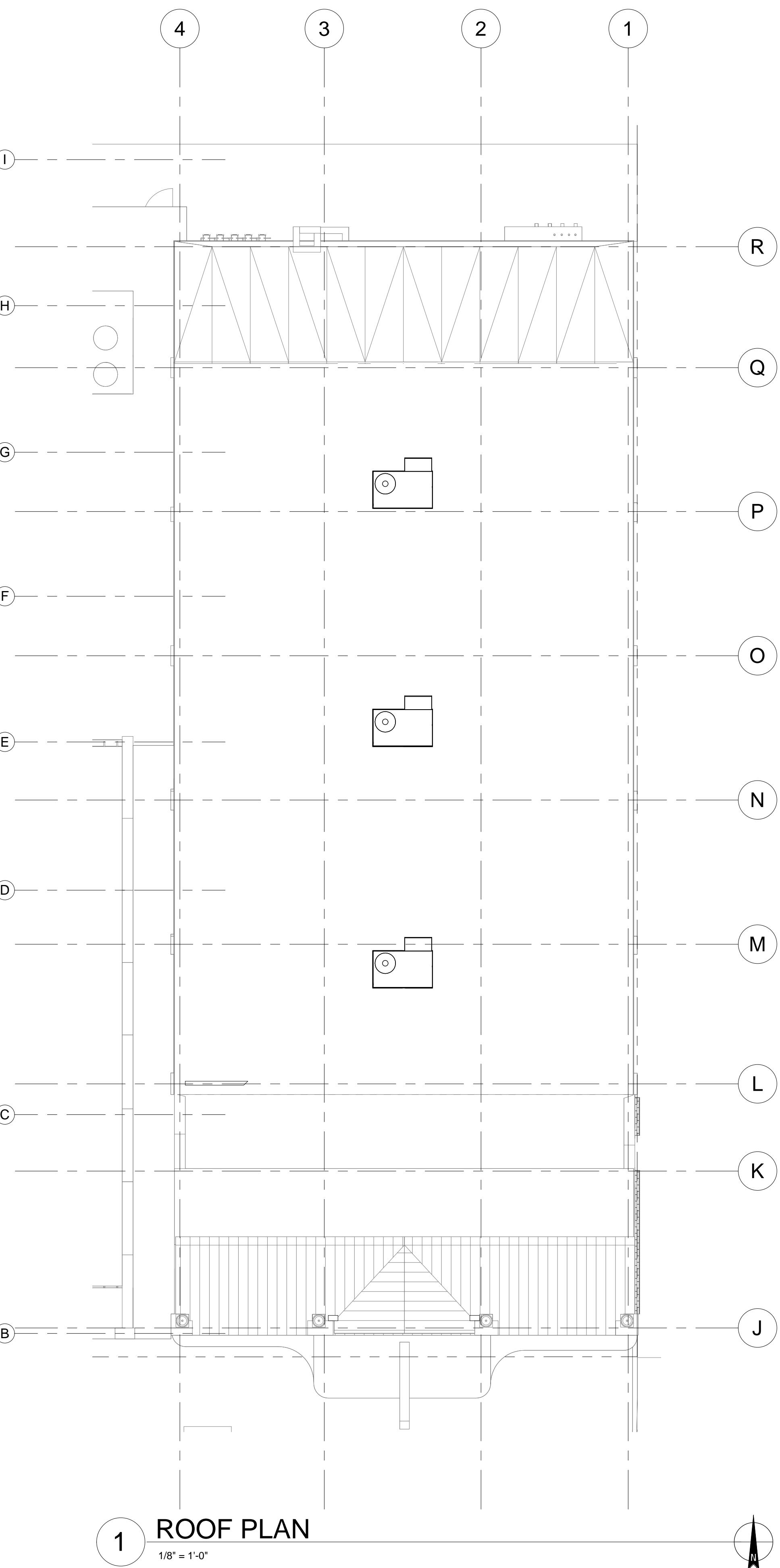
DATE: 09.15.2025
 PROJECT #: 2025.023
 DRAWN BY: NH/JP
 DESIGNED BY: NH/JP
 CHECKED BY: JP

FLOOR PLANS

A-101

WAYSTATION

4979 W 44th Avenue
 Denver, CO 80212



ROOF PLAN LEGEND

	AREA NOT IN CONTRACT (N.I.C.)
	(E) WALLS TO REMAIN
	(N) WALLS
	TEMPORARY CONSTRUCTION BARRIER

GENERAL ROOF PLAN NOTES

1 PROVIDE AIR RETURNS AND TRANSFERS AS REQUIRED TO MAINTAIN MECHANICAL REQUIREMENTS; RE: MECH.

ROOF PLAN SHEET NOTES

STAMP & SIGNATURE:



History Date
 ZONING APPLICATION 09.15.2025

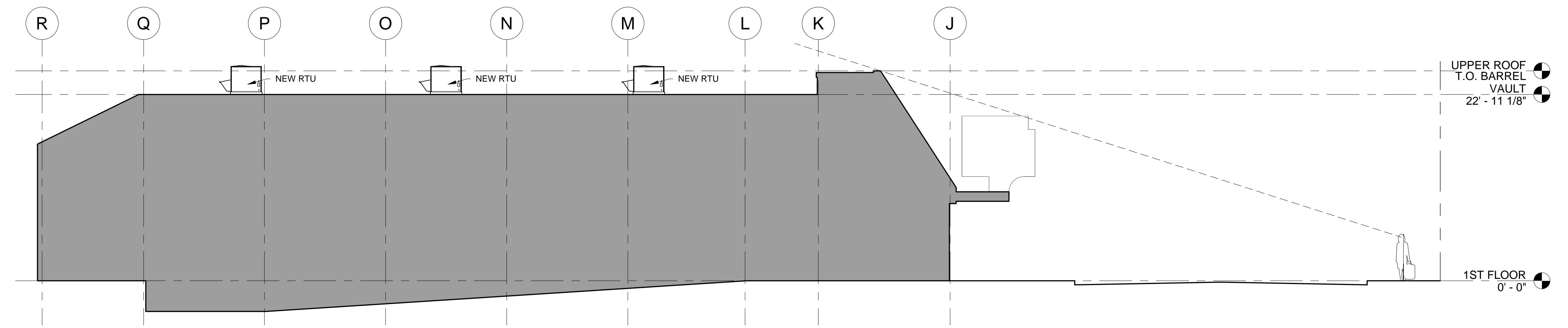
DATE: 09.15.2025
 PROJECT #: 2025.023
 DRAWN BY: NH/JP
 DESIGNED BY: NH/JP
 CHECKED BY: JP

ROOF PLAN

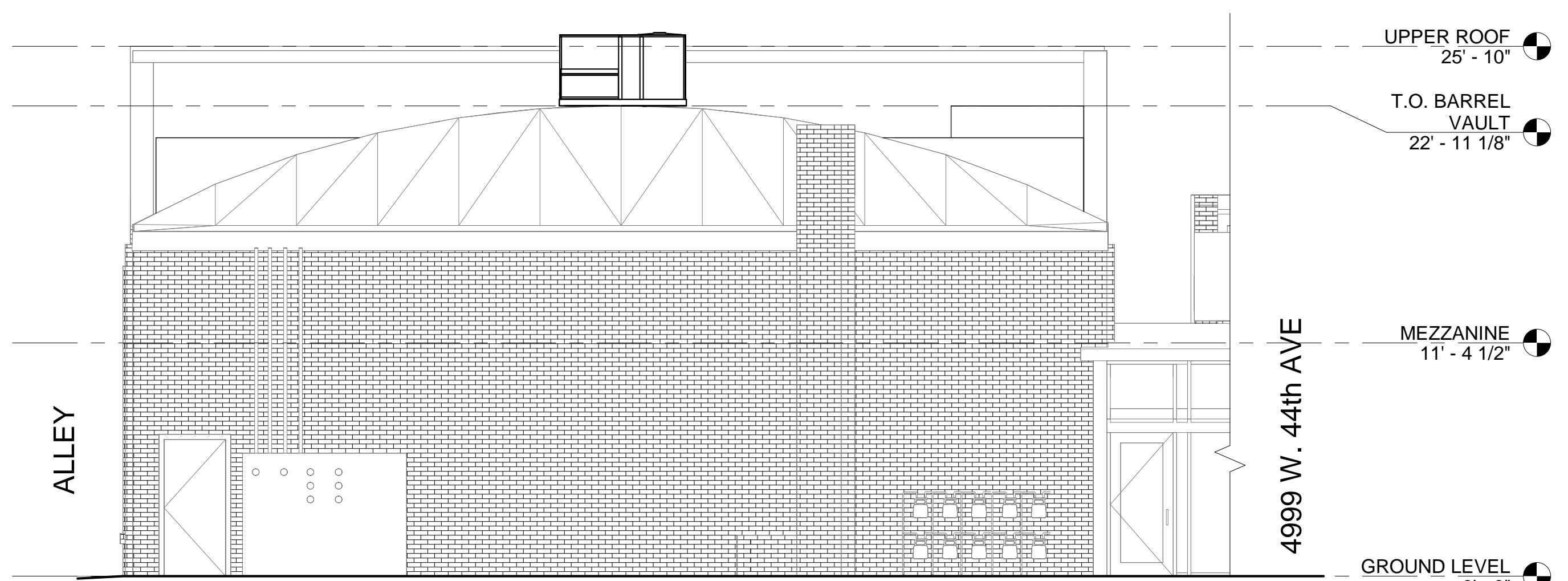
A-103

WAYSTATION

4999 W 44th Avenue
Denver, CO 80212



3 VIEW PLANE SECTION
1/8'' = 1'-0''



2 NORTH ELEVATION
3/16'' = 1'-0''



1 SOUTH ELEVATION
3/16'' = 1'-0''

STAMP & SIGNATURE:



History Date
ZONING APPLICATION 09.15.2025

DATE: 09.15.2025
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DRAWN BY: NH/JP
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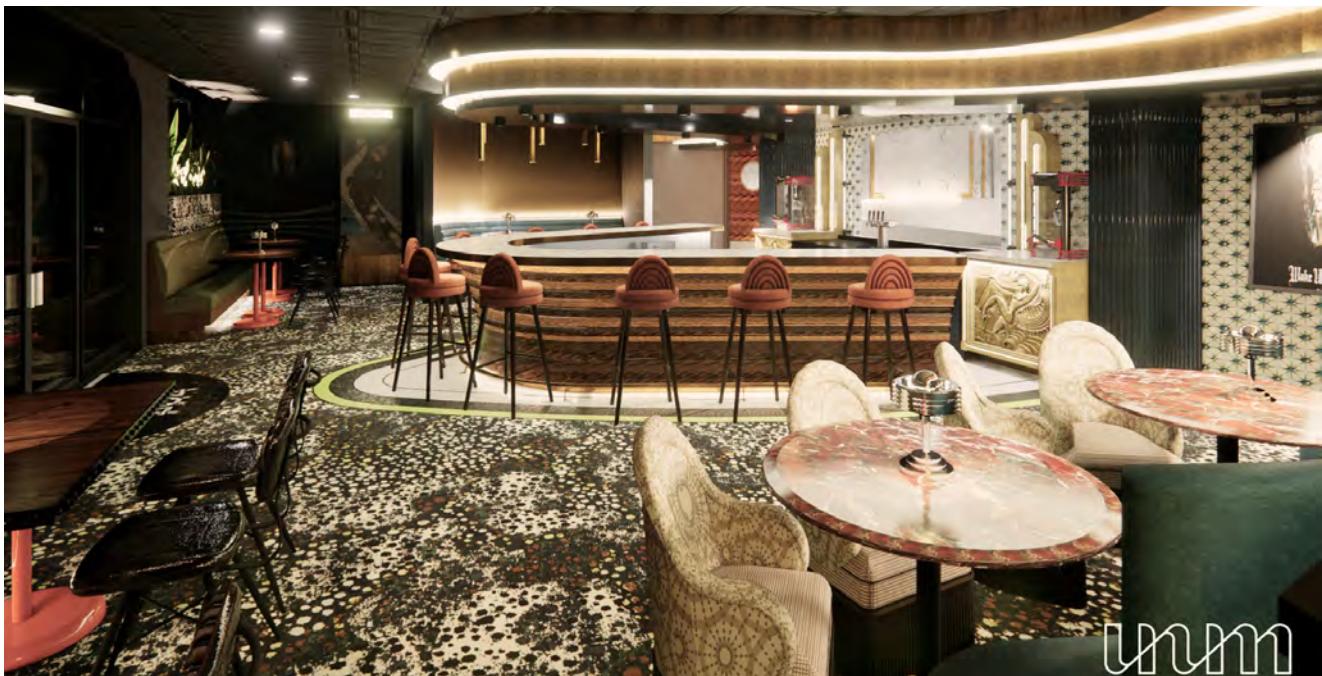
EXTERIOR ELEVATIONS

A-200

Renderings of Proposed Design



Bar / Lounge



Bar / Lounge

Date	Activity
July 31, 2025	Met with Councilwoman Sandoval
August 1, 2025	Email introduction to BRUN
August 1, 2025	Email introduction to SUNI
September 30, 2025	Met with Bill Killam from BRUN Zoning and Planning
September 30, 2025	Received example of a GNA from Bill Killam to serve as a framework
October 27, 2025	Met roughly 15 members from BRUN ZAP Committee and members of Historic Berkeley Regis for a tour and Q&A session
October 30, 2025	<p>Mailed postcards to 501 neighbors: every address in the area bounded by Sheridan to Tennyson, 38th to 46th. The postcards provided contact information for the project team along with three opportunities for engagement:</p> <ol style="list-style-type: none"> 1. A QR code where neighbors could provide feedback and ask questions through an online form (in English and Spanish). 2. An invitation to a Community Open House. 3. An invitation to one-on-one coffee conversations.
October 30, 2025	<p>Emailed offices of Council President Sandoval, At-Large Councilwoman Gonzales-Gutierrez, and At-Large Councilwoman Parady with information about the project and an invitation to the Open House to include in Council newsletters.</p> <p>Emailed BRUN, Historic Berkely Regis, and SUNI with information about the project and an invitation to the Open House to inclue in Council newsletters.</p>

	<p>We left the survey open for 1 month and received 111 responses. Responses were as follows:</p> <p>AGE OF RESPONDERS: Under 24 - 0 24-34 - 16 35 - 44 -32 45-54 - 33 55+ - 30</p> <p>WHAT ABOUT THIS PROJECT ARE YOU EXCITED ABOUT (could make multiple selections): New cultural attraction for the neighborhood - 89 Opportunity to weigh in on screened movies - 48 Vitality for the block - 67 Opportunity for hosting community events at the theater - 106 Preserving an historical structure and stopping it being scraped for condos etc -1 A much needed art house screen on the north side! -1 I'm a member of the Denver cinema club and we always talk about how cool it would be to have a venue like this! - 1 Seeing a historic theater brought back to life - 1 historic preservation instead of scraping! Thank you, Yay! - 1 Increased demand for short-term rentals in the area - 1 Preventing an undesirable development there, such as a bar - 1 Refurbished building - 1 Not sure i like til I see plans - 1 More pedestrian/bike friendly destinations near my home - 1 Music - 1</p> <p>WHAT CONCERNS DO YOU HAVE ABOUT THIS PROJECT (could make multiple selections): Noise - 17 Traffic - 24 Parking - 62 Trash - 24 Hours of Operation - 18 Not very excited being I live the alley next to the theatre - 1 Quality of sound and projection - 1 Overdevelopment of a quiet neighborhood - 1 Lack of bike parking/not enough street infrastructure that supports people arriving not via car (would love to partner to improve current conditions) - 1 No concerns, excited for the project (had to independently type this answer - we have consolidated all of these into one bucket) - 32</p> <p>TOTALS 352 supportive comments via the survey 149 concerned comments via the survey</p>
October - December 2025	Multiple articles run in Denverite, Westword, the Denver Post, and social media with information about the project and how to get involved.
November 5, 2025	Presented at SUNI Land Use Committee meeting.
November 11, 2025	Met a community member at the Theater for a walk-through and Q&A session. Community member left expressing support.
November 11, 2025	Held a Zoom conversation with a community member. Call ended with community member expressing support.
November 11, 2025	Held a Community Open House with roughly 100 community members in attendance. Comment boards from the open house is attached.
November 13, 2025	Met two community members at the Theater for a walk-through and Q&A session. Community member left expressing support.
November 17, 2025	Met with Bill Killam from BRUN Zoning and Planning
November 21, 2025	Sent email to everyone who attended community meeting or filled out the survey, updating them on process and inviting folks to a one-on-one coffee with the team
December 5, 2025	Met two community members at Queen City coffee for a conversation. Community members left expressing support.

December 9, 2025	Attended BRUN ZAP Committee Meeting
December 11, 2025	Met community member at Queen City coffee for a conversation. Community member left expressing support.
December 19, 2025	Met two community members at Queen City coffee for a conversation. Community members left expressing support.
January 14, 2026	Attended BRUN ZAP Committee Meeting
Official Letters of Support Received To Date	42

Community Open House November 13th, 2025



Figure 6

Community Turnout



Community Questions and Concerns

