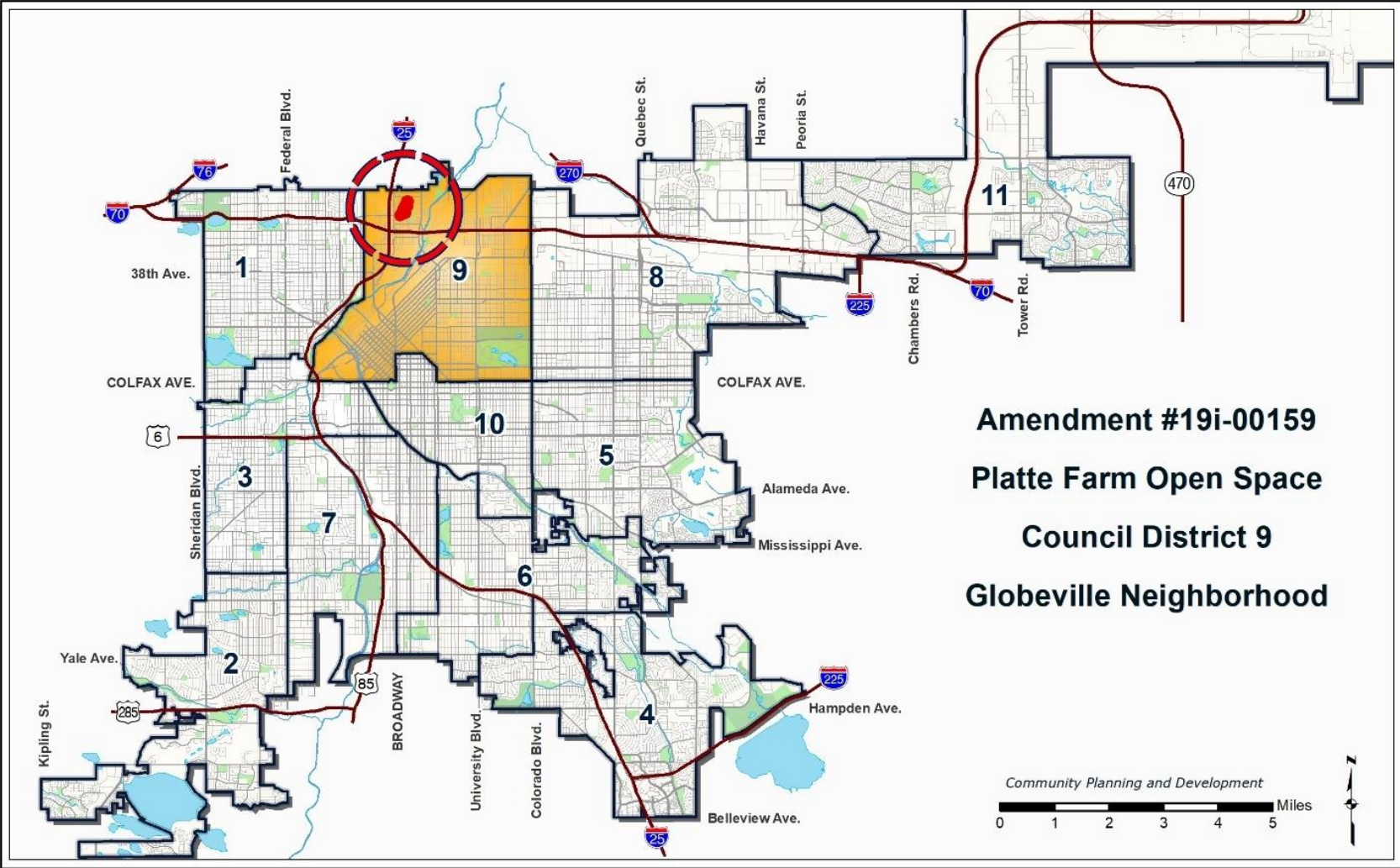


Platte Farm Open Space: 4855 Sherman St, 4824  
Lincoln St, 4876 Sherman St, 4900 Sherman St, 4901  
Grant St, 4978 Grant St, 5001 Logan St, 5000 Logan  
St, 5021 Logan St, 4877 Grant St, 4856 Sherman St

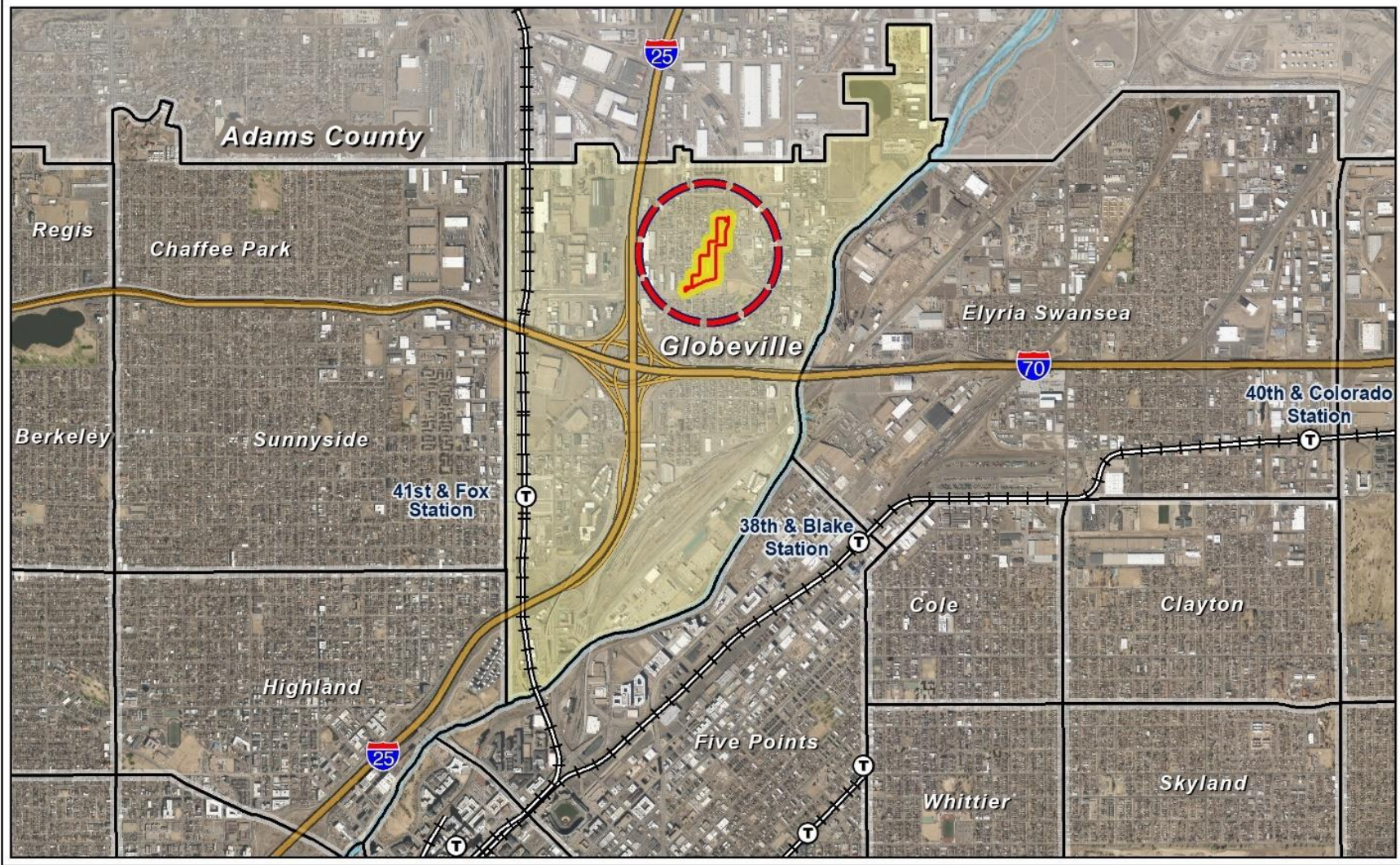
19I-00159: E-SU-D & I-MX-3 to OS-A

Date: 7/21/2020

4855 Sherman St, 4824  
Lincoln St, 4876  
Sherman St, 4900  
Sherman St, 4901 Grant  
St, 4978 Grant St, 5001  
Logan St, 5000 Logan St,  
5021 Logan St, 4877  
Grant St, 4856 Sherman  
St  
E-SU-D & I-MX-3 to OS-A



# Globeville Neighborhood



# Request: E-SU-D & I-MX-3 to OS-A



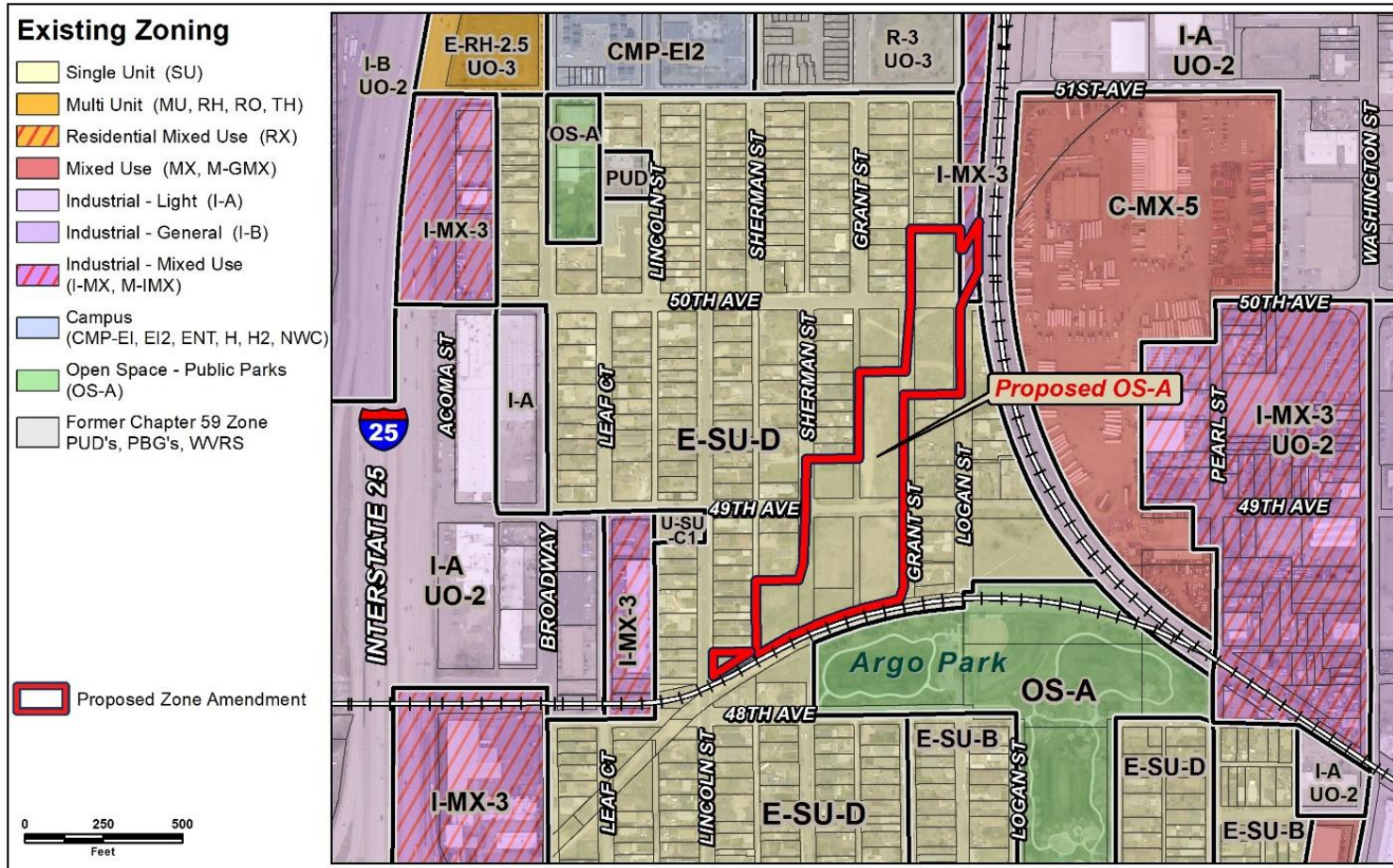
## Location

- North of Argo Park
- 5.76 acres
- Vacant

## Proposal:

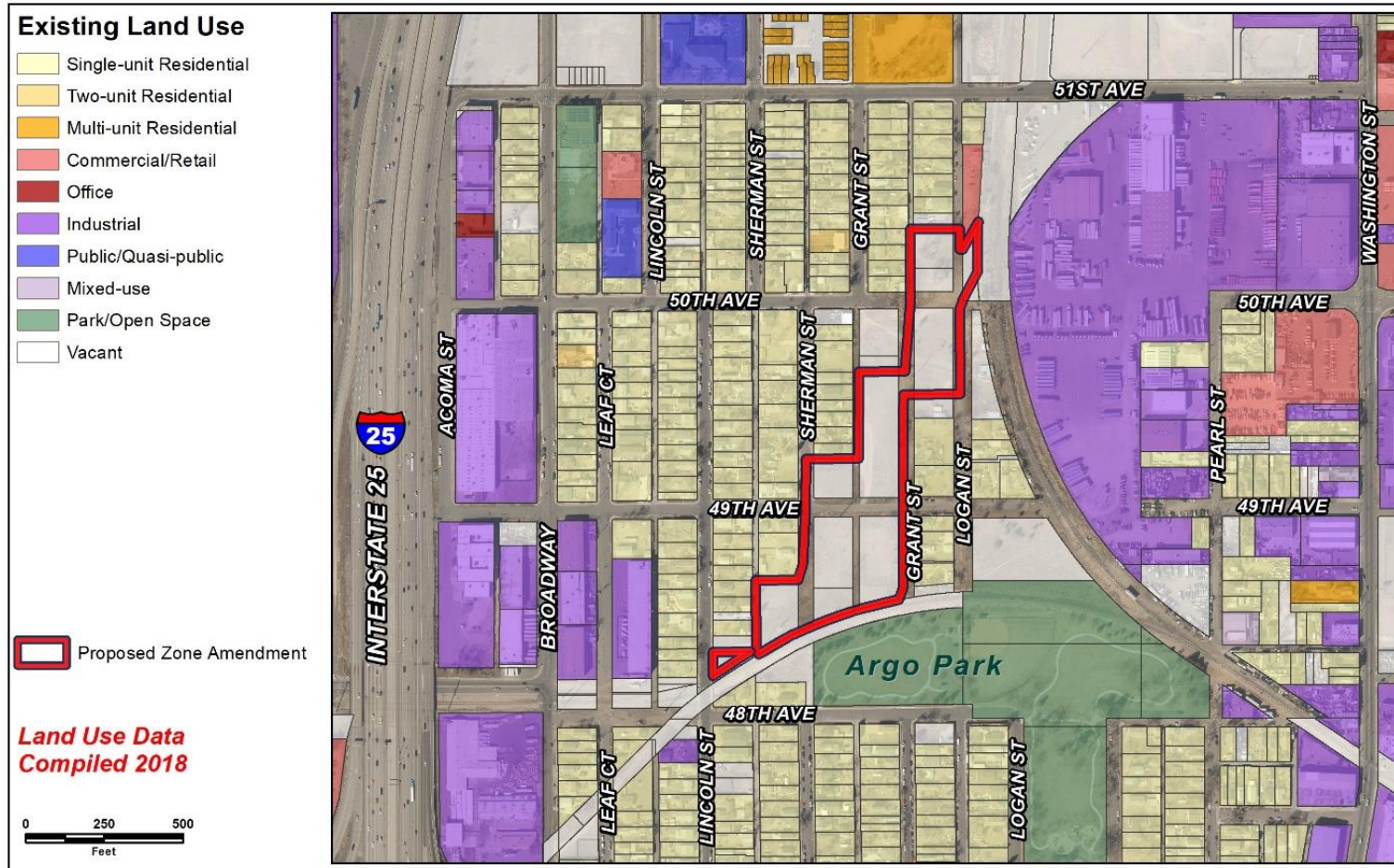
- Rezoning from E-SU-D & I-MX-3 to OS-A
- Requesting rezoning to convert to a city park

# Existing Zoning



- Subject site: E-SU-D, I-MX-3
- Surrounding properties: E-SU-D, I-MX-3, I-A, OS-A

# Existing Land Use



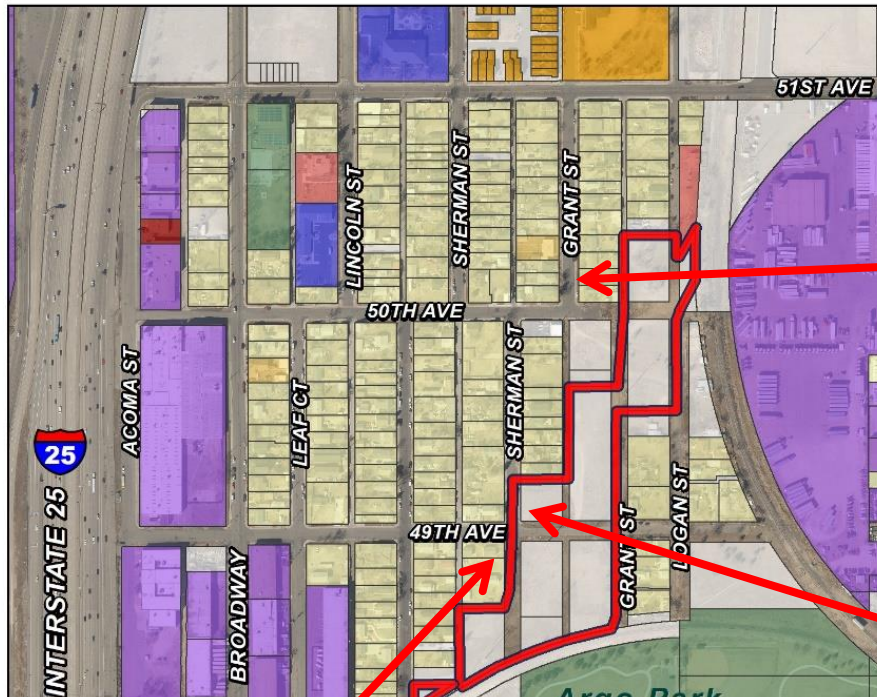
- Subject property: Vacant
- North: Single-unit residential
- East: Single-unit residential, Industrial
- South: Single-unit residential, Park
- West: Single-unit residential

# Existing Context – Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Vacant

Proposed Zone Amendment



# Proposed Zone District

## OS-A

- Intended to protect and preserve public parks owned, operated or leased by the City and managed by the City's Department of Parks and Recreation for park purposes
- Building form standards, design, and development standards in the OS-A zone district are determined by either the City Council or by the Manager of Parks and Recreation
- Permitted uses, number of uses, and applicable use limitations are determined by the Manager of Parks and Recreation



# Process

- Planning Board (July 15, 2020)
  - Unanimous recommendation of approval
  - One member of the public spoke
- Land Use, Transportation and Infrastructure Committee (July 21, 2020)
- City Council (Tentative: August 31, 2020)
- Public comment
  - None at this time

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver 2019*
- *Game Plan for a Healthy City (2019)*
- *Globeville Neighborhood Plan (2014)*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

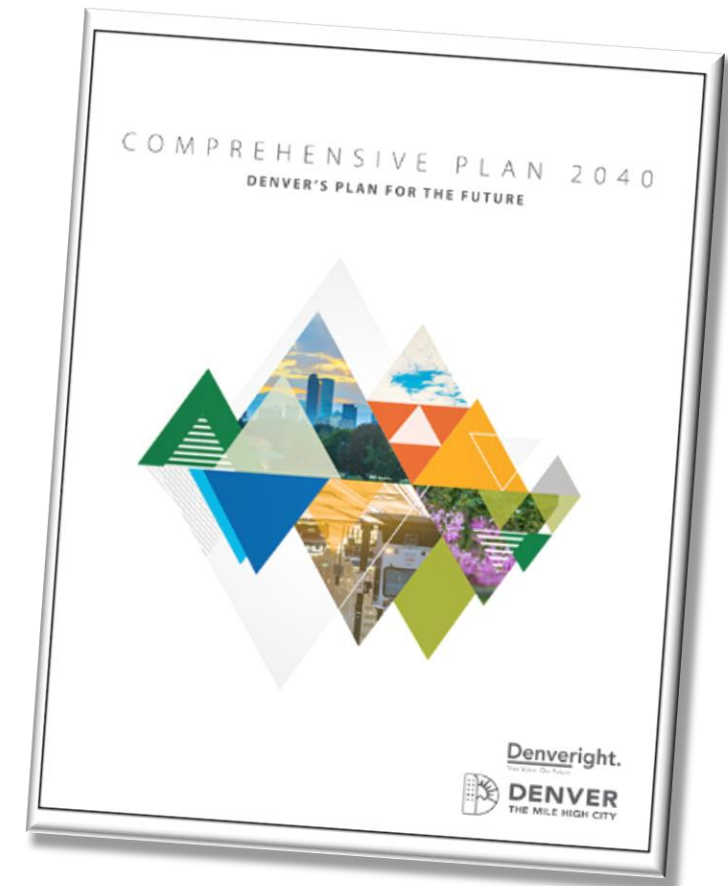
### 4. Justifying Circumstances

### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- *Strong and Authentic Goal 5, Strategy B- Design public spaces to facilitate social connections and enhance cultural identity (p.35)*
- *Healthy and Active Goal 1, Strategy A- Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver's growth (p.58).*
- *Healthy and Active Goal 1, Strategy C- Design safe public spaces and recreational areas to serve people of all ages and backgrounds (p.58).*
- *Healthy and Active Goal 2, Strategy A- Ensure equitable access to parks and recreation amenities for all residents (p.58).*
- *Healthy and Active Goal 1, Strategy B- Make Denver's healthy outdoor lifestyle accessible to residents of all ages and backgrounds (p.58).*
- *Healthy and Active Goal 1, Strategy C- Expand the supply of parks, recreational facilities and programs relative to Denver's population growth (p.58).*



# Review Criteria: Consistency with Adopted Plans

## Equity

### Comprehensive Plan 2040

- Equitable and Inclusive Goal 1, Strategy C- Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (p.28).



# Review Criteria: Consistency with Adopted Plans

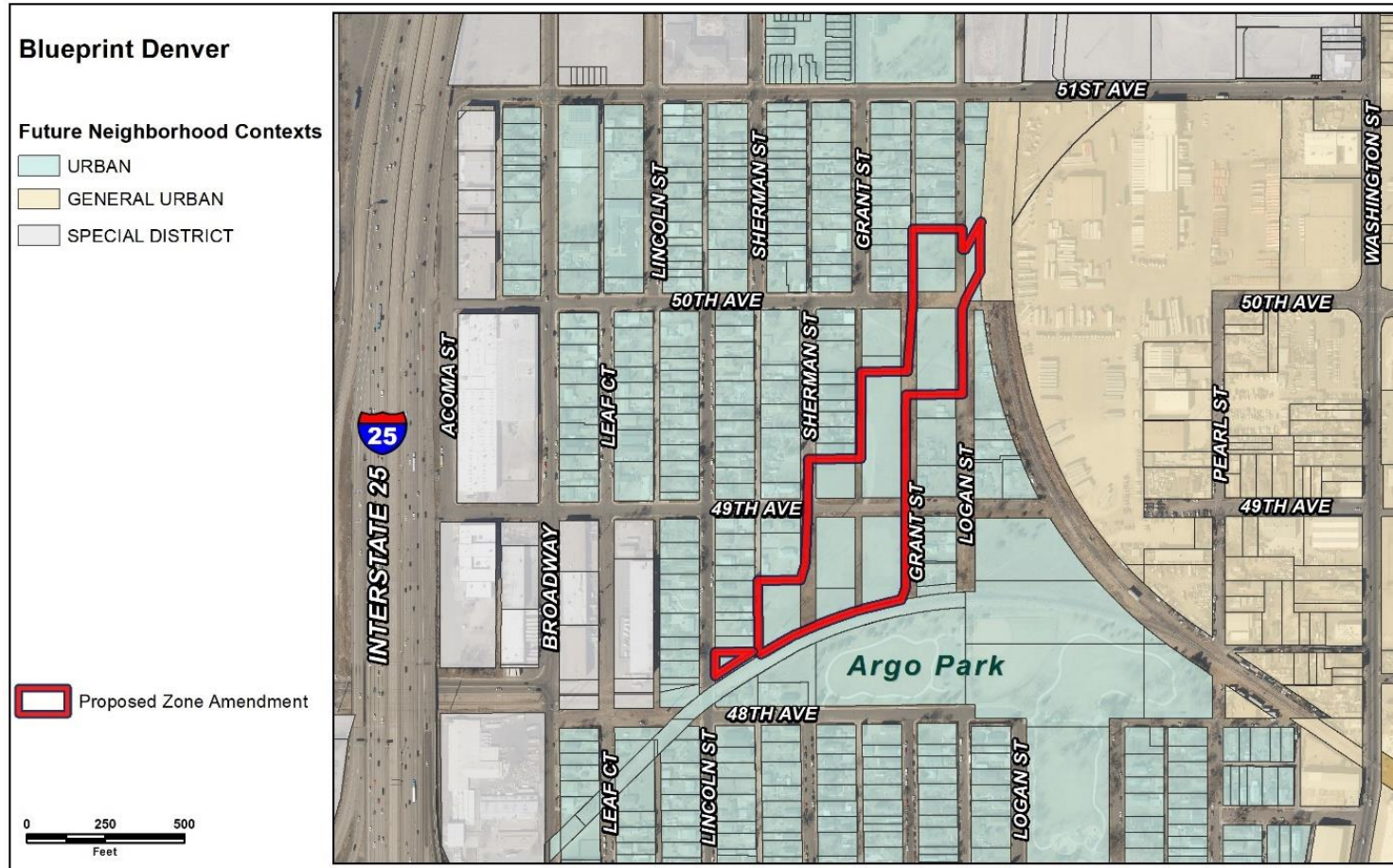
## Climate

### Comprehensive Plan 2040

- Environmentally Resilient Goal 6, Strategy A- Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver's growth (p.54).
- Environmentally Resilient Goal 6, Strategy D- Preserve and enhance the city's system of parkland and adapt park landscapes to be more climate and heat resistant (p.54).

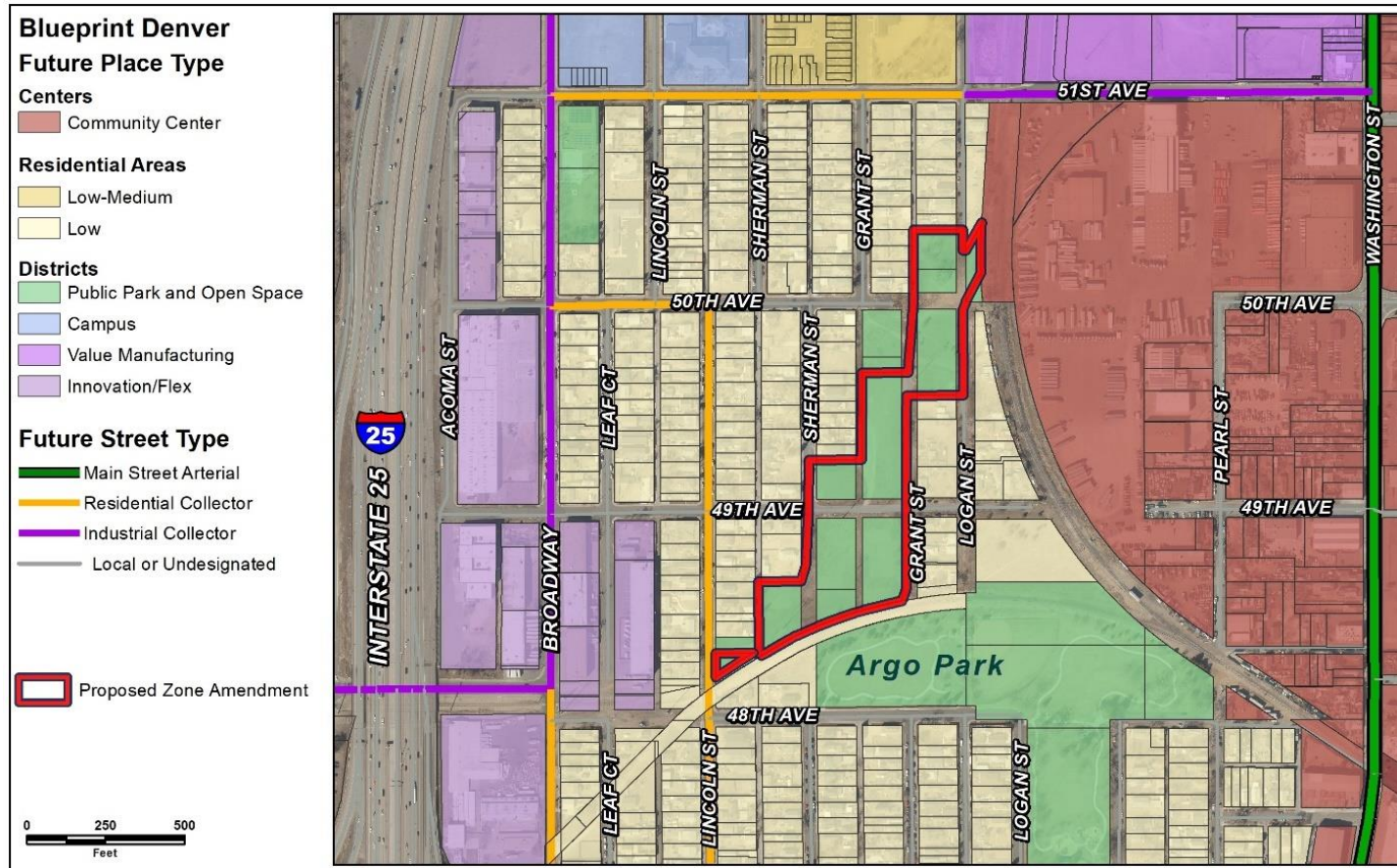


# Consistency with Adopted Plans: Blueprint Denver 2019



- **Urban Context**
  - Development should be compatible with the existing neighborhood character and offer residents a mix of uses with good street activation and connectivity

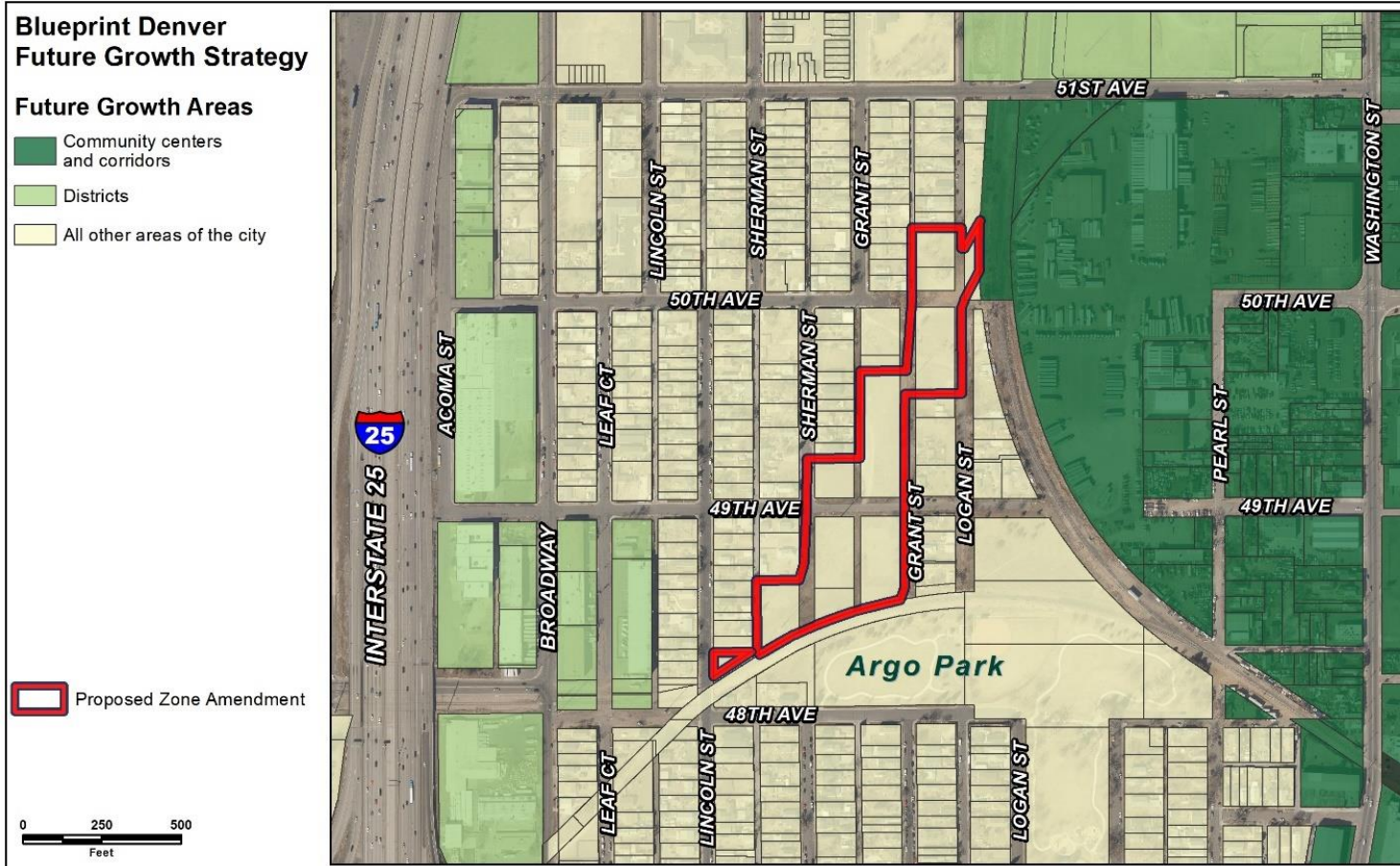
# Consistency with Adopted Plans: Blueprint Denver 2019



- Public Park and Open Space
  - represent vital quality-of-life infrastructure that is part of a place
  - There are many different examples, including parks and golf courses in residential areas, or plazas/parks in centers and corridors
- Residential Collector
  - Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses
- Local Street
  - Designed for the highest degree of property access and the lowest amount of through movement



# Consistency with Adopted Plans: Blueprint Denver 2019



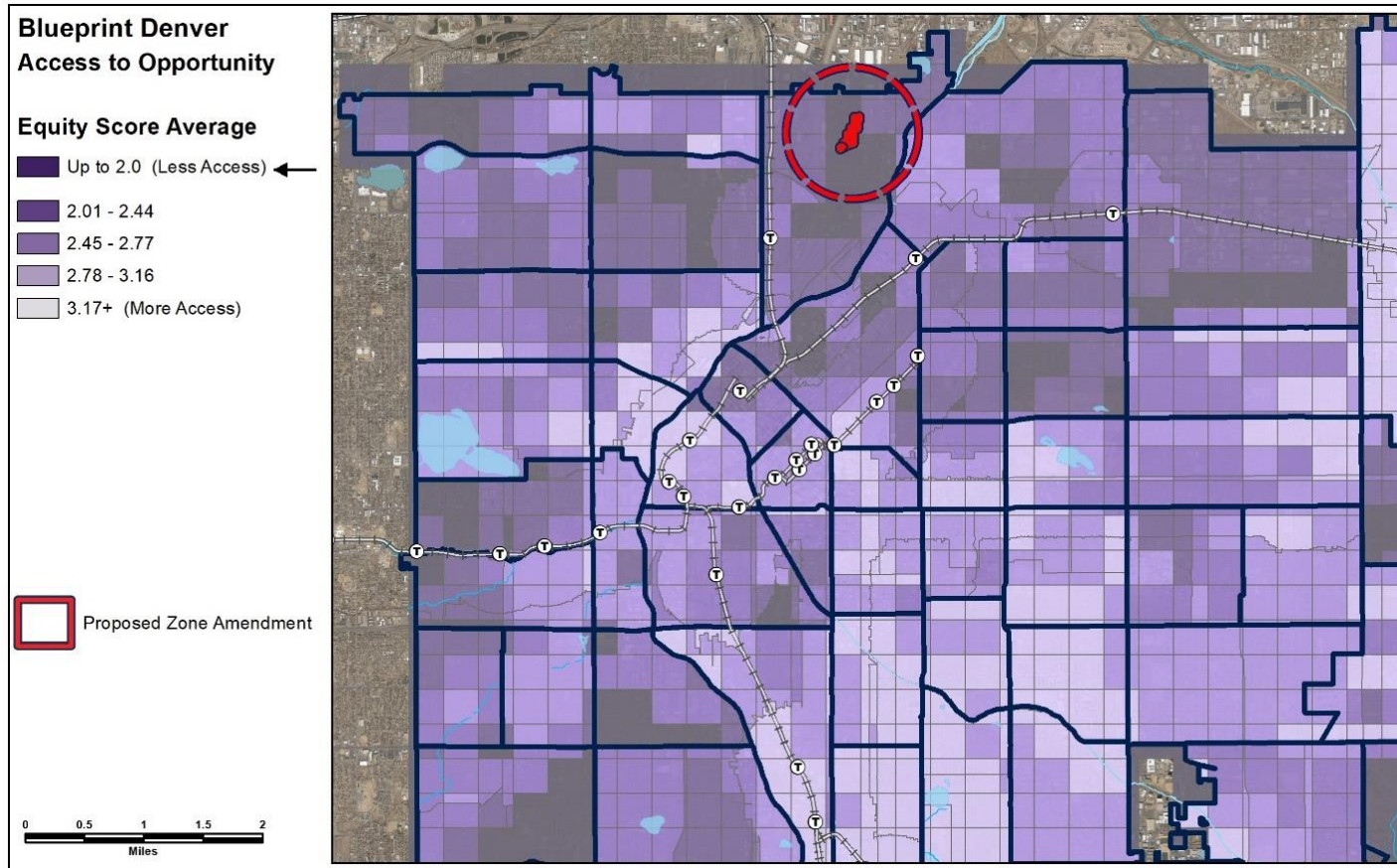
- Growth Areas Strategy
  - All other areas of the city
    - 10% of new jobs
    - 20% of new housing

# Consistency with Adopted Plans: Blueprint Denver 2019

## Strategies

- “Increase the percentage of residents who can walk to a park in 10 minutes or less, prioritizing high-need neighborhoods for improvements. This recommendation is essential to Blueprint Denver’s vision for a city where every neighborhood is complete” (*Blueprint Denver* p. 124).

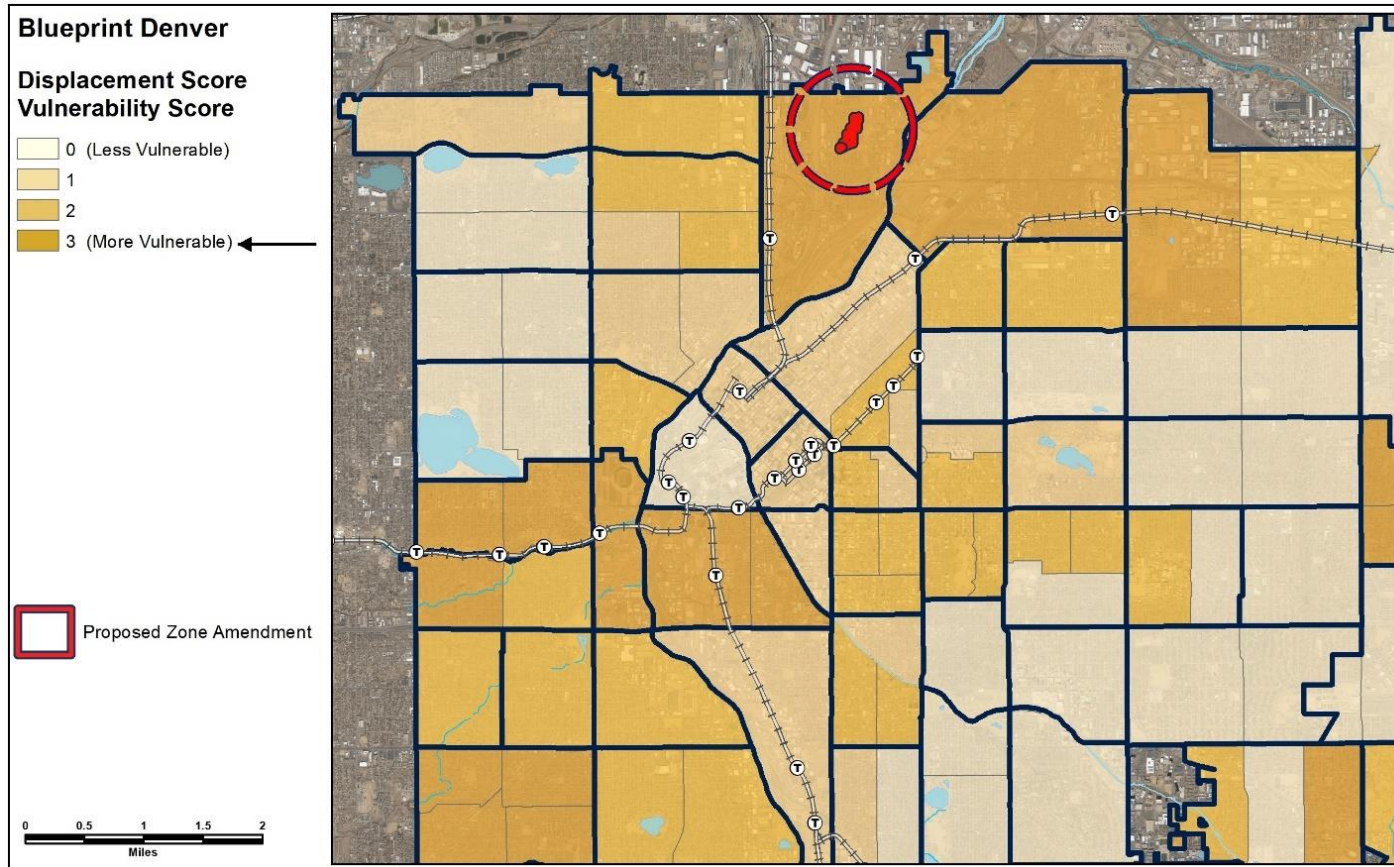
# Consistency with Adopted Plans: Blueprint Denver 2019



## Access to Opportunity

- Less Access
  - Equity Index
  - Proximity to Transit
  - Access to Centers and Corridors
- Increase access to parks
- Improve mental and physical health outcomes

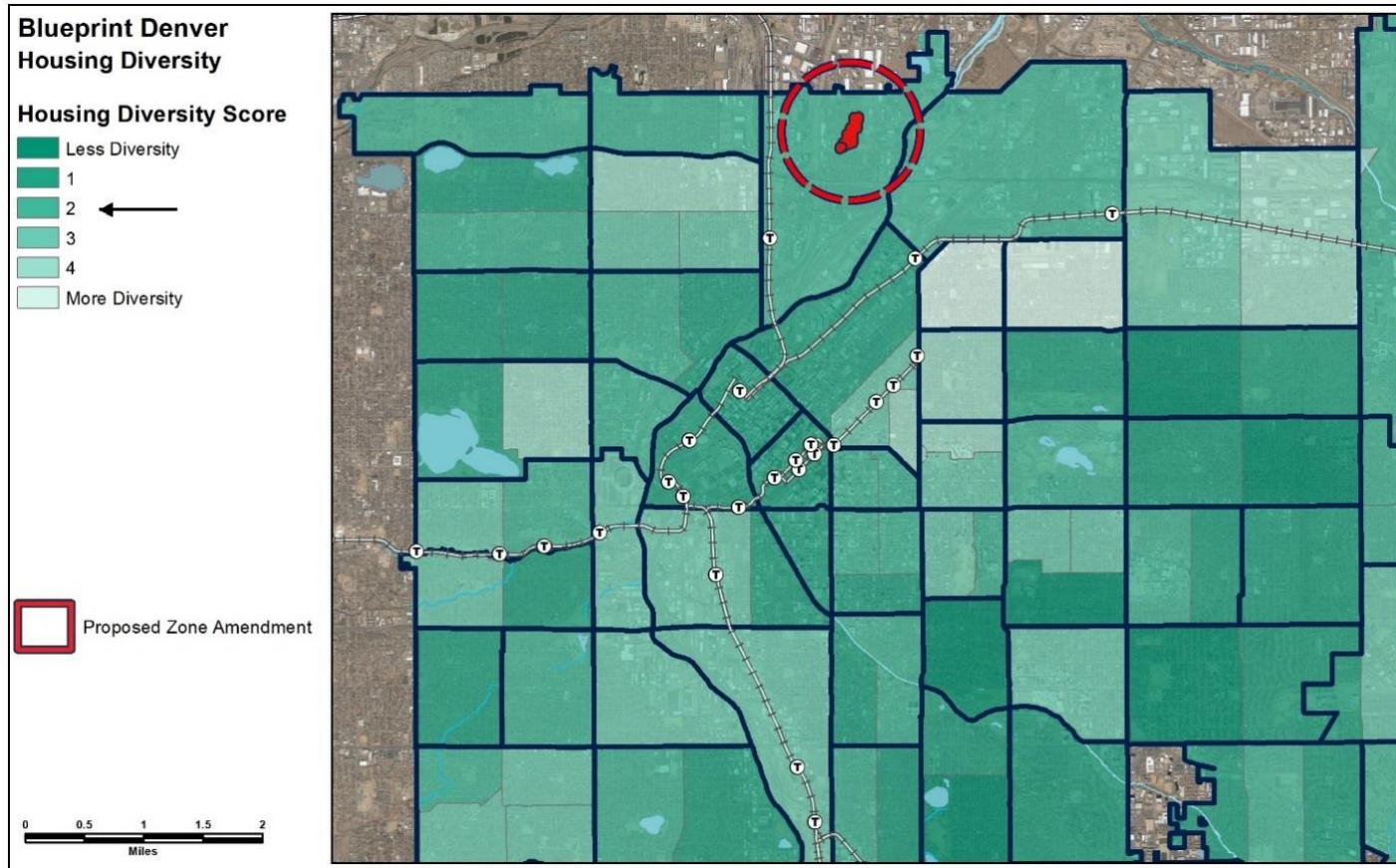
# Consistency with Adopted Plans: Blueprint Denver 2019



## Vulnerability to Involuntary Displacement

- More Vulnerable
  - Median household income
  - Percent of renters
  - Educational attainment
- DPR working with partners to prevent “green gentrification”

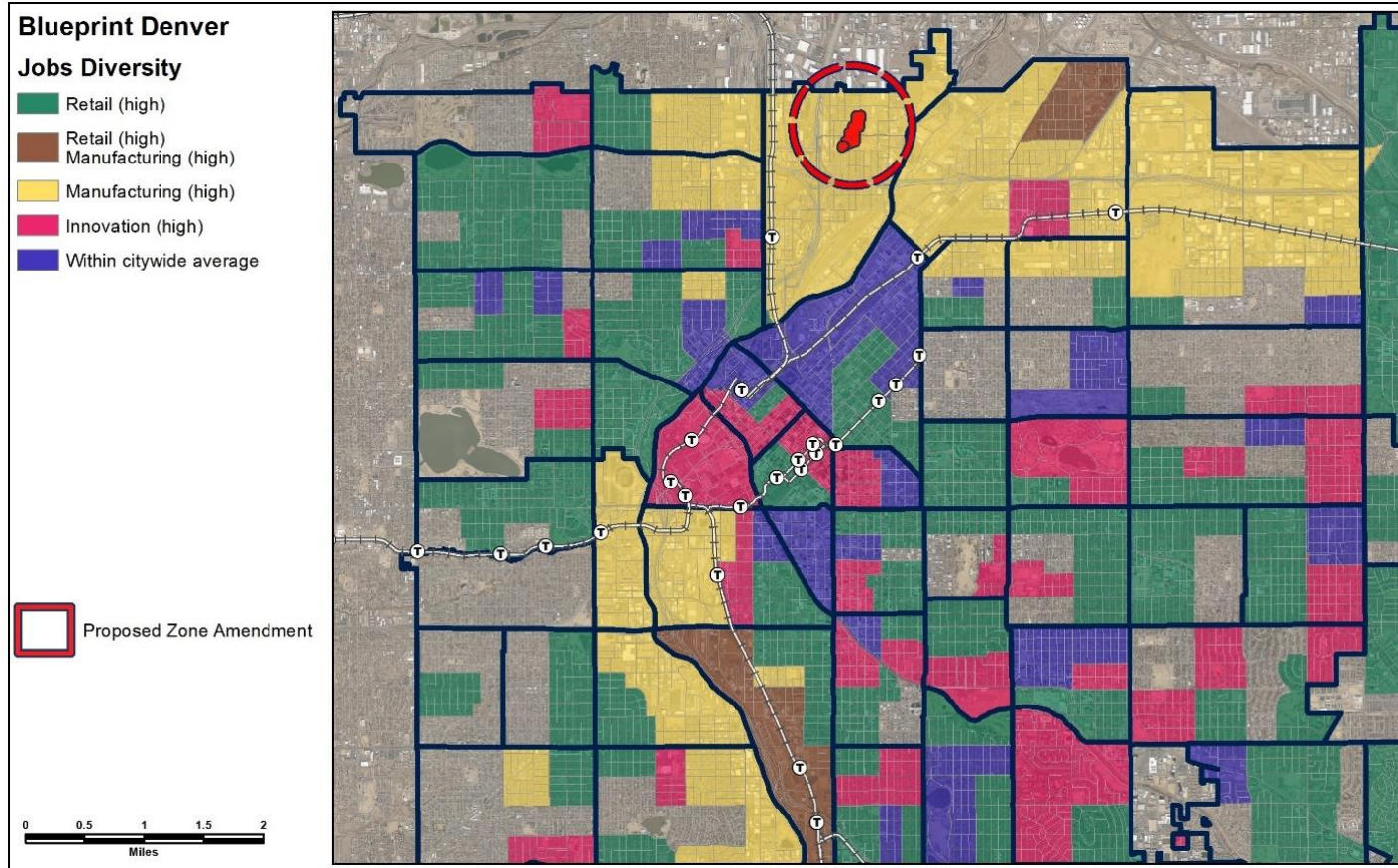
# Consistency with Adopted Plans: Blueprint Denver 2019



## Housing Diversity

- Moderate Diversity
  - Missing middle
  - Home size
  - Ownership vs. rental
  - Housing costs
  - Affordable units
- Limited impact on housing diversity

# Consistency with Adopted Plans: Blueprint Denver 2019



## Jobs Diversity

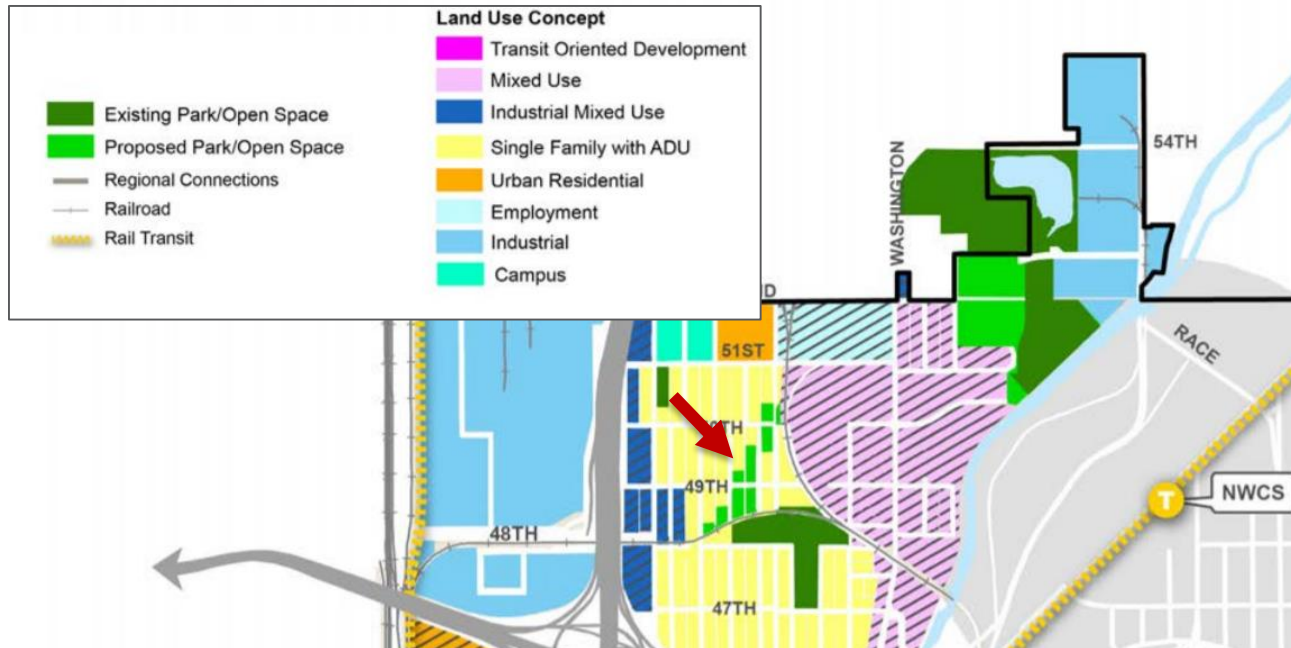
- More manufacturing
  - Percent of jobs
- Limited impact on jobs diversity

# Consistency with Adopted Plans: Game Plan for a Healthy City

- Globeville is a High Need Neighborhood with significant areas lacking walkable access to park access
- Plan strategy to identify and focus park and programmatic resources in underserved neighborhoods

# Consistency with Adopted Plans: Globeville Neighborhood Plan

## CONCEPT LAND USE AND AREAS OF CHANGE



- Propose Park/Open Space
- Platte Farm Open Space is a community-created vision to transform 5.5 acres of neglected land into an open space where all ages and abilities can recreate, exercise and connect with nature
- Implementing Platte Farm Open Space would transform a large area that is currently perceived as blighted into an amenity



# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans, facilitates a new park
4. Justifying Circumstances
  - Changed or Changing Conditions: Adoption of new neighborhood plan; city purchase of the property
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - “Intended to protect and preserve public parks owned, operated or leased by the City and managed by the City’s Department of Parks and Recreation (“DPR”) for park purposes”

# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent



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# Platte Farm Open Space

History, Community Engagement, & Current  
Status

# History of Platte Farm Open Space

## History of the Site

- Located within the ASARCO Superfund boundaries, which left the site with contaminated groundwater, surfacewater, and soil
- Had become a destination for crime and illegal dumping
- Despite issues, residents have always felt a “sense of connection” to the site

# History of Platte Farm Open Space

## History of *Platte Farm Open Space*: A Community-Led Effort

- In 2006, Globeville residents teamed up with then- Councilwoman, Judy Montero, and Groundwork Denver to develop a vision and design for the site
- Over the next 10+ years, residents advocated for the site development, working the City & County of Denver to make the vision a reality.
- In 2019, the City & County of Denver closed on the last property needed to complete the vision.

# Community Engagement

- Working with pro-bono urban planners and environmental experts, a resident Steering Committee led the vision planning and community outreach
- The design process included 3 community meetings, as well as door-to-door engagement, and engagement through the neighborhood association, recreation center, local churches, and schools.
- The finished product included a full design set that met the goals of the community:
  - Active living for everyone, regardless of age & physical abilities
  - Connecting kids with nature
  - Demonstrating environmental sustainability

# Platte Farm Open Space: Final Concept Design

from *Platte Farm Open Space Final Booklet*,  
created by DHM for  
Platte Farm Open Space  
Steering Committee &  
Groundwork Denver,  
2010



# Current Status

- Under construction
- Expected to achieve substantial completion at the end of July 2020

