



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?		<input type="checkbox"/> Yes - if yes, state date and method _____ <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Laura E. Aldrete, Executive Director, Community Planning and Development, City & County of Denver	201 W. Colfax Ave., Denver, CO 80202	100%	Laura E. Aldrete <small>Digitally signed by Laura E. Aldrete Date: 2022.09.23 14:42:48 -06'00'</small>	09.23.20	A	n/a
						YES
						YES
						YES



August 25, 2022

Laura Aldrete
Executive Director
Community Planning and Development

Dear Laura:

I am writing to request the initiation of an official map amendment on behalf of Parks and Recreation to rezone 4320 Morrison Road, 755 S. Raleigh Street, 4201 W Ohio Ave and 4849 Kentucky Ave from E-MX-3, UO-1, UO-2, E-TU-C E-SU-D all to OS-A district.

The properties were acquired by the City and County of Denver with the intent to build a recreation center and provide more greenspace to the Westwood neighborhood.

The addition to Westwood Park as well as the construction of a new Recreation Center will add much needed recreation opportunities and green space to the neighborhood. Westwood Recreation Center project is funded through the Elevate Denver Bond Program, approved by voters in 2017 to enhance mobility, safety, and quality of life across Denver. The public input process held in early 2018 to identify the community's most desired projects identified health and wellness as a high priority throughout the city, with a recreation service-gap in west Denver—the future recreation center will be the first in the neighborhood. In addition to numerous opportunities for neighbors to engage in a healthy lifestyle through fitness and educational activities, the recreation center will provide a community gathering space where programs and resources can be more easily accessed. Denver Parks & Recreation is excited to have the opportunity to bring the Westwood neighbors' dream into reality through this rezoning amendment.

Please contact Molly Lanphier at Molly.Lanphier@denvergov.org if there are any questions or additional clarification is required. If this person becomes unavailable, I will designate another individual as a point-of-contact for this application.

Sincerely,

Allegra "Happy" Haynes
Executive Director, Department of Parks and Recreation
City and County of Denver

CC: Scott Gilmore
Gordon Robertson
Molly Lanphier

Parks and Recreation
Executive Director's Office
101 West Colfax, Suite 900 | Denver, CO 80202
www.denvergov.org/parksandrecreation
p. 720.913.0738 | f. 720.913.0782

311 | POCKETGOV.COM | DENVERGOV.ORG | DENVER 8 TV

#2022i-000100

October 11, 2022 No Fee CPD Sponsored

Westwood Recreation Center Site

Legal Description

Lots 1 and 2, Block 5, Wood Subdivision Second Filing, City and County of Denver, State of Colorado.

And

All that part of Lot 5, Block 5, Wood Subdivision Second Filing lying West of a line distant 160.67 feet Westerly and parallel with the West line of South Raleigh Street; also described as the West 100 feet of the South 31.6 feet of Lot 5, Block 5, Wood Subdivision Second Filing, City and County of Denver, State of Colorado.

And

That part of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 4 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, described as follows:

Beginning at a point on the West line of said quarter section, 201.3 feet South of the center of said Section 18, being the center line of the Morrison Road at that point; Thence South along the said boundary line 399.2 feet; Thence East 200 feet; Thence North 581.3 feet; Thence South 48°40' West, 269.5 feet along the center line of the said Morrison Road to the Point of Beginning.

Except that portion thereof lying within the boundaries of Morrison Road.

Westwood Park Addition

Legal Description

That part of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 4 South, Range 68 West of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at a point 869.00 feet East and 30 feet North of the Southwest corner of said Northwest 1/4 of the Southwest 1/4, said Point of Beginning being on the North right-of-way

line of West Kentucky Avenue; Thence North on an angle to the left of $90^{\circ}26'20''$ from the North right-of-way line of West Kentucky Avenue and parallel with the West line of said Northwest $1/4$ of the Southwest $1/4$ a distance of 183.00 feet; Thence East on an angle to the right of $90^{\circ}26'20''$ and parallel with the South line of said Northwest $1/4$ of the Southwest $1/4$ a distance of 115.00 feet; Thence South on an angle to the right of $89^{\circ}33'40''$ parallel to the West line of said Northwest $1/4$ of the Southwest $1/4$ a distance of 183.00 feet to a point on the North right-of-way line of West Kentucky Avenue; Thence West on an angle to the right of $90^{\circ}26'20''$ parallel to the South line of said Northwest $1/4$ of the Southwest $1/4$ a distance of 115.00 feet to the Point of Beginning.

Westwood Parcel Numbers

4320 Morrison Rd

Parcel Id No. 164195289

Schedule No. 0518405011000

755 S Raleigh St

Parcel Id No. 161428823

Schedule No. 0518405002000

4201 W Ohio Ave

Parcel Id No. 161428891

Schedule No. 0518405009000

753 S RALEIGH ST

Owner	CITY & COUNTY OF DENVER 1437 BANNOCK ST DENVER, CO 80202-5337
Schedule Number	05184-05-002-000
Legal Description	L 2 BLK 5 WOOD SUB 2ND FLG
Property Type	RESIDENTIAL GRACE YEAR
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	14,900	Zoned As:	E-TU-C

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$234,100	\$16,270
Improvements		\$0	\$0
Total		\$234,100	\$16,270

Prior Year			
	Actual	Assessed	Exempt
Land		\$234,100	\$16,740
Improvements		\$485,500	\$34,710
Total		\$719,600	\$51,450

#2022i-000100

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **74.618** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	Y
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$16,740.00	Assessed Improvements	\$34,710.00
Exemption	\$51,450.00	Total Assessed Value	\$51,450.00

#2022i-000100

4201 W OHIO AVE

Owner	CITY & COUNTY OF DENVER 201 COLFAX AVE DEPT401 DENVER, CO 80202-5330
Schedule Number	05184-05-009-000
Legal Description	W 100FT OF S 31.6FT L 5 BLK 5 WOODS SUB 2ND FLG 201.3FT S OFCENTER 1/4 SEC 18 TH S 399.20FT E 200.00FT N 581.21FT S48.4000 W 269.5FT TPOB TOG/W *
Property Type	COMMERCIAL-MISC IMPS
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	3,160	Zoned As:	E-MX-3

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$63,200	\$18,330
Improvements		\$0	\$0
Total		\$63,200	\$18,330

Prior Year			
	Actual	Assessed	Exempt
Land		\$63,200	\$18,330
Improvements		\$0	\$0
Total		\$63,200	\$18,330

#2022i-000100

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **74..618** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	Y
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$18,330.00	Assessed Improvements	\$0.00
Exemption	\$18,330.00	Total Assessed Value	\$18,330.00

4320 MORRISON RD

Owner	CITY & COUNTY OF DENVER 201 COLFAX AVE DEPT401 DENVER, CO 80202-5330
Schedule Number	05184-05-011-000
Legal Description	PT T4S R68W NW/4 SE/4 SEC 18 DAF BEG ON THE W LI SEC 18201.3FT S OF CENTER 1/4 SEC 18 TH S 399.20FT E 200.00FT N581.21FT S 48.4000 W 269.5FT TPOB TOG/W *
Property Type	VACANT LAND
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	111,183	Zoned As:	E-MX-3

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$3,057,500	\$886,680
Improvements		\$0	\$0
Total		\$3,057,500	\$886,680

Prior Year			
	Actual	Assessed	Exempt
Land		\$2,563,400	\$743,390
Improvements		\$1,000	\$290
Total		\$2,564,400	\$743,680

#2022i-000100

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **74.618** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/25/2022		2/25/2022
Original Tax Levy	\$0.00	\$0.00	\$0.00
Liens/Fees	\$1,488.83	\$0.00	\$1,488.83
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,488.83	\$0.00	\$1,488.83
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	Y	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$0.00**

Assessed Value for the current tax year

Assessed Land	\$743,390.00	Assessed Improvements	\$290.00
Exemption	\$743,680.00	Total Assessed Value	\$743,680.00

A.1: Consistency with Adopted Plans – describe relevant adopted plans and how proposed map amendment is consistent with those plan recommendations

The proposed map amendments include the rezoning of three (3) properties from E-SU-D to OS-A in the Westwood neighborhood. Two of these properties (4320 Morrison Rd., 753 S. Raleigh St.) will combine to build the foundation for the new Westwood recreation center, and the third property (4849 W. Kentucky Ave.) will increase acreage and visibility of Westwood Park.

Westwood Recreation Center: Approved by voters in 2017, the Westwood Recreation Center project was funded through the Elevate Bond to enhance mobility, safety, and quality of life across Denver. The public input process held in early 2018 to identify the community’s most desired projects, identified health and wellness as a high priority throughout the city, with a recreation service-gap in west Denver—the future recreation center will be the first in the neighborhood. In Winter 2020, Denver Parks & Recreation (DPR) finalized the land purchase of 4320 Morrison Rd. and 753 S. Raleigh St. to serve as the future home of a neighborhood recreation center.

Westwood Park Parcel: Denver Parks & Recreation (DPR) acquired the 0.5-acre parcel at 4849 W. Kentucky Ave. in early 2020. The parcel is located directly adjacent to the established Westwood Park, located along its southern border on W. Kentucky Ave. Westwood Park recently underwent a planning process in 2016-2017. This process, led by the Trust for Public Land (TPL), included several rounds of community and stakeholder involvement, and resulted in the construction of a new playground and picnic pavilion. Additionally, through the planning process, the parcel at 4849 W. Kentucky Ave. was identified as a desired acquisition to increase both visibility into and acreage of the park. The proposed map amendment will allow for this community vision to become a reality by integrating the newly acquired parcel with the park.

Comprehensive Plan 2040 (2019)

Comprehensive Plan 2040 creates a vision and defines goals to tie together the city’s plans and policies. Six vision elements make up the framework of the plan. This map amendment aligns with four of these six vision elements, which promote an increase of quality-of-life infrastructure, including parks, to communities in need of equitable access to these services and amenities.

- **Vision Element:** Equitable, Affordable, and Inclusive
 - **Goal 1:** Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities.
 - **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.
 - **Goal 7:** Make neighborhoods accessible to people of all ages and abilities.
 - **Strategy C:** Design and program public spaces and recreation centers to accommodate people of all ages and abilities.
 - Both the recreation center and the park will be open and accessible to all abilities, including play elements that are particularly catered to youth with restricted mobility.

- **Vision Element:** Strong & Authentic Neighborhoods
 - **Goal 5:** Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods.
 - **Strategy A:** Ensure that parks and recreational programs reflect the unique context and cultural identity of the neighborhoods they share
 - Authentic community engagement will be a cornerstone of both projects. To truly reflect the community and meet its desires, a robust community engagement plan will be carried out, working with the Council member, businesses, nonprofits, and schools throughout the neighborhood to create a final product that truly reflects and meets the neighborhood’s desires.

The Westwood parcel and recreation center will both add green space to the Westwood neighborhood that is accessible, free to all and encourages physical activity. This vision directly aligns with the following vision elements and aligning strategies:

- **Vision Element:** Environmentally Resilient
 - **Goal 6:** Protect and expand Denver’s green infrastructure network.
 - **Strategy D:** Preserve and enhance the city’s system of parkland and adapt park landscapes to be more climate and heat resistant.

- **Vision Element:** Healthy & Active
 - **Goal 1:** Create and enhance environments that support physical activity and healthy living.
 - **Strategy A:** Recognize parks, recreation, and the urban forest as vital components of a complete community
 - **Strategy C:** Design safe public spaces and recreational areas to serve people of all ages and backgrounds.

 - **Goal 2:** Provide high-quality parks, recreation facilities and programs that serve all Denver residents.
 - **Strategy A:** Ensure equitable access to parks and recreation amenities for all residents.
 - **Strategy B:** Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds.
 - **Strategy C:** Expand the supply of parks, recreational facilities, and programs relative to Denver’s population growth.

Blueprint Denver (2019)

Blueprint Denver is the framework for the city’s major land use and transportation decisions, establishing citywide policies and specific strategies to achieve the vision for an inclusive city in 2040. Both map amendments support the future neighborhood context, complete neighborhoods & networks, street types, and growth strategy outlined in *Blueprint Denver*.

- **Vision: Inclusive City**
 - **Improving Access:** Creating more equitable access to quality-of-life amenities, health, and quality education.

- In the “Measuring Access to Opportunity” map (p. 34) the Westwood neighborhood has less access to opportunity
 - There is currently no recreation center serving the Westwood neighborhood. Through the My Denver program, this recreation center will provide free recreation services to both the neighborhood’s youth and seniors.
- **Future Neighborhood Context Map**
Public Parks and Open Spaces supported by the OS-A districts are important and necessary places in all the city's neighborhood contexts consistent with both the Urban and Urban Edge neighborhood contexts.
- **Urban (753 S Raleigh St. & 4849 W Kentucky Ave):** Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street.
 - **Urban Edge: (4320 Morrison Rd, 753 S Raleigh St & 4849 W Kentucky Ave)** Contains elements of the suburban and urban contexts. Small multi-unit residential and commercial areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and generally set back farther from the street.
- **Future Place Type**
- OS-A allows for a variety of uses up to the discretion of the executive director of DPR, consistent with the propose future place types.
 - **Community Corridor (Westwood Recreation Center):** Typically provides some mix of office, commercial and residential uses. A wide customer draw both of residents from surrounding neighborhoods and from other parts of the city. Activity levels during different times of the day will vary depending on the type and mix of uses. Have a distinctly linear orientation along the street. Lot coverage is typically higher, with open spaces that are often accommodated by spaces between buildings rather than along the street. Heights are generally up to 5 stories. Due to shorter lot depths, special attention is needed for transitions to nearby residential areas.
 - **Residential Low (Westwood Park parcel):** Generally characterized by single unit uses on larger lots. Accessory dwelling units and compatible two-unit uses are appropriate and can be thoughtfully integrated. Limited mixed-use along some arterial and collector streets and at intersections, as well as where commercial uses have been already established. Outdoor space is often privatized in the form of yards. There is also access to public parks.
- **Growth Area Strategy**
OS-A will allow for a new recreation center and an expanded park, which has been advocated for by the neighborhood and are necessary for a growing city. The recreation center will bring more jobs to the area. Recreation Center will prioritize hires within the neighborhood.

- **Community Center and Corridors (Westwood Recreation Center)**
 - 20% of new jobs by 2040
 - 25% of new households by 2040
 - A new recreation center will allow for more jobs within the Westwood community
 - **All Other Areas of the City (Westwood Park parcel)**
 - 10% of new jobs by 2040
 - 20% of new households by 2040
- **Future Street Type**
- **Morrison Rd: Main Street Collector (Westwood Recreation Center):** Characterized by a mix of uses including retail, services, and restaurants, as well as residential. Buildings are pedestrian oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including café seating in the right-of-way
 - The future Westwood Recreation Center will maintain some open space, which will allow for high transparency and for the space surrounding the actual building to be activated.
 - **W. Kentucky Ave.: Residential Collector (Westwood Park parcel):** Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context. OS-A is a park and open space district consistent with the residential street type designation.

Game Plan for a Healthy City (2019)

The *Game Plan for a Healthy City* provides both a vision and a strategic roadmap for the future of Denver’s parks, hundreds of facilities, recreation programs, and 20,000 acres of park landscapes. *The Game Plan* is supported through four guiding principles, two of which directly support the proposed map amendment. Denver Parks and Recreation created a neighborhood equity map, which measures equity in terms of park and socioeconomic indicators. The Westwood neighborhood is a high need area. Having more green space and recreation opportunities is a priority here.

- **Guiding Principle: Every Person**
 - **Goal 7:** Achieve equitable access for underserved communities to parks and recreation amenities for all members of the community. Westwood has been identified as an area that has less access to parks and open space so rezoning will increase public park access for Westwood residents, closing an existing gap within the city.
- **Guiding Principle: Every Dollar**
 - **Goal 13:** Increase supply of parks, facilities, and resources relative to Denver’s population growth.

Westwood Neighborhood Plan (2016)

The *Westwood Neighborhood Plan* creates a vision for a healthier, connected and economically vibrant Westwood. Among the plan's five goals, the first goal listed specifically aims to increase access to recreation and green space.

- **Recommendation A: A Connected Westwood**

• **2.C: Refine Neighborhood Green Spaces (Westwood Park parcel)**

- Westwood Park: This park is the largest in Westwood, however it is under-used by residents primarily because it is hidden behind private property and does not have sufficient amenities for all ages of residents. Rezoning to expand the existing Westwood Park will make the park more visible to the community as the new property is on a more accessible street. Additionally, a larger park will allow for more park amenities for the community. Improvements to the park should include:
 - Enhancement of existing play features
 - Active and passive recreation opportunities for all ages including a walking path
 - Enhanced entry elements and wayfinding to better connect the park to Morrison Road
 - Neighborhood gathering spaces such as plaza spaces
 - Additional Park programming and amenities such as water fountains, restrooms, shade structures, and seating
 - Potential private property acquisition to increase viability of the park.

• **2.D: Increase Neighborhood Green Spaces Improving Access**

- While refining and enhancing existing open spaces is the priority, the neighborhood would benefit from increasing the total acreage of open space and tree canopy. Opportunities to increase the neighborhood's open-space in the neighborhood through land acquisition and public-private partnerships. New development is encouraged to provide publicly accessible private open-spaces and plazas, particularly along Morrison Road. Rezoning the properties to OS-A will allow for more parks and open space along Morrison Rd consistent with this strategy.

Both proposed map amendments set out to be a community gathering place, which authentically reflect the Westwood neighborhood. Depending on the community's input the site will either be permissible through the City and County of Denver or be kept free and open for public use. This directly aligns with the below Recommendation:

- **Recommendations B: A Celebrated Westwood**

• **2.A: Create Community Gathering Places**

- Culturally relevant spaces with diverse uses, activities, services and gathering areas help to draw people together and create desirable destinations in the community. Opportunities for these places include Morrison Road.
- Public spaces and neighborhood open spaces should be versatile, accessible, and adaptable to appeal to a broad range of cultural groups and interests. Spaces should include culturally appropriate amenities for celebrations and family gatherings.
- Ensure that public spaces are available for businesses, organizations, and residents for temporary transformations. Reservation of spaces should be straightforward and

simple, even to those who do not speak English, with one entity that coordinates multiple community spaces.

- **2.C: Cultivate Opportunities for Public Life**

- Park Life Recommendations: Design to support events such as birthday celebrations, wedding receptions, quincenera receptions, and other culturally relevant celebrations to occur within neighborhood parks and open spaces such as Westwood Park. The design of parks should go beyond recreation and promote the opportunities for family gatherings, celebrations, and events. Design elements that support public life include gazebos, picnic shelters, plazas, fountains, and grills. Parks and Recreation should evaluate permitting process and park restrictions to allow for culturally relevant uses such as pinatas and temporary child play areas.
 - Both proposed map amendments set out to be a community gathering place, which authentically reflect the Westwood neighborhood. Depending on the community's input the site will either be permissible through the City and County of Denver or be kept free and open for public use.

- **Recommendation C: Promote Responsible Development**

- **1.A: Morrison Road Influence Area**

- Future zoning should support high quality development that respects the surrounding residential uses. Future regulatory tools should enable flexibility of uses and building forms along Morrison Road. Developments should have:
 - Pedestrian oriented, street-level, active commercial uses
 - A mix of uses
 - Pedestrian entries onto the primary street
 - Increased street-level transparency
- Corridor development along Residential Edges should respect the residential transition by
 - Providing mid-density residential development with units facing the street
 - Not “turning its back” on the low-density residential with blank walls, services areas, or other inappropriate commercial functions
 - Creating a transition area that is Urban Residential in character

OS-A is consistent with the Morrison Rd. Influence area by allowing for pedestrian friendly designs, gathering spaces and opportunity to reflect the neighborhood's character.

- **1.B: Encourage Neighborhood-Scaled Development**

- **Pedestrian Shopping Corridor**

- Pedestrian shopping Corridors serve many of the everyday needs of the residents within Westwood and the surrounding neighborhoods. **A vertical and horizontal mix of land uses should include commercial, residential, employment opportunities, and community serving organizations.** Occasionally, pedestrian shopping corridors contain small neighborhood serving retail or public gathering spaces that can act as a

regional draw. These corridors are scaled to be compatible with surrounding residential neighborhoods.

- OS-A allows for uses that are up to the discretion of the executive director of DPR, which could be a variety of uses. Additionally, rezoning to OS-A will allow for more neighboring gathering spaces consistent with the pedestrian shopping corridor character area.

Equity Analysis

Access to Opportunity: Westwood currently ranks an average of 2.5 out of 4. Westwood Recreation Center & Westwood Park allow for increased accessibility to recreation and parks. The neighborhood currently has a lower average life expectancy and higher rates of child obesity than the overall city average. Providing more opportunities to recreate in a formal or informal setting can positively impact both these indicators.

Vulnerability to Involuntary Displacement: Westwood currently has a score of 3 out of 3, meaning the neighborhood is highly vulnerable to involuntary displacement. The median household income within the Westwood neighborhood (\$36,718) is well below the city (\$63,793) and has seen a slower rate of increase. Between 2015 and 2018 residents living with a disability increased 16.68% in the area, more than double the city-wide rate. In these same years, Westwood has seen an increase of 15.52% in the non-Hispanic, white population. Between 2018 and 2020 the median residential property tax has increased 28.57%. Again, this is significantly higher than the city-wide rate (7.63%).

In some instances, public investments may lead indirectly to increased displacement pressures. Recognizing this, Denver has formed a City Investment Impact Committee to look at large public infrastructure investments that may contribute to displacement of existing residents and businesses, especially in areas already vulnerable to displacement, and assess how the city can better understand and mitigate these displacement impacts so investments benefit those who already live and work there.

The Department of Housing and Stability (HOST) has created a prioritization policy that will provide households at risk of displacement to newly developed or preserved affordable housing. HOST is proposing a policy to help displaced residents and those at risk of displacement access to any qualifying affordable housing citywide, with higher priority given to neighborhood residents in areas, such as Westwood where public/private investment creates involuntary displacement pressure. According to HOST's affordable housing dashboard, the city has helped finance \$9,391,974 to preserve 952 units as income-restricted.

In addition, Denver Parks and Recreation has been in close contact with staff at the Neighborhood Equity & Stabilization initiative to proactively communicate with the neighborhood about the improved amenities and available city programs and resources to mitigate against displacement pressures. Housing Diversity: Westwood has an average score of 3 out of 5. It lacks diversity in the mix of owned and rented homes as well as housing costs. It remains diverse in bedroom counts within houses and the number of income restricted units. The proposed rezoning is to facilitate park and recreation activity on publicly owned parkland and does not include residential use. As a result, the Westwood parks' projects will not directly affect housing diversity,

Job Diversity: There are 29 jobs per .2 acres with a lack of manufacturing and innovation jobs and a plethora of retail jobs. The recreation center will be an opportunity to add more jobs within the

community. Recreation Centers give preference to candidates that live in the neighborhood they serve. Many recreation staff make a career out of a first job at a recreation center and serve Parks and Recreation in a variety for capacities, making a career out of an entry level opportunity.

A.2 Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

Children that grow up in Denver are more obese than previous generations, especially in low income neighborhoods, like Westwood. According to the New York Times, by 2030 nearly one in two adults will be obese; no state will have less than 35 percent of residents who are obese. According to the Centers for Disease Control and Prevention (CDC), only 25 percent of American adults engage in recommended levels of physical activity, and 29 percent engage in no leisure-time physical activity at all. This sedentary lifestyle is contributing to an increased incidence of obesity along with obesity-related diseases, such as high blood pressure, diabetes, congestive heart failure, and stroke. A recent report by the Outdoor Foundation concluded that nearly half the US population did not participate in any outdoor recreation in 2018. The proposed rezoning to OS-A will allow Denver to adding parks and recreation facilities, which are proven to improve the health, safety and general welfare of the city in the following ways:

Increase Physical Activity:

- The closer people live to a park and the safer they feel in the park, the more likely they are to walk or bike to those places and utilize the park for physical activity (TPL, 2016).
- A report by the U.S. surgeon general found that people who engage in regular physical activity benefit from “reduced risk of premature death; reduced risk of coronary heart disease, hypertension, colon cancer, and non-insulin-dependent diabetes; improved maintenance of muscle strength, joint structure, and joint function; reduced body weight and favorable redistribution of body fat; improved physical functioning if they suffer from poor health; and healthier cardiovascular, respiratory, and endocrine systems” (CDC, 1996).
- A group of studies reviewed in the American Journal of Preventive Medicine showed that “creation of or enhanced access to places for physical activity combined with informational outreach” produced a 48.4 percent increase in the frequency of physical activity (Kahn, et al, 2006)
- The same studies showed that easy access to a place to exercise results in a 5.1 percent median increase in aerobic capacity, along with weight loss, a reduction in body fat, improvements in flexibility, and an increase in perceived energy ((Kahn, et al, 2006)
- A RAND Corporation study found that Los Angeles residents who live near parks visit them and exercise more often than people who live greater distances from green spaces.(RAND, 2005)
- A positive correlation between environmental infrastructure (such as trails and recreation facilities and enjoyable scenery) and physical activity was found in a study of environmental determinants. The national study included 1,818 people, a majority of whom were low income (Brownson et al., 2001).
- Teens that used recreation centers were 75% more likely to engage in the highest category of moderate to vigorous physical activity, according to a long-term study of over 17,000 teenagers. This national study provided the first evidence that community recreation facilities are important for adolescent activity (Gordan-Larson, 2000).
- Teens that used recreation centers were 75% more likely to engage in the highest category of moderate to vigorous physical activity, according to a long-term study of over 17,000 teenagers. This national study provided the first evidence that community recreation facilities are important for adolescent activity (Gordan-Larson, 2000).

Increase Mental Health:

- Research on recreational activities has shown that green space is associated with enhanced mental alertness, attention, and cognitive performance (Frumkin, 2003).

Provide environmental benefits:

- By reducing air and water pollution, protecting areas from inappropriate development, and mitigating urban heat islands
- Parks and recreation centers help people reduce their risk of illness and injury by providing safe spaces where people can play and exercise away from busy streets and commercial zones.

Decrease Stress:

- A study done in the UK found that people living 1 kilometer away from a green space have nearly 50 percent higher odds of experiencing stress than those living less than 300 meters from a green space (NRPA, 2016)
- Respondents who do not report stress have more than 50 percent higher odds of visiting a green space at least a few days a week than those reporting stress. Results also showed that the more often respondents visited green spaces, the less stress they experienced (Stigsdotter, 2010),).
- People who lived in close proximity to natural space had significantly improved mental health up to three years after their move. Compared to pre-move mental health scores, individuals who moved to greener areas had significantly better mental health recorded three years after the move (Stigsdotter, 2010),).
- Scientists in the Netherlands found that people who lived in residential areas with the least green spaces had a 44 percent higher rate of physician-diagnosed anxiety disorders than people who lived in the greenest residential areas. The effect was strongest among those most likely to spend their time near home, including children and those with low levels of education and income ((Stigsdotter, 2010)

Reduces Crime

- In 1998, a neighborhood in Austin, Texas, saw a 44% reduction in juvenile crime following the opening of a recreation center (TPL, 2001).
- Recreation Centers allow adolescents a chance to have a safe place to go while not in school, instead of being on the street and possibly partaking in negative behavior.

A.3

Westwood Recreation & Westwood Park Parcel

Justifying Circumstances – describe the justifying circumstance.

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest.

- *Changed or changing conditions in a particular area*
 - o *Both properties have been bought by the City and County of Denver. Both will be available for public use and add green space to the Westwood neighborhood. This rezoning request will promote and protect the public interest.*
- *A City adopted plan*
- *That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning*

Since 2010, several plans have been adopted that directly align with the proposed rezoning. Comprehensive Plan 2040, Blueprint Denver, Game Plan for a Healthy City, and the Westwood Neighborhood Plan support the rezoning of these parcels from E-MX-3, E-TU-C, and E-SU-D to Open Space (OS-A).

Specifically, Gameplan discusses expanding parks and open space consistent with population growth. Westwood has been specifically identified as an area with park access gaps. In DPR's Park Equity Index, Westwood was identified as an area with the greatest need for park investment based off the following factors:

- Access: Percent of neighborhood outside 10-minute walk
- Previous 10 years of investments
- Park acres per 1000 residents
- Population density (population per square mile)
- Percentage of population under 18
- Percentage of overweight and obese adults
- Percentage of population in poverty
- Percent of population identified as minorities (non-white)

A.4

Westwood Recreation & Westwood Park Parcel Justifying Circumstances – describe how the criterion is met.

The City and County of Denver recently purchased three different properties that will serve as recreation and green space for the Westwood neighborhood. Denver Parks and Recreation (DPR) plans on adding 0.5 acres to Westwood Park as well as building a new neighborhood recreation center (is there a way to indicate the rec center & the park are in 2 different locations, which will also have green space available for play, recreation and leisure activities. The addition of all properties aligns with the neighborhood's hope to create a healthy, happy, community that has easy access to green space and recreation opportunities. The request to rezone the properties to OS-A aligns with DPR's motives to maintain the property for the community in perpetuity.

9.3.1 Open Space General Character

Open Space context is intended to apply in a variety of contexts, including the surrounding Urban and Urban Edge context of the Westwood neighborhood. This context is appropriate for this generally low-scale residential neighborhood.

The Open Space Context consists of all forms of public and private parks and open spaces. The context accommodates sites ranging from very active to completely passive, and from those embedded in a neighborhood to sites that are large enough to stand alone. Active sites may include high use areas such as ball fields, while passive areas focus on resource protection, trails, walking and biking.

9.3.2.1. Open Space Public Parks District (OS-A)

a. The OS-A district is 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. The subject properties are owned by the city, and intended for use as public parks, consistent with the OS-A district.

9.3.4.1 Uses and Required Minimum Parking

A. OS-A Zone District: Permitted uses, number of uses and applicable use limitation, in the OS-A zone district, shall be determined by the manager of Parks and Recreation

Westwood Outreach & Engagement Future Westwood Recreation Center

The number one priority of Westwood Recreation Center is to build a recreation center that is authentically Westwood. In order to do this, the project team prioritizes robust community engagement in this historically marginalized neighborhood.

Working with leadership as well as Councilwoman Torres' office, the project team created a Community Advisory Group (CAG), which meets on a regular basis throughout the design and construction of Westwood Recreation Center. The following members serve on the CAG:

Arturo Garcia
Business Owner

Lee Rains Thomas
Parks and Recreation Advisory Board

Cindia Reyes
Community Member

Michelle Tijerna
Mental Health Center of Denver

Crystal Munoz
Roots Family Center

Mirian Alvarez
Westwood Unidos

Daisy Rocha Vasquez
Council District #3

Norma Brambilla
Westwood Unidos

Father Joseph Dang
Community Leader

Pearl Lopez
Denver Police Department

Fernando Branch
Colorado I Have a Dream

Perla Manquero
Sewall Child Development Center

Jose Esparza
BuCu West

Rosa Vergil
Una Mano Esperanza

Karimme Quintana
Westwood Unidos/ Lifespan Local

Ruben Moya
Community Member

Kasandra Ornelas
Southwest Denver Coalition

Steve Rovello
Denver Indian Center

Keo Frasier
Denver Housing Authority

Tanil Maldonado
Community Member

Lance Guanella
Southwest Improvement Council

Yuridia Bahena
Re: Vision

In addition to the Community Advisory Group, a comprehensive public engagement process has been implemented. The engagement approach will include a range of innovative methods/activities to maximize input from busy stakeholders (working, caring for families, etc.) who cannot always attend a meeting. The overall goal is to ensure representative, inclusive participation and input from the local communities, project partners, and decision makers. All community outreach efforts have been available in English, Spanish and Vietnamese.

Westwood Project Kick-Off Survey- 9/2020-5/2021

The first Westwood survey was open from September 2020 to May 2021. It was promoted through postcards, flyers, yard signs and emails and resulted in 323 responses. The purpose of this initial survey was to get feedback from a representative group on what the community wanted.

Demolition Event- 3/19/2021

An in person demolition event was held where the project team walked people through the future site of the Recreation Center. This event celebrated the start of demolition.

Public Meeting #1- March 2022

The first public meeting was conducted virtually with about 60 attendees. The project team reviewed survey results and conducted zoom polls to gauge desired activities.

Focus Groups- Conducted March-June 2022

Focus groups were done in order to hear from groups that had not participated in the first survey. The focus groups were done with the following communities within the Westwood neighborhood:

- Vietnamese community
- • Youth (aged 13-17)
- • Active older adults / seniors
- • Native American community
- • Arabic-speaking community
- • Local Businesses & Organizations
- • Youth (elementary school age)
- • Westwood Unidos

Public Meeting #2- May 2022

This meeting was held in person to hone in on the community's priorities and preferences for the recreation center.

Westwood Recreation Programming Survey- 5/9/2022- 232 Responses

The second survey was for people that could not attend the public meeting.

Tabling Events

The project team took advantage of community events by showing up and talking about the project at the following events:

- Westwood Block Party – 4/30/22
- Cinco de Mayo – 5/7/22
- Safe Summer Kickoff GO Day – 6/4/22
- Chili fest - 9/10/22