



# 22 Park Properties - DPR

Request: Multiple zone districts to OS-A

Date: 10.31.2023

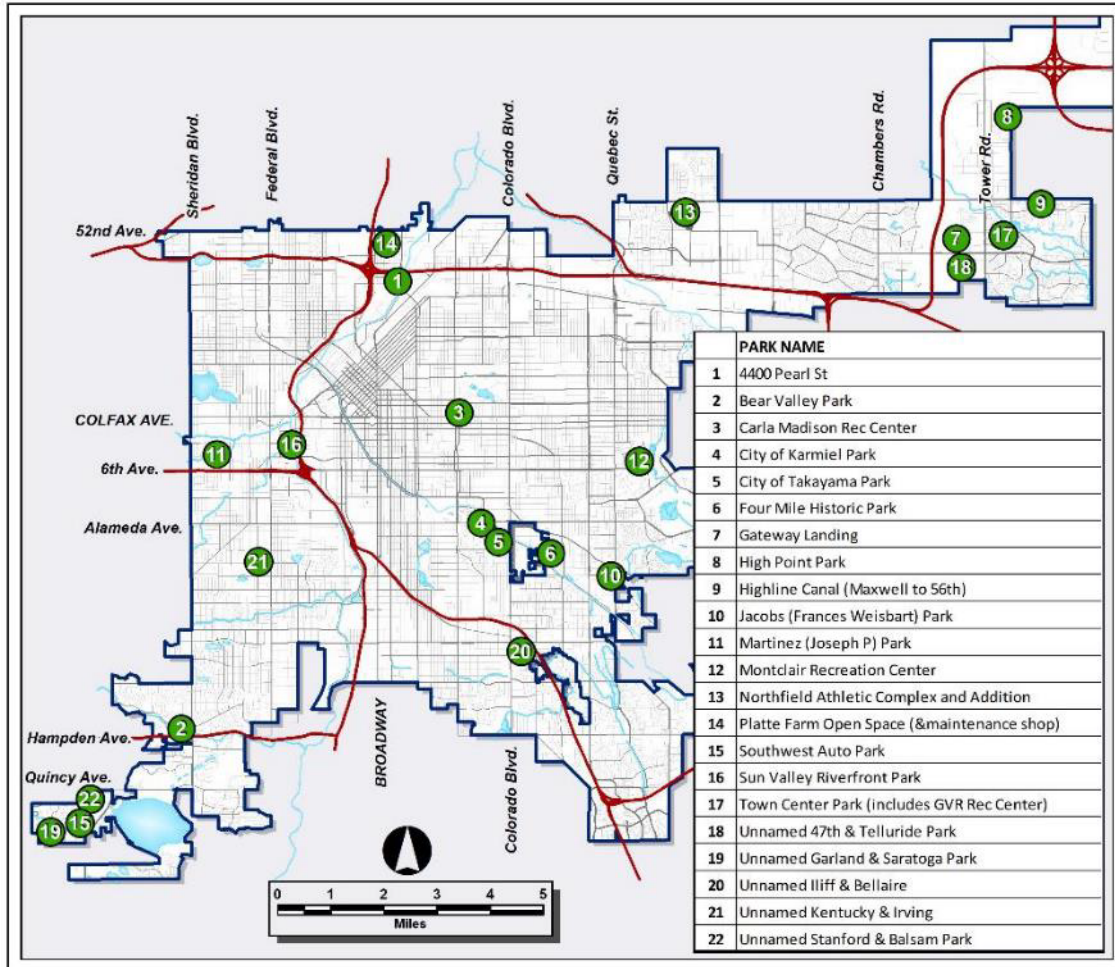
Presenter: Fran Peñafiel, Senior City Planner

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from multiple zone districts to OS-A



- Property:
  - 22 park locations
  - 203 acres
- Rezone from multiple zone districts to OS-A
- Requesting rezoning to reflect and facilitate their current or intended future uses as parks

Reminder: Approval of a rezoning is not approval of a proposed specific development project

# Presentation Agenda

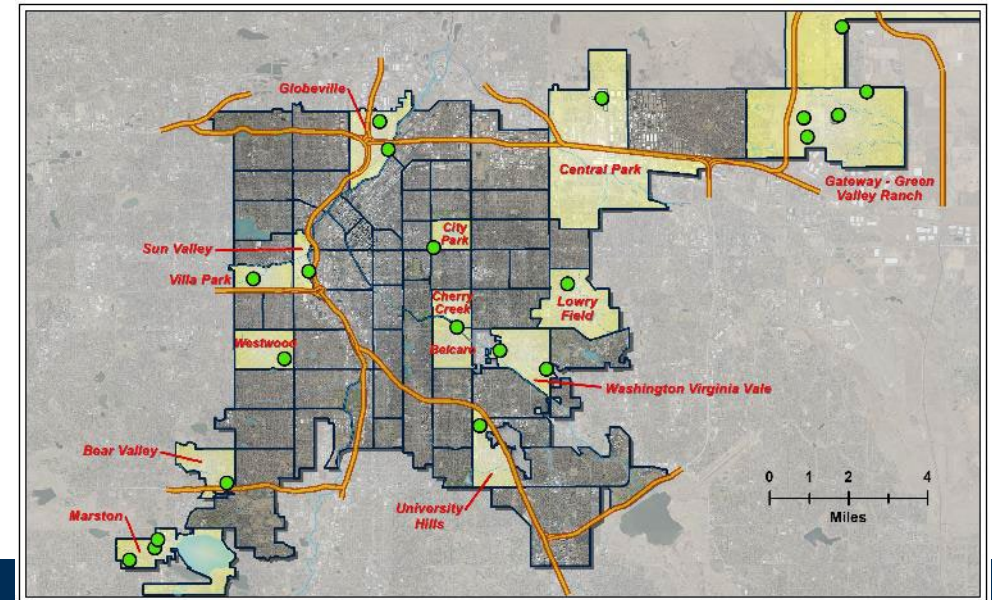
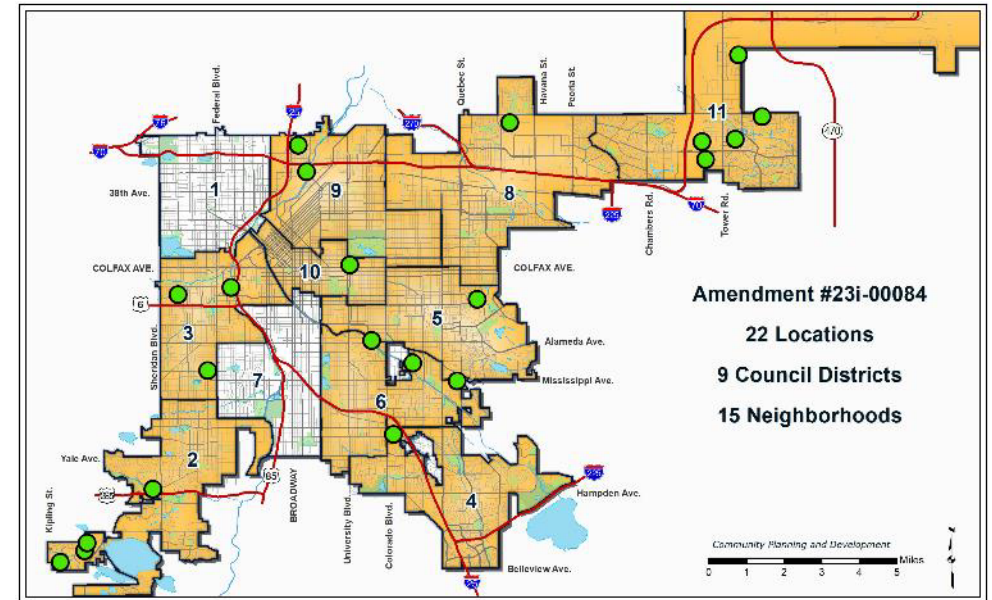
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# Location and Context

- Council Districts 2, 3, 4, 5, 6, 8, 9, 10 & 11
- 15 statistical neighborhoods:
  - Bear Valley
  - Belcaro
  - Central Park
  - Cherry Creek
  - City Park
  - DIA
  - Globeville
  - Green Valley Ranch
  - Lowry Field
  - Marston
  - Sun Valley
  - University Hills
  - Villa Park
  - Washington Virginia Vale
  - Westwood

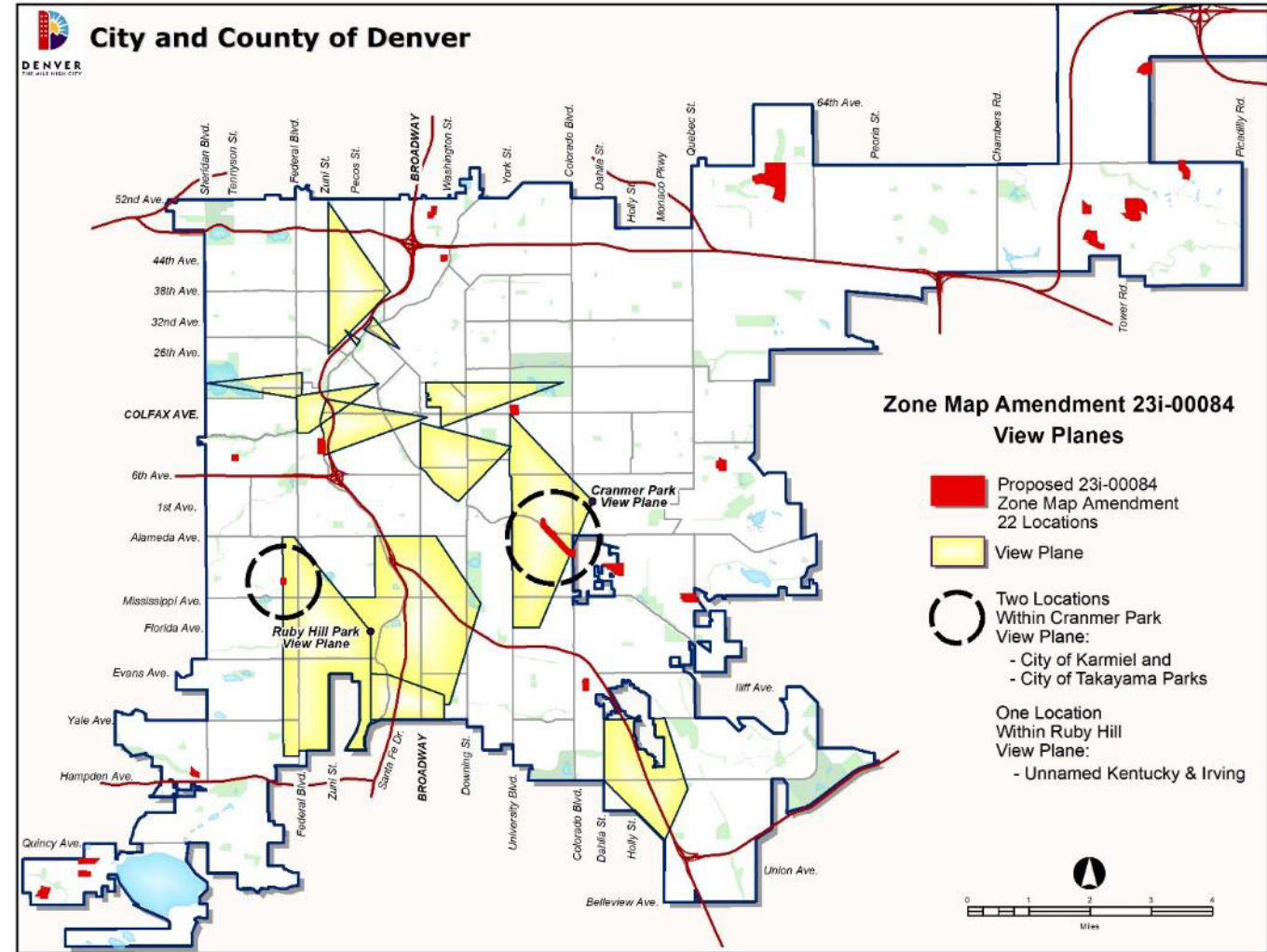


# Location and Context

- 4400 Pearl St U-MX-3, UO-1, UO-2
- Bear Valley Park OS-B
- Carla Madison Rec Center C-MS-8
- City of Karmiel Park OS-C
- City of Takayama Park OS-C
- Four Mile Historic Park R1
- Gateway Landing C-MU-30 w/waivers UO-1
- High Point Park C-MU-30 w/waivers UO-1 AIO
- Highline Canal C-MU-20 w/waivers
- Jacobs (Frances Weisbart) Park C-MU-20 w/waivers
- Martinez (Joseph P) Park E-RH-2.5
- Montclair Recreation Center R-2-A w/waivers
- Northfield Athletic Complex & Addition OS-B & M-RX-5
- Platte Farm Open Space I-MX-3 & E-SU-D
- Southwest Auto Park PUD 252
- Sun Valley Riverfront Park C-RX-8, UO-3
- Town Center Park (w/Rec Center) C-MU-20 w/waivers
- Unnamed 47th & Telluride Park PUD 319
- Unnamed Garland & Saratoga Park R1
- Unnamed Iliff & Bellaire E-MX-3
- Unnamed Kentucky & Irving E-SU-D1x
- Unnamed Stanford & Balsam Park PUD 252

# View Plane

View Plane Name	Park Name	Maximum building height range on subject property
Cranmer Park View Plane	City of Karmiel Park	151-176 feet
	City of Takayama Park	141-165 feet
Ruby Hill View Plane	Unnamed Kentucky & Irving Park	111-115 feet





# Historic Structures



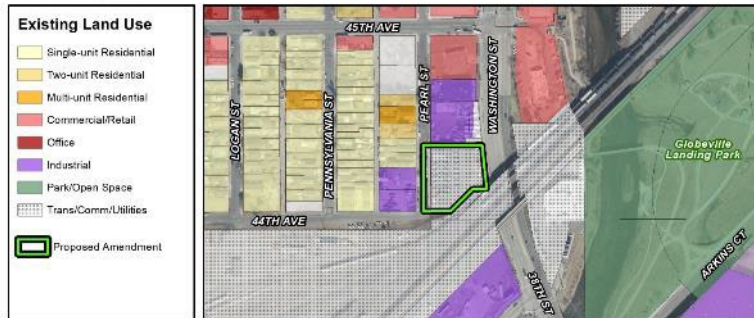
## Four Mile Historic Park

- Includes the Four Mile House
- Designated Historic Structure

*Image source: Colorado.com*

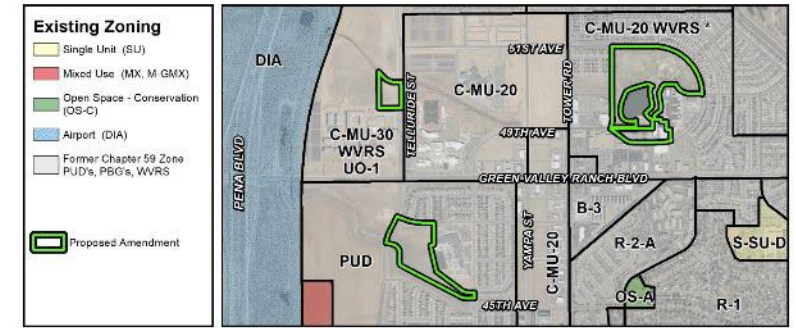
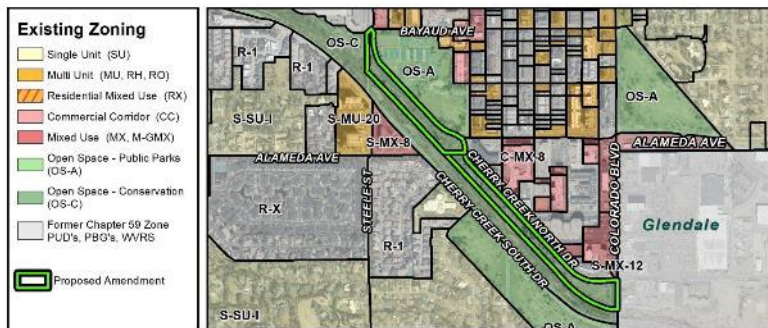


# Existing Context – Land Use





# Existing Context – Land Use





# Existing Context – Land Use





# Existing Context – Land Use



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# Process

- Informational Notice: 7/20/2023
- Planning Board Info Item: 9/20/2023

Planning Board Public Hearing: 10/18/2023  
(recommended approval unanimously)

City Council : 12/11/2023 (tentative)



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# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

Note: Because the City Attorney's Office has determined this to be a legislative map amendment proposal, the additional criteria for non-legislative map amendments in DZC Section 12.4.10.8 do not apply.

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Game Plan for a Healthy City*
- *11 Small Area Plans*

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

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- *Blueprint Denver (2019)*
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## 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

# Blueprint Denver 2019

- Includes properties in six Blueprint Neighborhood Contexts
  - Suburban
  - Urban Edge
  - Urban
  - General Urban
  - Urban Center
  - Districts
- Parks are appropriate in all Neighborhood Contexts

# Blueprint Denver 2019

Blueprint Denver Future Places	Number of properties in rezoning
Parks and Open Space	16
Residential (Low and Low-Medium)	3
Centers (Community, Local)	4

- Blueprint includes language that recommends parks in all Future Places
- Some properties have two Future Place designations



# Blueprint Denver 2019

## Growth Strategy

- As the city experiences increase in population, it will also see an increase in the need for parks and open spaces
- Preserving existing parks and facilitating the development of new parks is critical to supporting Denver's growth strategy.

# Blueprint Denver – Equity Analysis

## Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



# Blueprint Denver – Equity Analysis

## Access to Opportunity

- Preserving existing parks and facilitating the development of new parks supports this equity concept and may, in some cases, improve this metric for some locations.

## Vulnerability to Involuntary Displacement

- The rezoning is not expected to impact any of these measures
- Potential impacts will be studied and mitigated as part of citywide public investments.

## Expanding Housing and Jobs Diversity

- Expanding the park system necessitates more employees for park maintenance, which may create additional local job opportunities for ongoing and seasonal maintenance work.

# Blueprint Denver 2019

DENVERIGHT | BLUEPRINT DENVER

## Recommendations: Quality-of-Life Infrastructure



Quality-of-life infrastructure refers to the places, trees, plants, waterways, parks and outdoor spaces that stitch together our communities and contribute to the health, needs, comfort, environmental resilience and social connectedness of Denver. Quality-of-life infrastructure helps ensure everyone has access to parks, trees, waterways, outdoor spaces, recreational amenities, healthy food and outdoor community gathering places. In some instances, quality-of-life infrastructure can incorporate important civic and institutional places, views, social services, libraries or schools. It also includes recognizing that trees and the natural environment are vital pieces of civic infrastructure and key features to mitigate the impacts of climate change. Quality-of-life infrastructure supports the need for individuals to connect with nature, community, history, access healthy food systems and enjoy a clean environment.

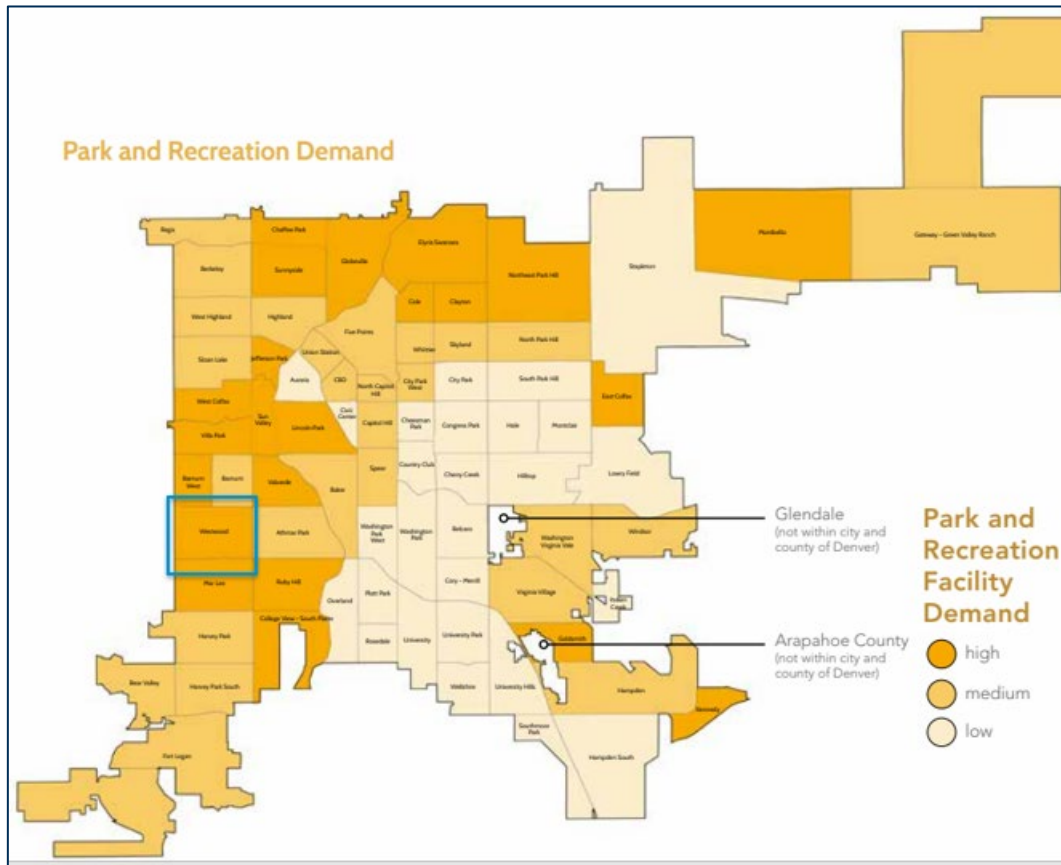
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01. Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver's growth.



# Game Plan for a Healthy City



- **3.1 Grow Parks:** *Acquire land and build facilities to keep pace with growth and meet 10-minute walk standard and service goals.*
- **3.5 10-Min Walk Access:** *Ensure a ten-minute walk for park and open space for every neighborhood.*
- **4.9 Upgrade facilities:** *Upgrade operation and user facilities to meet baseline standards.*
- **5.9 Innovative public spaces:** *Expand new innovative park and recreation amenities to encourage active lifestyles and improve health.*

# Small Area Plans (11)

- 38th & Blake Station Area Height Amendments
- Central Park Development Plan
- Cherry Creek Greenway Master Plan
- Cherry Creek Area Plan
- East Central Area Plan
- Far Northeast Area Plan
- Globeville Neighborhood Plan
- Lowry Reuse Plan
- Near Southeast Area Plan
- West Area Plan
- Westwood Neighborhood Plan

While the specific language varies across these small area plans, they are all consistent with the citywide policy that parks are a critical part of all neighborhoods, and that they are appropriate across the city.

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare



# 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