



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		PROPERTY OWNER(S) REPRESENTATIVE** <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <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

Parkfield Park

Legal Description

6 Parcels of land located in Section 17, Township 3 South, Range 66 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Parcel 1

All Lots, Blocks and Tracts in Parkfield Filing No. 3, as recorded in the City and County of Denver Clerk and Recorder's Office in Book 29 at Pages 28 and 29, together with all of the public right-of-ways within said Parkfield Filing No. 3 vacated by Ordinance 531 Series of 2003, City and County of Denver, State of Colorado.

Parcel 2

A portion of Lot 2, Block 2 and Tract B of Parkfield Subdivision Filing No. 2, recorded in the City and County of Denver Clerk and Recorder's Office in Book 29 at Pages 16 through 19, also being a portion of land located in the Northwest Quarter of Section 17, Township 3 South, Range 66 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the North quarter corner of said Section 17; Thence S37°29'09"W, a distance of 1799.39 feet to the Northeast corner of Tract B, point being on the South right-of-way line of Maxwell Place as shown on said recorded plat of Parkfield Subdivision Filing No. 2; Thence along said South right-of-way line, S86°13'36"W, a distance of 38.35 feet to the True Point of Beginning; Thence S0°47'42"E, a distance of 443.95 feet to a point on the Northerly line of Parcel C-2 as described in the Quit Claim Deed recorded in the City and County of Denver Clerk and Recorder's Office at Reception No. 92-0137022; Thence along said Northerly line of Parcel C-2, S86°12'56"W, a distance of 192.36 feet; Thence along the Northeasterly line of said Parcel C-2, N6°34'30"W, a distance of 417.14 feet to a point on the South right-of-way line of said Maxwell Place; Thence along said Southerly right-of-way line, 131.76 feet along the arc of a non-tangent curve to the right, having a radius of 320.00 feet, a central angle of 23°35'30" and a chord bearing N74°25'51"E, a distance of 130.83 feet; Thence continuing along said South right-of-way line, N86°13'36"E, a distance of 107.75 feet to the True Point of Beginning.

Bearings are based on the East line of the Northwest quarter of Section 17 being N0°19'33"E.

Parcel 3

A portion of Lot 1, Block 4 of Parkfield Subdivision Filing No. 2, recorded in the City and County of Denver Clerk and Recorder's Office in Book 29 at Pages 16 through 19, also being a portion of land located in the Northwest Quarter of Section 17, Township 3 South, Range 66 West of the 6TH Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the North quarter corner of said Section 17; Thence S9°03'31"W, a distance of 1841.85 feet to the True Point of Beginning, said point being an intersection of the Northerly line of Parcel C-2 as described in the Quit Claim Deed recorded in the City and County of Denver Clerk and Recorder's Office at Reception No. 92-0137022, and the Westerly line of the realigned Highline Canal Trail Corridor recorded in the City and County of Denver Clerk and Recorder's Office at Reception No. 92-0137022; Thence along said Northerly line S86°12'56"W, a distance of 288.19 feet; Thence departing said Northerly line 190.18 feet along the arc of a non-tangent curve to the right, having a radius of 595.00 feet, a central angle of 18°18'48" and a chord bearing N65°59'56"E, a distance of 189.37 feet; Thence N75°09'20"E, a distance of 135.71 feet to a point on said Westerly line of realigned Highline Canal Trail Corridor; Thence along said Westerly line S10°09'20"W, a distance of 94.25 feet to the True Point of Beginning.

Bearings are based on the East line of the Northwest quarter of Section 17 being N0°19'33"E.

Parcel 4

Tract A, Parkfield Filing No. 5,
City and County of Denver,
State of Colorado.

Parcel 5

Tract B, Parkfield Filing No. 5,
City and County of Denver,
State of Colorado.

Parcel 6

A parcel of land being the vacated portion of Idalia Street, Helena Street and E. 53rd Avenue as said streets are shown on the plat of Parkfield Filing No. 1, recorded in Book 29 at Pages 1 through 3, City and County of Denver records, and a portion of Tract B, as said Tract is shown on the plat of Parkfield Filing No. 5, recorded in Book 31 at Pages 99 through 103, City and County of Denver

records, all in the West half of Section 17, Township 3 South, Range 66 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the West quarter corner of said Section 17, Thence N89°52'10"E, along the South line of the Northwest quarter of said Section 17, a distance of 514.52 feet; Thence S0°07'50"E, a distance of 196.08 feet to a point on the North right-of-way line of E. 53rd Avenue, as shown on the plat of Parkfield Filing No. 5, as recorded in Book 31 at Pages 99 through 103, City and County of Denver records, said point being the True Point of Beginning; Thence along said North right-of-way line of E. 53rd Avenue, the following two (2) courses:

1. S89°59'20"E, a distance of 73.27 feet to a tangent curve;
2. Thence along the arc of a tangent curve to the right, having a radius of 379.64 feet, a central angle of 26°55'55", an arc length of 178.45 feet and whose chord bears S76°31'23"E, a chord distance of 176.81 feet to the Westerly most point of Tract B, as shown on said plat of Parkfield Filing No. 5;

Thence S63°03'25"E, along the South line of said Tract B, a distance of 5.62 feet to a non-tangent curve, said point also being a point on the East right-of-way line of Idalia Street, as shown on said plat of Parkfield Filing No. 1; Thence leaving said South line of said Tract B, along said East right-of-way line of Idalia Street, the following four (4) courses:

1. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 32°57'55", an arc length of 14.38 feet and whose chord bears N47°04'43"E, a chord distance of 14.19 feet to a reverse curve;
2. Thence along the arc of a curve to the left, having a radius of 630.00 feet, a central angle of 63°33'02", an arc length of 698.78 feet, and whose chord bears N31°47'09"E, a chord distance of 663.50 feet;
3. Thence tangent to the preceding curve, N0°00'38"E, a distance of 570.00 feet to a tangent curve;
4. Thence along the arc of a tangent curve to the right, having a radius of 320.00 feet, a central angle of 36°03'07", an arc length of 201.35 feet and whose chord bears N18°02'11"E, a chord distance of 198.05 feet to a point on the South right-of-way line of Maxwell Place extended, as shown on said plat of Parkfield Filing No. 1;

Thence N48°34'48"W, along said South right-of-way line of Maxwell Place extended, a distance of 82.66 feet to a point on the intersection of the South right-of-way line of said Maxwell Place and the West right-of-way line of Idalia Street as both are shown on said plat of Parkfield Filing No. 1; Thence along the West right-of-way line of said Idalia Street the following four (4) courses:

1. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 82°12'44", an arc length of 35.87 feet and whose chord bears S7°28'26"E, a chord distance of 32.87 feet to a reverse curve;

2. Thence along the arc of a curve to the left, having a radius of 380.00 feet, a central angle of $33^{\circ}37'18''$, an arc length of 222.99 feet, and whose chord bears $S16^{\circ}49'17''W$, a chord distance of 219.80 feet;
3. Thence tangent to the preceding curve, $S0^{\circ}00'38''W$, a distance of 550.00 feet to a tangent curve;
4. Thence along the arc of a tangent curve to the right, having a radius of 550.00 feet, a central angle of $65^{\circ}34'57''$, an arc length of 629.55 feet, and whose chord bears $S32^{\circ}48'06''W$, a chord distance of 595.74 feet to a compound curve, said point also being a point on the Northeasterly right-of-way line of Helena Street as shown on said plat of Parkfield Filing No. 1;

Thence along the Northeasterly, Northwesterly and Southwesterly right-of-way line of Helena Street, the following four (4) courses:

1. Thence along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of $93^{\circ}25'15''$, an arc length of 40.76 feet, and whose chord bears $N67^{\circ}41'48''W$, a chord distance of 36.40 feet;
2. Thence tangent to the preceding curve, $N20^{\circ}59'10''W$, a distance of 3.58 feet;
3. Thence $S69^{\circ}00'50''W$, a distance of 50.00 feet to a non-tangent curve;
4. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of $97^{\circ}30'58''$, an arc length of 42.55 feet, and whose chord bears $S27^{\circ}46'19''W$, a chord distance of 37.60 feet to a compound curve, said point also being a point on the North right-of-way line of E. 53rd Avenue, as shown on said plat of Parkfield Filing No. 1;

Thence along said North right-of-way line of E. 53rd Avenue, along the arc of a curve to the right, having a radius of 550.00 feet, a central angle of $13^{\circ}28'52''$, an arc length of 129.41 feet, and whose chord bears $S83^{\circ}16'14''W$, a chord distance of 129.11 feet to the True Point of Beginning.

Bearings are based on the West line of the Northwest quarter of Section 17 being $N0^{\circ}00'01''E$.

Together with that certain parcel of land described in Ordinance 449 Series of 1993 in the Records of the City and County of Denver.

Description of a parcel of land situated in Section 17, T. 3 S., R. 66 W., of the 6th P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Maxwell Place, whence the Northwest Corner of the Northwest One-Quarter of said Section 17 bears North $41^{\circ}28'24''$ West, a distance of 1957.33 feet; thence leaving said right-of-way, South $6^{\circ}51'53''$ East, a distance of 417.14 feet; thence North $85^{\circ}55'33''$ East, a distance of 1031.35 feet to the westerly boundary line of the realigned

Highline Canal (Tract B27E, dated March 18, 1982 tendered to and between the U.S. Department of the Army and Nu-West, Inc.); thence southerly on the westerly boundary line of said realigned Highline Canal the following 5 courses and curves:

- 1) thence South $9^{\circ}51'57''$ West, a distance of 215.67 feet;
- 2) thence southerly on a tangent, 285.59-foot radius curve, concave easterly, through a central angle of $54^{\circ}38'01''$, an arc distance of 272.32 feet;
- 3) thence South $44^{\circ}46'04''$ East, tangential to last said curve, distance of 438.15 feet;
- 4) thence southeasterly on a tangent, 398.27-foot radius curve, concave southwesterly, through a central angle of $29^{\circ}24'20''$, an arc distance of 204.40 feet;
- 5) thence South $15^{\circ}21'44''$ East, tangential to last said curve, a distance of 150.08 feet;

thence South $61^{\circ}29'52''$ West, a distance of 836.67 feet; thence westerly on a tangent, 657.00-foot radius curve, concave northerly, through a central angle of $57^{\circ}36'29''$, an arc distance of 660.58 feet; thence North $60^{\circ}53'39''$ West, tangential to last said curve, a distance of 711.58 feet; thence northwesterly on a tangent, 743.00-foot radius curve, concave southwesterly, through a central angle of $1^{\circ}53'15''$, an arc distance of 24.48 feet; thence North $58^{\circ}22'47''$ West, non-tangential to last said curve, a distance of 60.03 feet; thence northwesterly on a non-tangent, 750.00-foot radius curve, to which a radial line bears South $22^{\circ}38'27''$ West, concave southwesterly, through a central angle of $3^{\circ}31'55''$, an arc distance of 46.23 feet to the easterly right-of-way line of Idalia Street; thence northerly on the easterly right-of-way line of Idalia Street the following 4 curves and courses:

- 1) thence northeasterly on a non-tangent, 630.00-foot radius curve, to which a radial line bears North $24^{\circ}55'24''$ West, concave northwesterly, through a central angle of $65^{\circ}03'08''$, an arc distance of 715.29 feet;
- 2) thence North $0^{\circ}00'26''$ East, non-tangential to last said curve, a distance of 570.00 feet;
- 3) thence northerly on a non-tangent, 320.00-foot radius curve, to which a radial line bears South $89^{\circ}59'02''$ East, concave easterly, through a central angle of $43^{\circ}58'02''$, an arc distance of 245.56 feet;
- 4) thence northeasterly on a non-tangent, 320.00-foot radius curve, to which a radial line bears South $46^{\circ}01'14''$ East, concave southeasterly, through a central angle of $18^{\circ}22'35''$, an arc distance of 102.63 feet to the True Point of Beginning.

Said parcel contains 50.700 acres, more or less;

15510 E MAXWELL PL

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE DEPT401 DENVER, CO 80211-5330
Schedule Number	00172-04-015-000
Legal Description	PARKFIELD FLG NO 2 T3 R66 S17 NW/4 DIF RCP #137022 RCD11/17/92 PARCEL C-2 DEDICATED PARK BY ORD 449-1993 TOG WITHPARKFIELD FLG #3 & THAT LAND VAC BY ORD 415-2003 & 531-2003
Property Type	INDUSTRIAL-MISC RECREATION
Tax District	DENVER

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	37246
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	2002	Basement/Finish:	0/0
Lot Size:	3,825,772	Zoned As:	PUD

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

Current Year				
	Actual	Assessed	Exempt	
Land		\$29,479,200	\$8,548,970	\$10,185,120
Improvements		\$5,641,900	\$1,636,150	
Total		\$35,121,100	\$10,185,120	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$29,479,200	\$8,548,970	\$10,185,120
Improvements		\$5,641,900	\$1,636,150	
Total		\$35,121,100	\$10,185,120	

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 ⓘ	N
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	\$8,548,970.00	Assessed Improvements	\$1,636,150.00
Exemption	\$10,185,120.00	Total Assessed Value	\$10,185,120.00



May 31st, 2022

Laura Aldrete
Executive Director
Community Planning and Development

Director Aldrete,

Based on the criteria for review in the Denver Zoning Code, we ask that Community Planning and Development prepare a rezoning of the Parkfield Lake Park (PUD 515 Superblock C) including the Montbello Recreation Center (15555 E 53rd Ave, Denver, CO 80239) on behalf of Climate Action, Sustainability, and Resilience and Parks and Recreation.

Nearest Major Intersection: Chambers Rd; Maxwell Place; Highline Canal Lateral; 53rd Avenue.
Area of Property: 88.5 acres
Current Zoning: PUD 515, Superblock C
Proposed Zoning: OS-A (Open Space Public Parks District)
Property Owner: City and County of Denver, Department of Parks and Recreation

The map amendment rezones a Former Chapter 59 property into the Denver Zoning Code and helps to advance the strategies, pillars, and goals of adopted city plans. The proposed official map amendment furthers the public health, safety, and general welfare of the city by protecting and preserving publicly accessible green space and a recreation center in the Gateway - Green Valley Ranch neighborhood. The rezoning of the Former Chapter 59 property into the Denver Zoning Code enables the installation of solar panels and other clean energy equipment for park purposes and for the use and convenience of park patrons.

Please contact Jonathan Rogers at Jonathan.Rogers@denvergov.org if there are any questions or if additional clarification is required.

Sincerely,

A handwritten signature in black ink that reads "Grace Rink".

Grace Rink
Executive Director
Office of Climate Action, Sustainability, and Resiliency

A handwritten signature in black ink that reads "Scott Gilmore".

Scott Gilmore
Deputy Executive Director
Department of Parks and Recreation

Date: __5-31-2022__

Date: __5-31-2022__

Office of Climate Action, Sustainability, & Resiliency
201 W. Colfax Ave., Dept. 708 | Denver, CO 80202
www.denvergov.org/sustainability
p. 720.865.9028

Public Review Process

Staff have engaged with the public regularly since November 2020 regarding efforts to bring clean energy systems such as solar and EV charging to parks, and that Parkfield Park/Montbello Rec Center would be rezoned from PUD 515 to OS-A in order to participate in the “Renewable Denver Community Solar” program. Staff have received exclusively positive feedback in all interactions with the public and our advisory committees. No comment letters have been received.

Activity	Date
Email outreach to RNO's requesting the opportunity to join them at an upcoming meeting to discuss CASR's community solar program and the actions (including rezoning) required to bring a project to their neighborhood: (sent to representatives from Far Northeast Neighbors, Inc., Green Valley Ranch Citizen's Advisory Board, Master Homeowners Association for Green Valley Ranch, Montbello 20/20, Montbello Neighborhood Improvement Association, Northeast Denver Friends and Neighbors (NEDFANS), Northern Corridor Coalition, Opportunity Corridor Coalition of United Residents, United Neighbors of Northeast Denver Residents (UNNDR), and Vecinos de Montbello).	November 20, 2020 <i>Only received a response from Montbello 20/20</i>
Presentation to Montbello 20/20	February 11, 2021
Presentation to Parks and Rec Advisory Board (PRAB), Sustainability and Resiliency Committee	March 26, 2021
Notice of Public Meetings for Solar Carports and Rezoning at Montbello Recreation Center distributed via email to Council Members, RNO's, and posted on agency event calendars and social media pages.	Distributed April 1, 2022
Presentation to Parks and Rec Advisory Board (PRAB), Sustainability and Resiliency Committee	April 15, 2022
Virtual Meeting held for interested members of the public.	Tuesday May 10, 2022; 5:30-7pm
Open House at Montbello Recreation Center.	Friday May 27, 2022; 10am-12pm
Presentation to Parks and Rec Advisory Board (PRAB)	June 8, 2022
Recurring updates to Denver's Sustainability Advisory Council, Energy Committee	Monthly meetings since April 2021

Parkfield Lake Park and Montbello Recreation Center Rezoning Application Narrative

Denver Zoning Code Map Amendment Review Criteria

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

See DZC 12.4.10.7, 12.4.10.8

1 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 the adoption of the City's plan.

The following adopted plans currently apply to this property:

- 1) Denver Comprehensive Plan 2040
- 2) Blueprint Denver
- 3) Game Plan for a Healthy City
- 4) Far Northeast Area Plan

1.a Comprehensive Plan 2040

Comprehensive Plan 2040 creates a vision and 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.

Vision Element: Strong & Authentic

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

Strategy B: Design public spaces to facilitate social connections and enhance cultural identity.

Vision Element: Environmentally Resilient

Goal 1: Mitigate climate impact by significantly reducing greenhouse gas emissions.

Strategy A – Embrace clean and local energy that comes from renewable sources such as sun and wind.

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.

1.b Blueprint Denver

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. This map amendment supports the neighborhood context, complete neighborhoods & networks, street types, growth strategy, and equity concepts outlined in *Blueprint Denver*.

Future Neighborhood Context: Suburban

- Range of uses from single-unit and multi-unit residential to commercial corridors and centers. Block patterns are generally irregular with curvilinear streets. Alleys are not commonly found. Buildings are typically set back from the street and range in scale.
- Parks are important and necessary components of all of Denver's neighborhood contexts.

Future Place Type: Regional Park

- Provides large scale public open space, recreation and event locations. Other compatible institutional uses include zoos, museums, recreation centers and golf courses. Buildings in regional parks vary responding to unique needs and environments. Some locations have prominent architecture with significant civic importance.
- OS-A is intended to protect and preserve public parks owned by the city consistent with the future place type.

Street Types: Residential Arterial and Residential Collector

- N Chambers: Residential Arterial
 - 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.
- Maxwell Pl & E 53rd: Residential Collector
 - Reminder: Evaluating whether the proposed zone district is consistent with the Future Street Classification, but not to assess the traffic impacts of a specific development proposal.
- OS-A allows for parks and open space consistent with the residential future street types.

Growth Strategy: "All other areas of the city"

- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still

expected to see some growth, however more limited. These areas of the city are anticipated to see 20% of new housing and 10% of new jobs by 2040.

- Rezoning from PUD 515 to OS-A will allow for expanded park and open space uses on the site, which may lead to more jobs consistent with the growth area strategy.

Equity Concepts: *Blueprint Denver* contains three equity concepts to help guide change to benefit everyone citywide. Each equity concept has associated metrics that helps inform implementation actions through large rezonings along with other implementation actions.

This map amendment/project will update 88.5 acres of park space from PUD 515 to OS-A, serving people in and around the Montbello neighborhood. 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 Park and Recreation ("DPR") for park purposes.

1) Improving Access to Opportunity

- a) Neighborhood Equity Index: Average Score of 2.5/2.8 out of 4.0
 - i) More equitable in: Life expectancy
 - ii) More access to: Public parks
 - iii) Less equitable in: High school degree, childhood obesity
 - iv) Less access to: Healthcare; Grocery stores; Public transit
- b) While the proposed rezoning would not impact or exacerbate the equity indicators of these metrics, the city has invested in several projects in the Montbello and Gateway-Green Valley Ranch neighborhoods that will increase access to opportunity for the neighborhoods' residents. The city has also provided funds for the Montbello FreshLo development, which includes 97 affordable units, a two-story grocery store, retail spaces, and a cultural hub with a performing arts space. This project will bring access to healthy food and community centers and corridors.

2) Reducing Vulnerability to Displacement: Average Score of 3.0 out of 3.0

- a) Vulnerable in all three metrics: Median household income, educational attainment, percent renter occupied units
- b) Racial Composition (2018):
 - i) Green Valley Ranch: 25.3% Non-Hispanic, White
 - ii) Citywide: 53.7% Non-Hispanic, White
- c) Racial Composition (2015-2018 % change)
 - i) Green Valley Ranch: 10.4% increase
 - ii) Citywide: 1.13% increase
- d) Median Household Income (2018)
 - i) Green Valley Ranch: \$70,934
 - ii) Citywide: \$63,793
- e) Median Household Income (2015-2018 % change)
 - i) Green Valley Ranch: 3% increase
 - ii) Citywide: 18.93% increase
- f) Residents with a Disability (2018)
 - i) Green Valley Ranch: 6.83%
 - ii) Citywide: 9.67%
- g) Residents with a Disability (2015-2018 % change)
 - i) Green Valley Ranch: 27.71% increase

- ii) Citywide: 8.34% increase
 - h) Population Over the Age of 65 (2018)
 - i) Green Valley Ranch: 7.32%
 - ii) Citywide: 11.4%
 - i) Population Over the Age of 65 (2015-2018 % change)
 - i) Green Valley Ranch: 42.44% increase
 - ii) Citywide: 6.54% increase
 - j) Single- and Two-Unit Demolition Permits (2018): 0
 - k) Median Residential Property Tax (2018-2020 % change)
 - i) Green Valley Ranch: 28.23% increase
 - ii) Citywide: 17.63% increase
 - l) The proposed rezoning would likely not impact or exacerbate the equity indicators of these metrics. To help prevent displacement in these neighborhoods, the city has invested in a couple of affordable housing projects in the Montbello Neighborhood. Additionally, the Department of Housing Stability is currently advancing a prioritization policy that would provide households at risk of or who have been displaced from their neighborhood priority access to newly developed or preserved affordable housing.
- 3) Expanding Housing and Jobs Diversity:
- a) Housing Diversity: Average score of 2.0 out of 5.0
 - i) Less Diverse Compared to Citywide
 - (1) Missing middle housing
 - (2) Diversity in housing costs
 - (3) # of income restricted units
 - ii) More Diverse Compared to Citywide
 - (1) Mix of rented and owned homes
 - (2) Bedroom counts in homes
 - b) Job Diversity: Total Jobs (180); Total Jobs per Acre (0.14)
 - i) Lower than Citywide Averages
 - (1) Retail jobs
 - (2) Manufacturing jobs
 - ii) Higher than Citywide Averages
 - (1) Innovation jobs
 - c) The proposed rezoning would not impact or exacerbate the equity indicators of these metrics.

1.c Game Plan for a Healthy City

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, and recreation programs, and 20,000 acres of park landscapes. The proposed rezoning is consistent with the Game Plan for a Healthy City.

- Strategies:
 - 1.13: Make facilities more energy-saving and efficient, reducing energy use in park and recreation operations by 25 percent in 10 years.
 - The proposed rezoning enables the installation of solar panels and other clean energy equipment for park use, which are not permitted under the existing PUD 515.
 - 4.2: Identify and focus park and programmatic resources in underserved neighborhoods.
 - Montbello is listed as a "high need neighborhood"

- Green Valley Ranch is listed as a “medium need neighborhood”
- 5.9: Expand new innovative park and recreation amenities to encourage active lifestyles and improve health.

1.d Far Northeast Area Plan

The Far Northeast Area Plan sets a holistic vision and recommendations for each Far Northeast neighborhood including Green Valley Ranch as well as guiding principles for the development and future of the neighborhood. The Plan provides City-adopted policy direction to guide decision-making related to development opportunities, transportation, partnerships, and many others. The proposed rezoning is consistent with the Far Northeast Area Plan.

- Future Neighborhood Context: Public Parks and Open Space
- Future Place Type: Regional Park
- Plan recommendations supported by the proposed rezoning
 - LU-16: Rezone Former Chapter 59 properties into the Denver Zoning Code
 - 16.2 Strategically use large-scale rezoning as a tool for bringing Former Chapter 59 properties in the DZC
 - QOL-6: Adapt parks to the changing climate
 - QOL-8: Reinvest in Denver Parks and Recreation resources
- This proposed rezoning will rezone a property from a Former Chapter 59 PUD into the Denver Zoning Code. The proposed OS-A district is intended to promote and protect city-owned parks and open space within the city, consistent with the future neighborhood context and future place type. This rezoning will also allow the parks to adapt to climate change and reinvest in resources by allowing solar panels and other clean energy equipment.

2 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.

The proposed map amendment results in regulations and restrictions that are uniform throughout the Open Space Public Parks District (OS-A). The map amendment rezones a Former Chapter 59 property into the Denver Zoning Code, advancing the strategies, pillars, and goals of adopted city plans. The park will be supported and maintained by DPR in perpetuity. The OS-A district is intended to “protect and preserve public parks owned, operated or leased by the City and managed by DPR for park purposes.”

3 Public Health, Safety, and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed official map amendment furthers the public health, safety, and general welfare of the City by protecting and preserving publicly-accessible green space and a recreation center in the Gateway-Green Valley Ranch neighborhood totaling approximately 88.5 acres. The rezoning of the

Former Chapter 59 property into the Denver Zoning Code enables the installation of solar panels and other clean energy equipment for park purposes and for the use and convenience of park patrons.

As stated in the Gameplan for a Healthy City, “The science is clear, our planet is facing a global crisis attributed largely to human behavior that is changing climate patterns around the world. This environmental emergency threatens to alter our normal landscape, limiting where we can live, where we can grow our food and how we are able to access natural resources. As we look to our future we recognize that reversing our contribution to climate change is critical. How we plan our city can help us reduce our drain on resources and reduce Denver’s carbon footprint to eliminate our collective contribution to the climate change crisis. That commitment must be our over-arching guide.”

The general benefits of parks and open space on both mental and physical health have been long-documented (http://cloud.tpl.org/pubs/benefits_HealthBenefitsReport.pdf). Parks have been associated with overwhelmingly positive outcomes including: increased physical activity, general mood improvement, stress reduction, and increased social capital (<https://www.nrpa.org/parksrecreation-magazine/2017/april/the-health-benefits-of-small-parks-and-green-spaces/>).

4 Justifying Circumstances

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*
- A City adopted plan*
- That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning***

This map amendment/project will update 88.5 acres of park space from PUD 515 (Former Chapter 59 zoning) to OS-A (Denver Zoning Code).

5 Consistency with Neighborhood Context, Zone District Purpose and Intent

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.

The proposed map amendment is consistent with the neighborhood context outlined in Blueprint Denver. The area identified is a Regional Park in a Suburban neighborhood, and that remains consistent as the Former Chapter 59 zoning is updated to the Denver Zoning Code. The proposed map amendment is also consistent with the proposed zone district, as it will be owned and maintained by DPR, fulfilling the purpose and intent of the OS-A district. The neighborhood context and purpose & intent of the zoning code are listed below:

Neighborhood Context (Blueprint Denver):

The neighborhood context, stated in Blueprint Denver, for the neighborhood is “Suburban.”

- Range of uses from single-unit and multi-unit residential to commercial corridors and centers. Block patterns are generally irregular with curvilinear streets. Alleys are not commonly found. Buildings are typically set back from the street and range in scale.

Complete Neighborhoods & Networks: Regional Park

- Proposed map amendment is reflected in the “Future Places Map” as “regional park.”
- Provides large scale public open space, recreation and event locations. Other compatible institutional uses include zoos, museums, recreation centers and golf courses. Buildings in regional parks vary responding to unique needs and environments. Some locations have prominent architecture with significant civic importance.

Section 9.3.1 Open Space General Character

- 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 along. Active sites may include high use areas such as ball fields, while passive areas focus on resource protection, trails, walking and biking.

Purpose & Intent (Zoning Code):

Open Space Public Parks District (OS-A): The OS-A district is intended to protect and preserve public parks owned, operated or leased by the City and managed by DPR for park purposes.

- This property is currently a city-owned park and houses a recreation center managed by the Department of Parks and Recreation, which meets the intent of the proposed OS-A district.

Parkfield Park

