



TO: Denver City Council
FROM: Libbie Adams, Senior City Planner
DATE: October 13, 2022
RE: Official Zoning Map Amendment Proposal #2022I-00095 rezoning 15555 E 53rd Ave from PUD 515 to OS-A.

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Official Zoning Map Amendment Proposal #2022I-00095.

Request for Rezoning

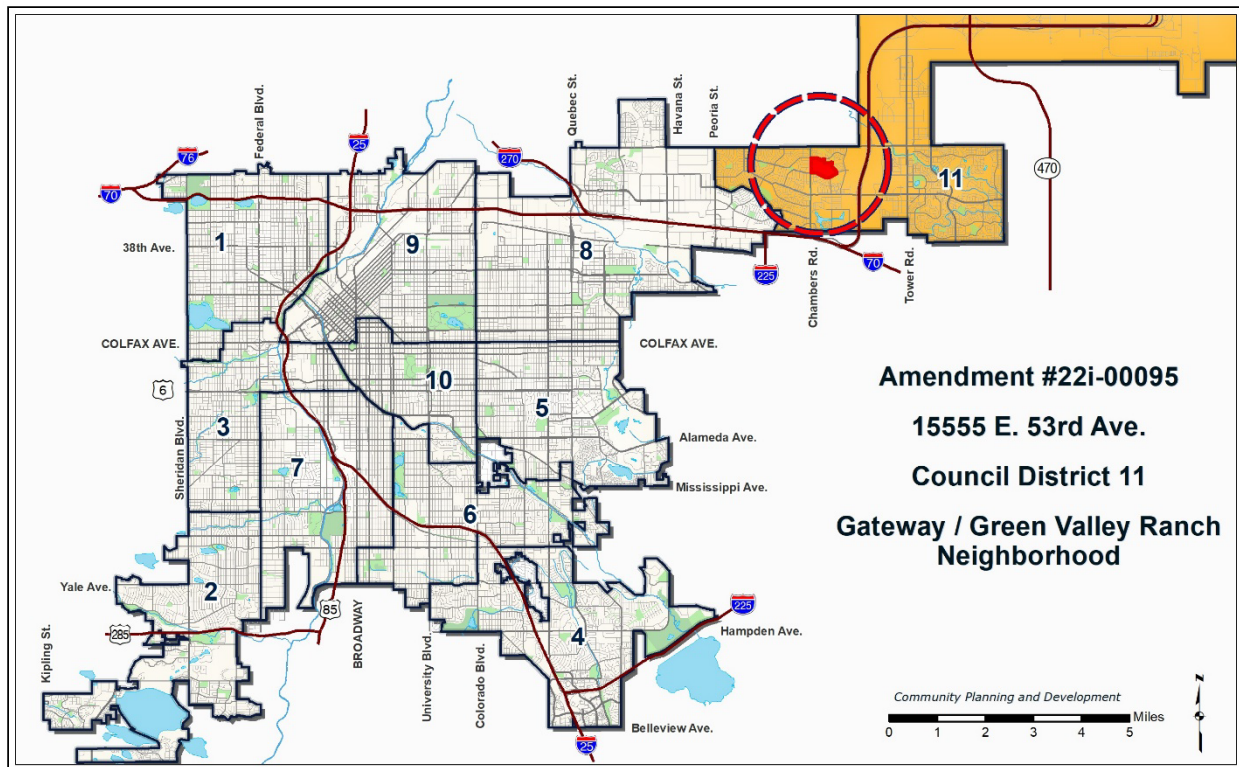
Address: Parkfield Lake Park and Montbello Recreation Center: 15555 E 53rd Ave.
Neighborhood/Council District: Gateway – Green Valley Ranch / Council District 11
RNOs: Master Homeowners Association for Green Valley Ranch, Montbello Neighborhood Improvement Association, Montbello 20/20, Opportunity Corridor Coalition of United Residents, United Northeast Denver Residents, and Inter-Neighborhood Cooperation (INC)
Area of Property: 88.5 acres
Current Zoning: PUD 515
Proposed Zoning: OS-A
Property Owner(s): City and County of Denver, Department of Parks and Recreation
Owner Representative: Laura Aldrete, Community Planning and Development on behalf of the Office of Climate Action, Sustainability, and Resiliency and Department of Parks and Recreation

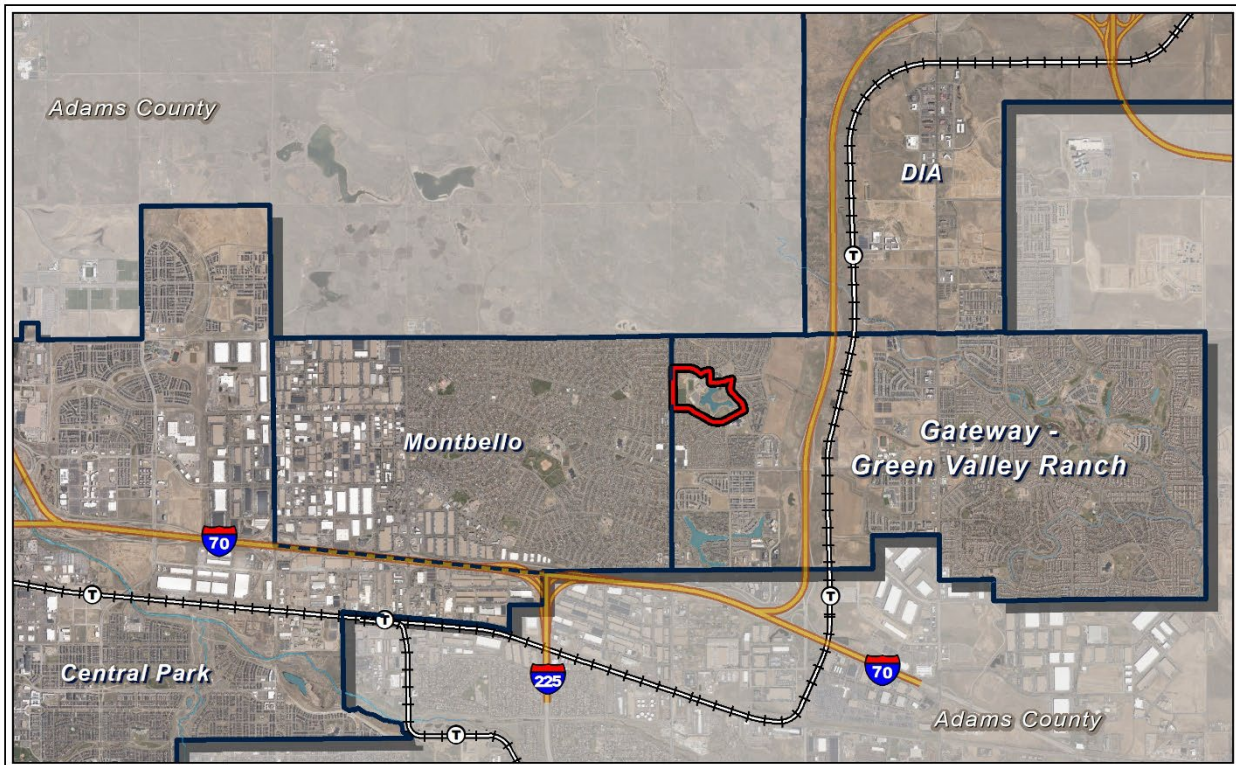
Summary and Purpose

- The parcels included in this proposed rezoning are in the Gateway – Green Valley Ranch neighborhood, north of Interstate 70 and west of Peña Boulevard. The parcels are bounded by E. 53rd Ave. to the south, E. Maxwell Pl. to the north, N. Chambers Rd. to the west, and the Derby Lateral/Highline Canal to the east.
- The city acquired the parcels included in the proposed rezoning in 1992. Parkfield Lake Park opened in 1993 and the recreation center opened in 2002.
- The current PUD 515 zoning allows for a public park and a recreation center with a maximum gross floor area of 100,000 square feet with a minimum open space of 3,859,416 square feet.
- The Office of Climate Action, Sustainability and Resiliency, in collaboration with Denver Parks and Recreation, proposes to construct a 10,000 square foot solar array on carport structures in the Montbello Recreation Center parking lot. The proposed solar array is part of a larger effort to install “solar gardens” on municipal rooftops, parking lots and vacant land. Utility uses like photovoltaic energy systems, are not allowed in the existing PUD.

- PUD 515 covers an area of approximately 646 acres in the Gateway – Green Valley Ranch neighborhood immediately east of N. Chambers Rd. Most of the area within the PUD is comprised of single- and multi-unit housing. This proposed rezoning would rezone an 88.5-acre sub-area containing Parkfield Lake Park and the Montbello Recreation Center out of the much larger PUD and into an Open Space zone district that would allow installation of the photovoltaic generation system.
- The Open Space Public Parks District (OS-A) 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. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 9 of the Denver Zoning Code (DZC).

Existing Context



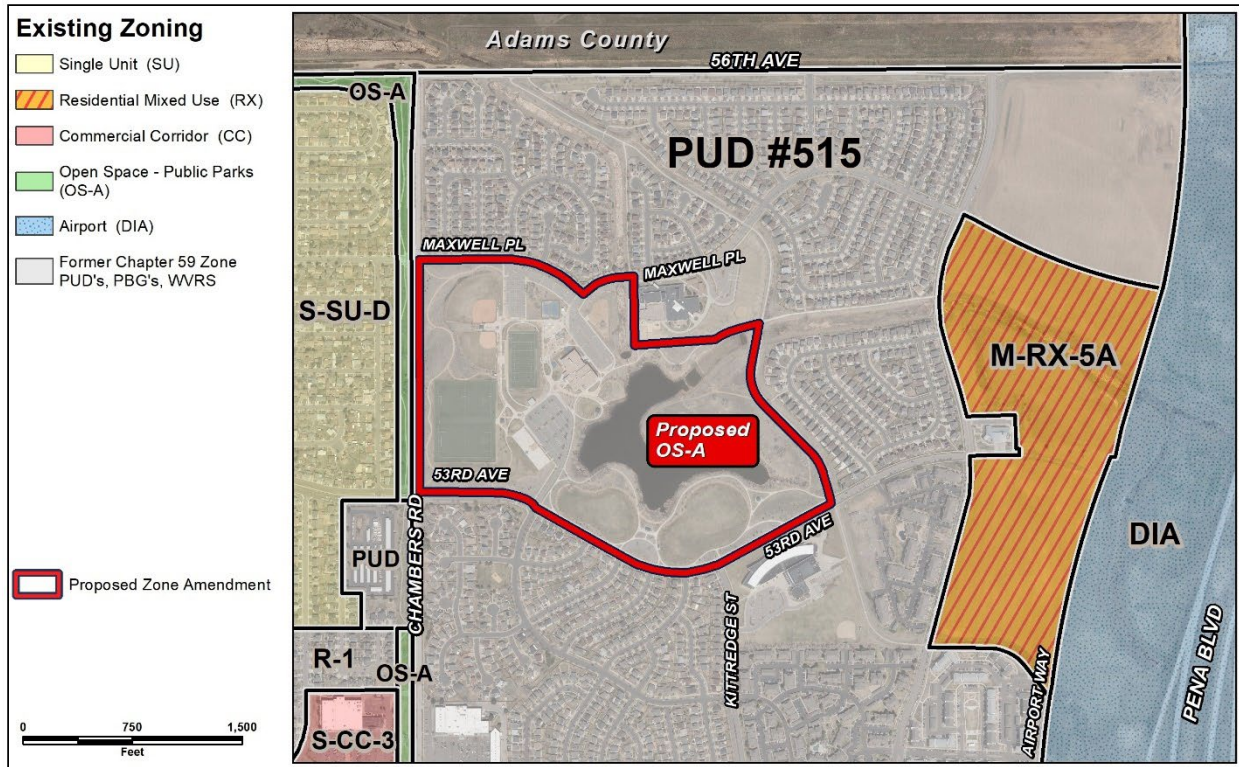


The subject property is in the Gateway – Green Valley Ranch neighborhood, which is made up of primarily single-unit residential uses. Multi-unit and commercial districts are located along Green Valley Ranch Blvd. near Pena Blvd. There is a pattern of irregular blocks with curvilinear streets.

The following table summarizes the existing context proximate to the subject rezoning area:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Rezoning Area	PUD 515	Park/Open Space	Public park with 1-story recreational center with fields, a skate park, playground, dog park and lake	Generally irregular blocks with curvilinear streets. Curb cuts are often present, and sidewalks are detached.
North	PUD 515	Single-unit residential	2-story single unit structures with detached sidewalks and curb cuts for driveways	
South	PUD 515	Single-unit residential	2-story single unit structures with detached sidewalks and curb cuts for driveways	
East	PUD 515	Single-unit residential	2-story single unit structures with detached sidewalks and curb cuts for driveways	
West	OS-A	Park/Open Space	Chambers Rd. open space with bike path	

1. Existing Zoning

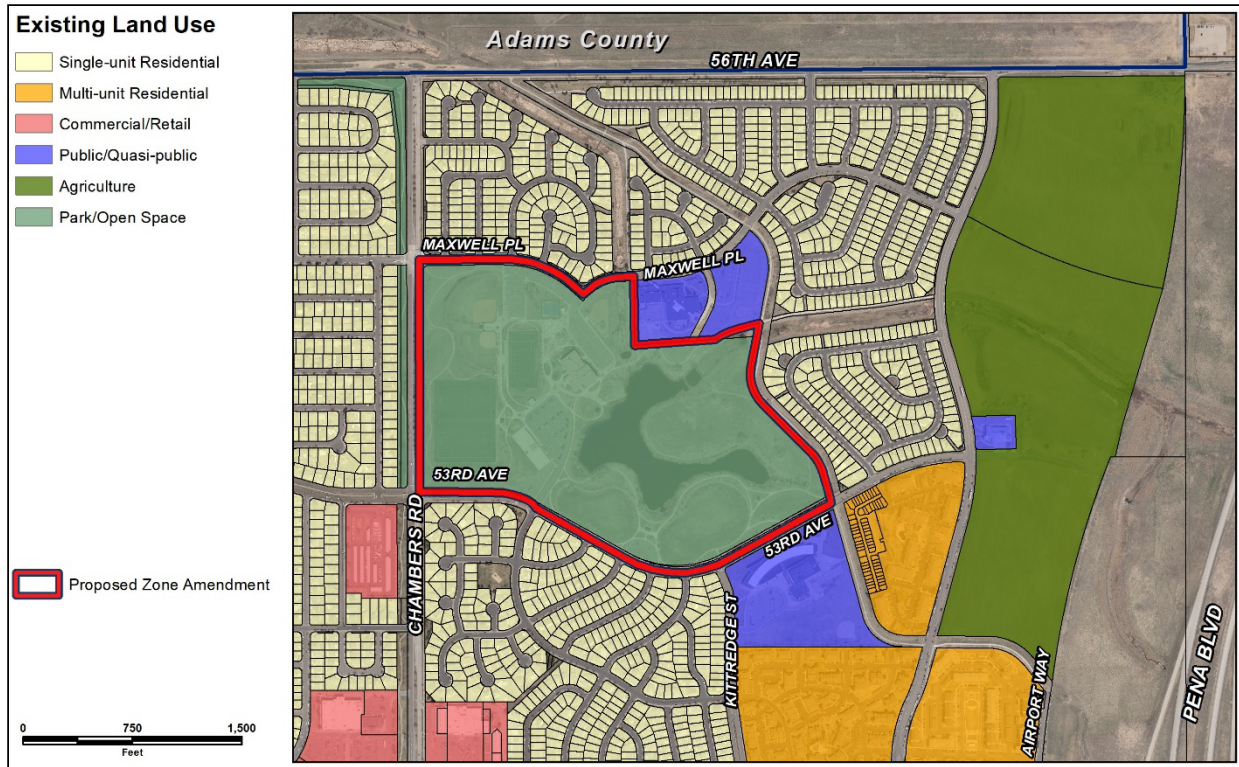


The proposed rezoning area is currently zoned PUD 515, which is a district within the Former Chapter 59 Zoning Code. This property is within superblock C of PUD 515, and the primary land uses are public park, the Montbello Recreation Center, and compatible public uses serving the nearby residences.

2. Large Development Review

This rezoning application was reviewed by the Development Review Committee (DRC) to determine whether the proposal would be subject to the Large Development Plan (LDR) process outlined in Section 12.4.12 of the Denver Zoning Code (DZC) and require the creation of a Large Development Framework (LDF). The DRC determined that the project would not be subject to LDR review because the proposed use is consistent with adopted plans and there are no regional infrastructure needs or impacts to existing regional infrastructure. Additionally, any future project that results from this rezoning will be reviewed for compliance with all applicable DZC standards.

3. Existing Land Use Map



4. Existing Building Form and Scale

All images are from Google Street View.



View of Parkfield Lake Park facing north from E. 53rd Ave.



View of properties directly north of Parkfield Lake Park, facing south from Olmsted Pl.



View on properties directly south of Parkfield Lake Park, facing south from E. 53rd Ave.



View of properties directly east of Parkfield Lake Park, facing west from Laredo St.



View of Chambers Rd. open space bike path, directly west of Parkfield Lake Park, facing west from Chambers Rd.

Proposed Zoning

The requested Open Space Public Parks District (OS-A) zone 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 for park purposes. Building form standards, design, and development standards in the OS-A zone district are determined by either the City Council or by the Manager of Parks and Recreation. Permitted uses, number of uses, and applicable use limitations are determined by the Manager of Parks and Recreation.

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Real Estate, Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – See Comments Below

Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Parks and Recreation: Approved – No Comments

Department of Transportation and Infrastructure, Surveyor: Approved – No Comments

Development Services, Project Coordination: Approved – No Response

Development Services, Fire Prevention: Approved – No Response

Development Services, Transportation: Approved – No Response

Development Services, Wastewater: Approved – See Comments Below

DS Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Public Review Process

	Date
Email outreach to Registered Neighborhood Organizations	November 20, 2020
Presentation to Montbello 20/20	February 11, 2021
Presentation to Parks and Recreation Advisory Board (PRAB), Sustainability and Resiliency Committee	March 26, 2021
Presentation to Parks and Recreation Advisory Board (PRAB), Sustainability and Resiliency Committee	April 15, 2022
Virtual Meeting held for interested members of the public	May 10, 2022
Open house at Montbello Recreation Center	May 27, 2022
Presentation to Parks and Recreation Advisory Board (PRAB)	June 8, 2022

CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	June 29, 2022
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	August 2, 2022
Planning Board public hearing (Board unanimously recommended approval on consent agenda):	August 17, 2022
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten (10) working days before the meeting:	August 15, 2022
Land Use, Transportation and Infrastructure Committee of the City Council:	August 30, 2022
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	September 19, 2022
City Council Public Hearing:	October 17, 2022

- **Public Outreach and Input**

- **Registered Neighborhood Organizations (RNOs)**

- To date, no comment letters have been received from Registered Neighborhood Organizations.

- **General Public Comments**

- To date, staff received one email indicating opposition and requesting more information. Information was provided, but the stakeholder did not provide additional information about why they opposed the rezoning.

Criteria for Review / Staff Evaluation

The City Attorney's Office has determined this to be a legislative map amendment proposal. Therefore, the criteria for review of this legislative rezoning proposal are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *Game Plan for a Healthy City* (2019)
- *Far Northeast Area Plan* (2019)

Comprehensive Plan 2040

The proposed text amendment and rezoning are consistent with *Comprehensive Plan 2040* strategies, which are organized by vision element.

Rezoning the subject property to OS-A, will bring more assurances that the Parkfield Lake Park will remain a public park into the future. Therefore, the map amendment is consistent with the following Equitable, Affordable and Inclusive strategy:

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

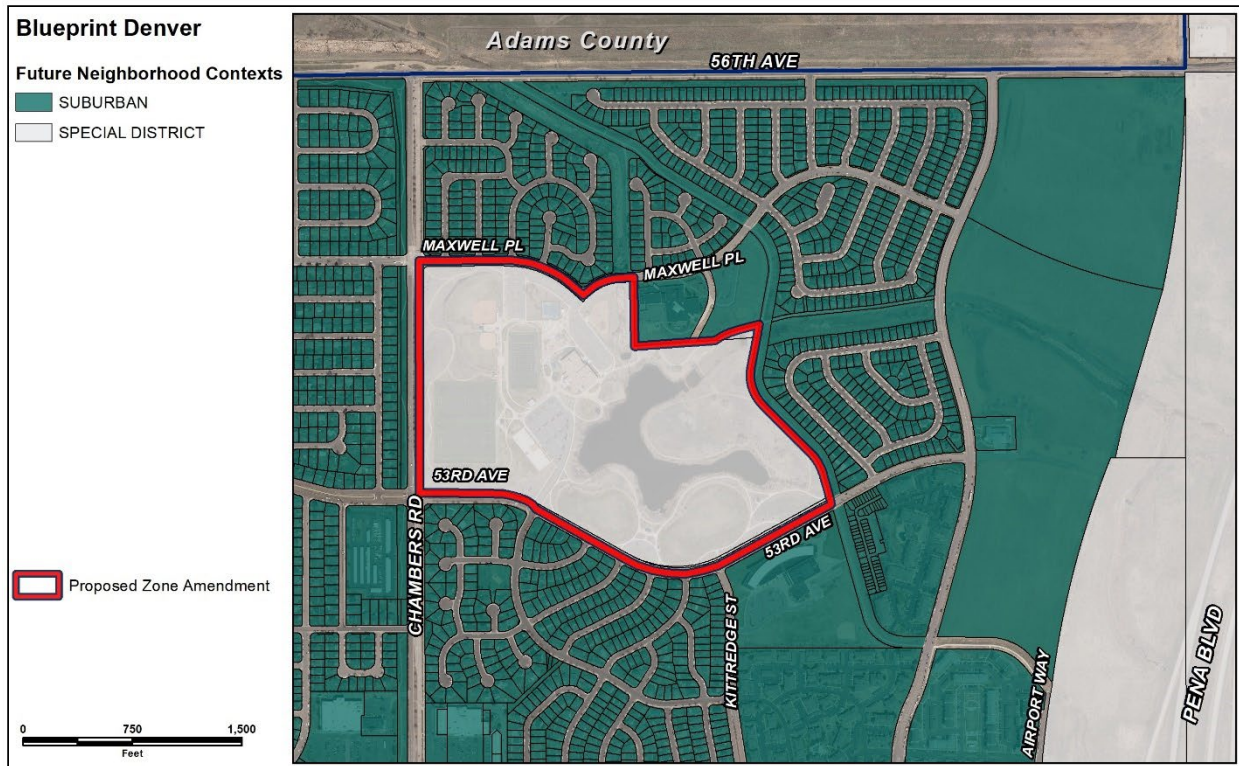
The map amendment will allow a solar array, which will enable the existing park to become more sustainable. Therefore, the map amendment is consistent with the following Environmentally Resilient strategy:

- Environmentally Resilient Goal 1, Strategy A – “Embrace clean and local energy that comes from renewable sources such as sun and wind” (p. 52).
- Environmentally Resilient Goal 6, Strategy D – “Preserve and enhance the city's park system of parkland and adapt park landscapes to be more climate and heat resistant” (p. 54).

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of the Public Park and Open Space place type within the Districts Context and provides guidance from the future growth strategy for the city.

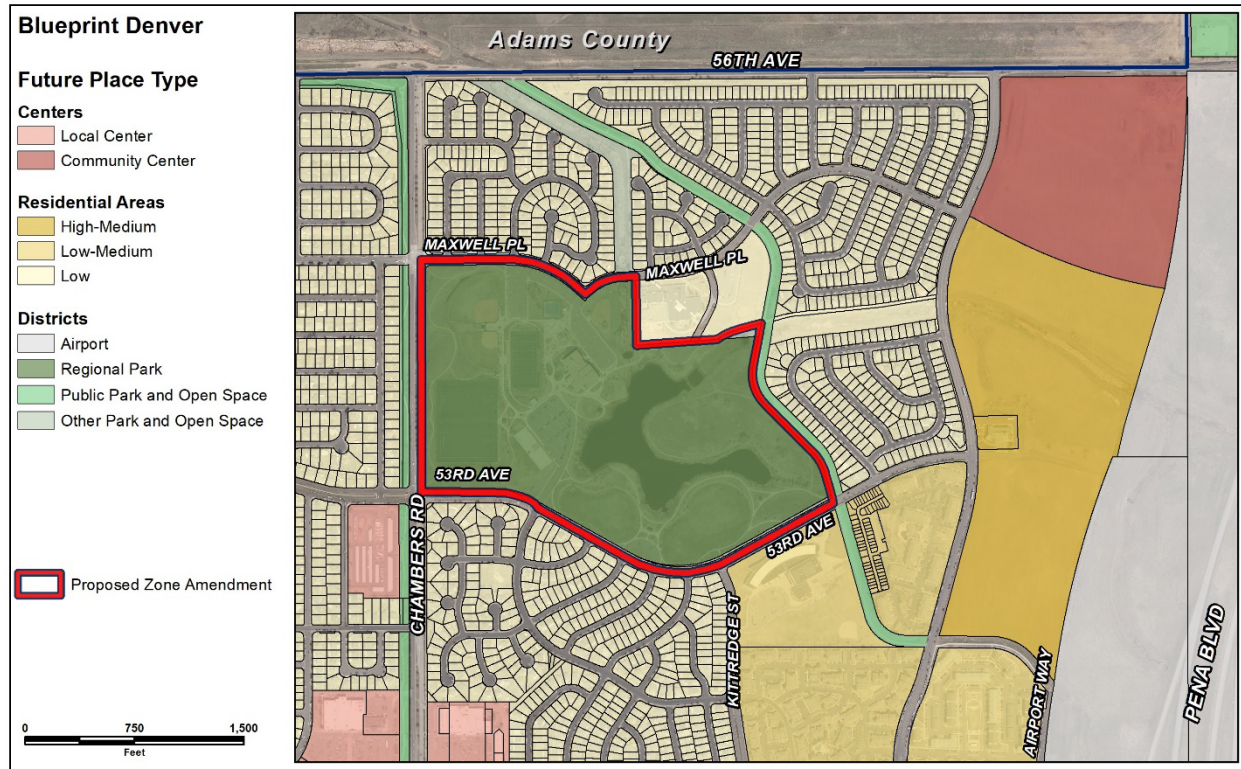
Blueprint Denver Future Neighborhood Context



The proposed rezoning is within the Districts context, which “are contexts with a specially designed purpose, such as educational campuses, civic centers or manufacturing areas.” (p. 278). These areas play an important role in how the city functions. For example, “the civic center and regional parks districts provide much needed open space and civic functions for both the city and the region” (p. 278).

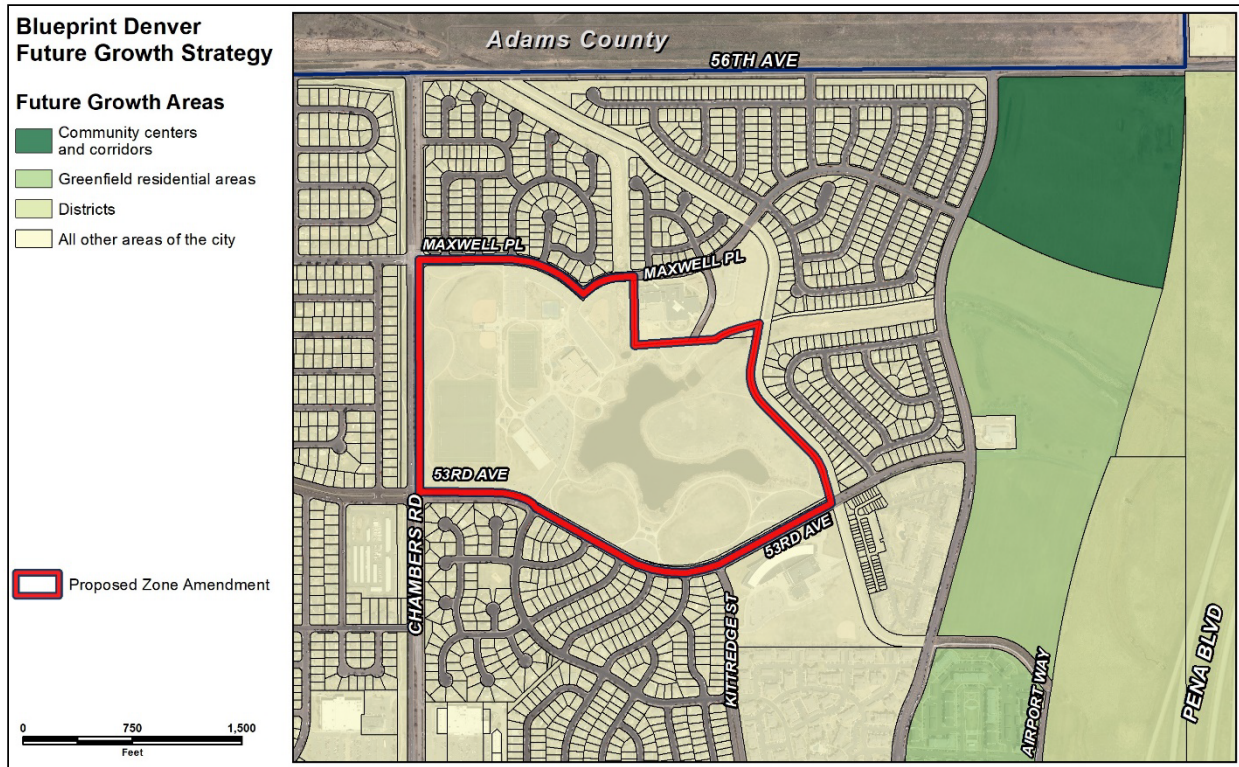
The Open Space Context is within the Special Contexts and Districts article within the Denver Zoning Code and consists “of all forms of public and private parks and open spaces” (DZC 9.3.1). The proposed district is consistent with the *Blueprint Denver* future neighborhood context of Districts because it will protect the park and open space of the Parkfield Lake Park.

Blueprint Denver Future Places



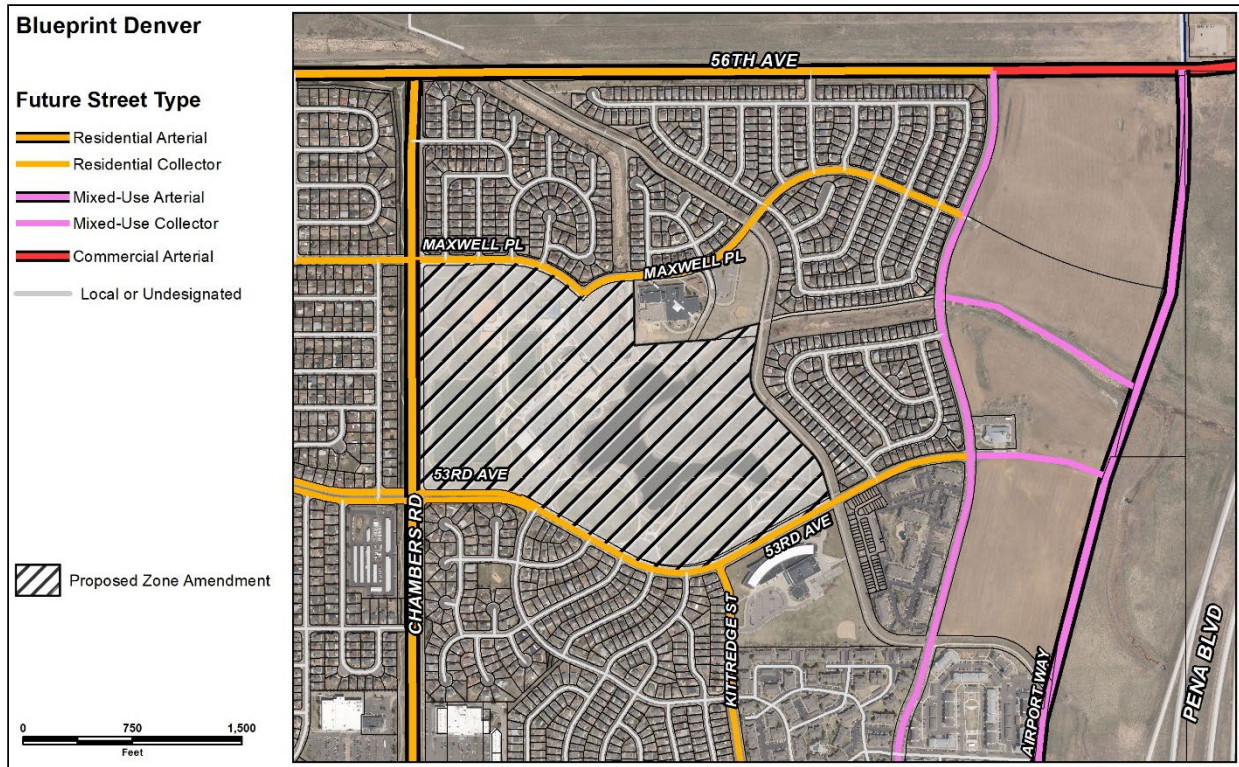
The proposed rezoning is within the Regional Park future place type, which “provides large scale public open space, recreation and event locations,” and “buildings in these areas are often built with the natural environment in mind” (p. 293). Because Open Space districts are intended to be parks that are embedded in any neighborhood and owned or operated by the city, the proposed OS-A is consistent with Blueprint’s Regional Park place type plan direction.

Growth Strategy



Because the subject property is designated as Regional Park, it is categorized as “All other areas of the city” future growth strategy. These areas are anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). The proposed map amendment to OS-A will not provide additional housing, but it will allow the existing park to continue to provide a critical quality of life amenity to the surrounding residential neighborhood, which is consistent with this plan direction.

Blueprint Denver Street Types



Street types help inform the appropriate intensity of the adjacent development (p. 67). *Blueprint Denver* classifies N. Chambers Rd. as a Residential Arterial, and arterials are “designed for the highest amount of through movement and the lowest degree of property access” (p. 154). *Blueprint Denver* designates E. Maxwell Pl. and E. 53rd Ave., as Residential Collectors, which “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p.159). The use and built form characteristics of Residential streets is described as “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses” (p.160). The proposed OS-A district is consistent with these descriptions as it is intended to be compatible when embedded in residential neighborhoods (DZC Section 9.3.1).

Blueprint Denver Strategies

Rezoning this 88.5-acre property from PUD 515 to OS-A, a district in the Denver Zoning Code, is consistent with the following Blueprint strategy:

- Land Use & Built Form General, Policy 3, Strategy A: “Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code” (p. 73).

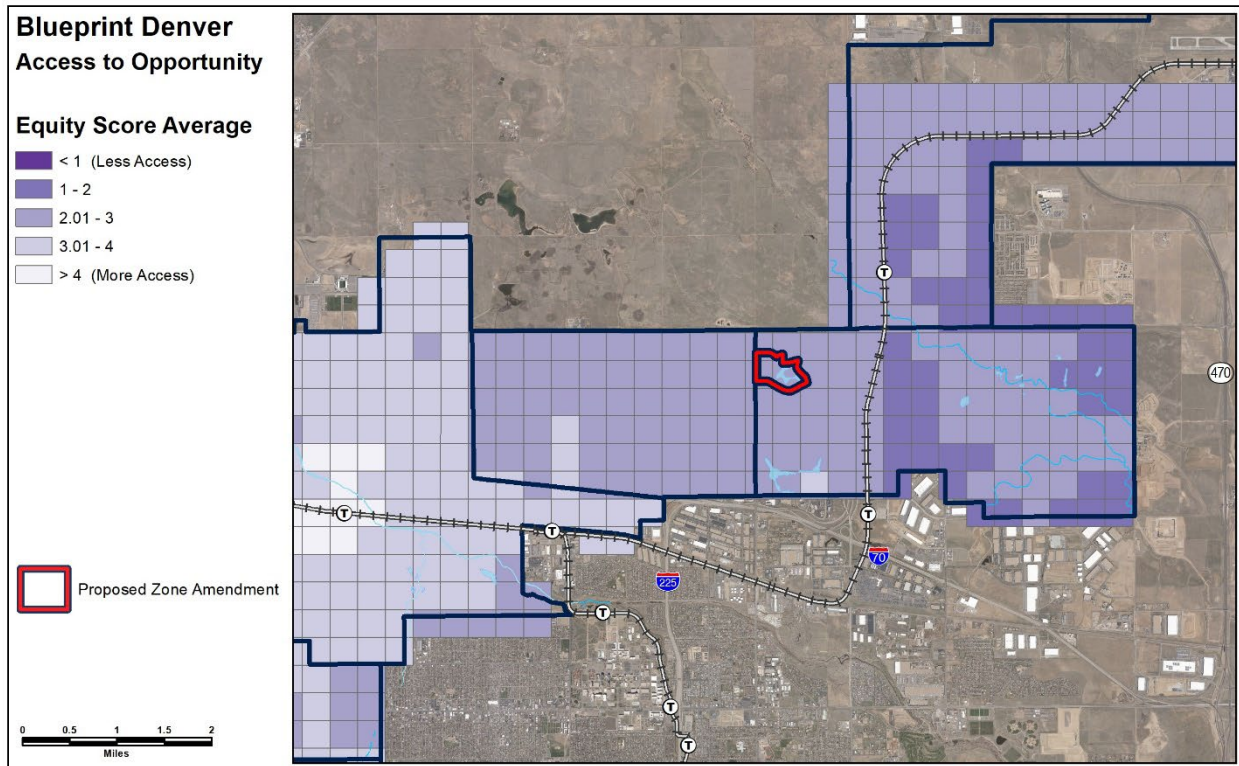
Blueprint Denver Equity Concepts

Blueprint Denver identifies three equity concepts to consider for planning and implementation: improving access to opportunity, reducing vulnerability to displacement, and expanding housing and jobs diversity. These concepts and supplemental data are used to evaluate large area rezonings,

such as this one, with the goal of improving equity in the surrounding area through increasing housing option and types.

In this case, the subject site scores as having average access to opportunity, higher vulnerability to involuntary displacement, and lower than average housing and jobs diversity.

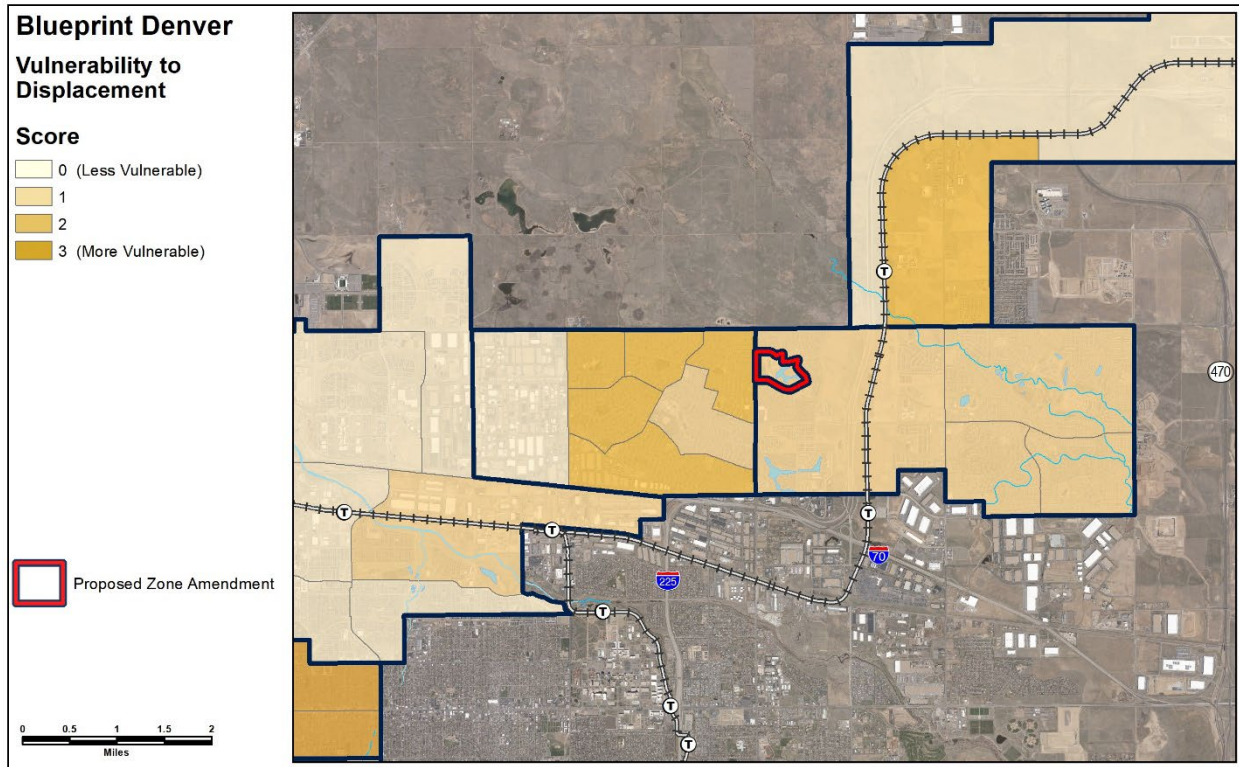
I. Access to Opportunity



This equity concept is measured using a six-indicator index of data points for neighborhood equity and scores measuring access to amenities, services and quality transit. Generally, Gateway – Green Valley Ranch is shown as having less access when measuring access to grocery stores, public transit, and healthcare. The area also is less equitable in the percentage of childhood obesity compared to citywide. The neighborhood has slightly higher than average access to centers and corridors with commercial development located along Green Valley Ranch Blvd.

Rezoning to OS-A, a district for parks and open space owned or operated by the city, will ensure the existing park continues to operate as a public park well into the future, continuing to provide access to park and recreation opportunities to nearby neighborhoods.

II. Vulnerability to Involuntary Displacement



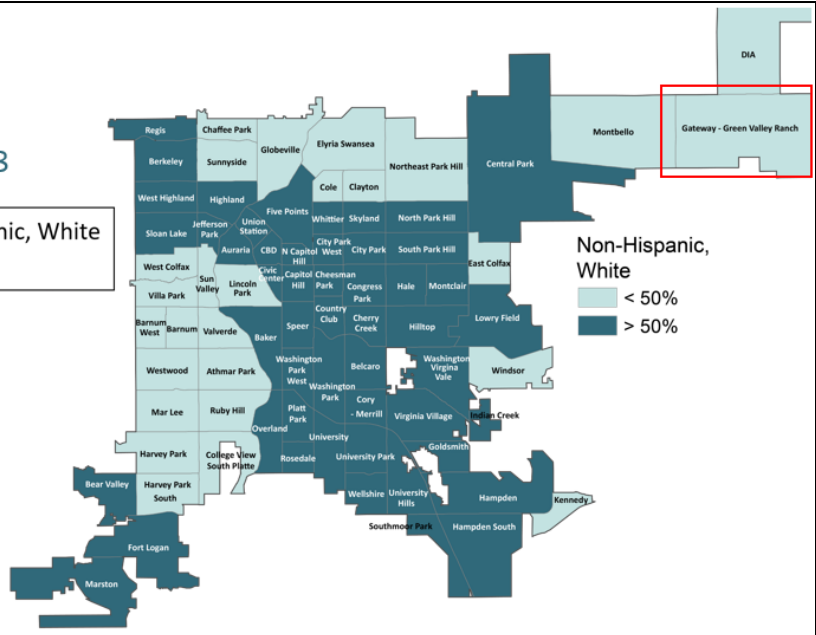
This concept seeks to stabilize residents and businesses who are vulnerable to displacement due to increasing property values and rents. The basis for measuring vulnerability to involuntary displacement was developed by the Department of Housing Stability (HOST) and combines the following data points from the U.S. Census: median household income, percent of renter-occupied units and percent of residents with less than a college degree. Gateway – Green Valley Ranch is vulnerable to involuntary displacement based on one of the three indicators – education attainment.

The equity analysis also contains supplemental data that highlights demographic changes and housing market conditions for the area. This data can be used to help better understand vulnerability to displacement, including how the demographics of the area have changed over time. As the Gateway – Green Valley Ranch neighborhood is more vulnerable to displacement, key data point from the supplemental analysis that help illustrate economic and demographic changes that sharply contrast with citywide trends are highlighted below.

Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Racial Composition | 2018

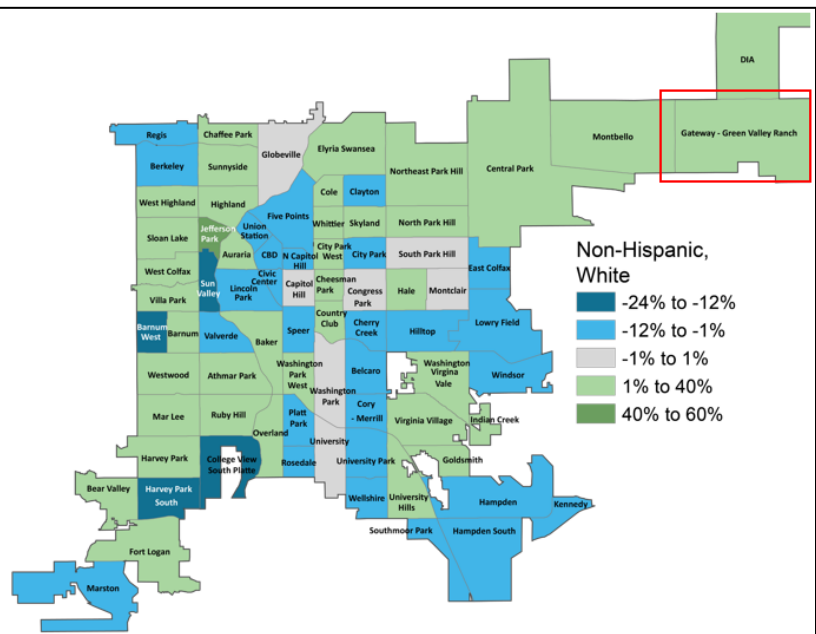
Green Valley Ranch: 25.3% Non-Hispanic, White
Citywide: 53.7% Non-Hispanic, White



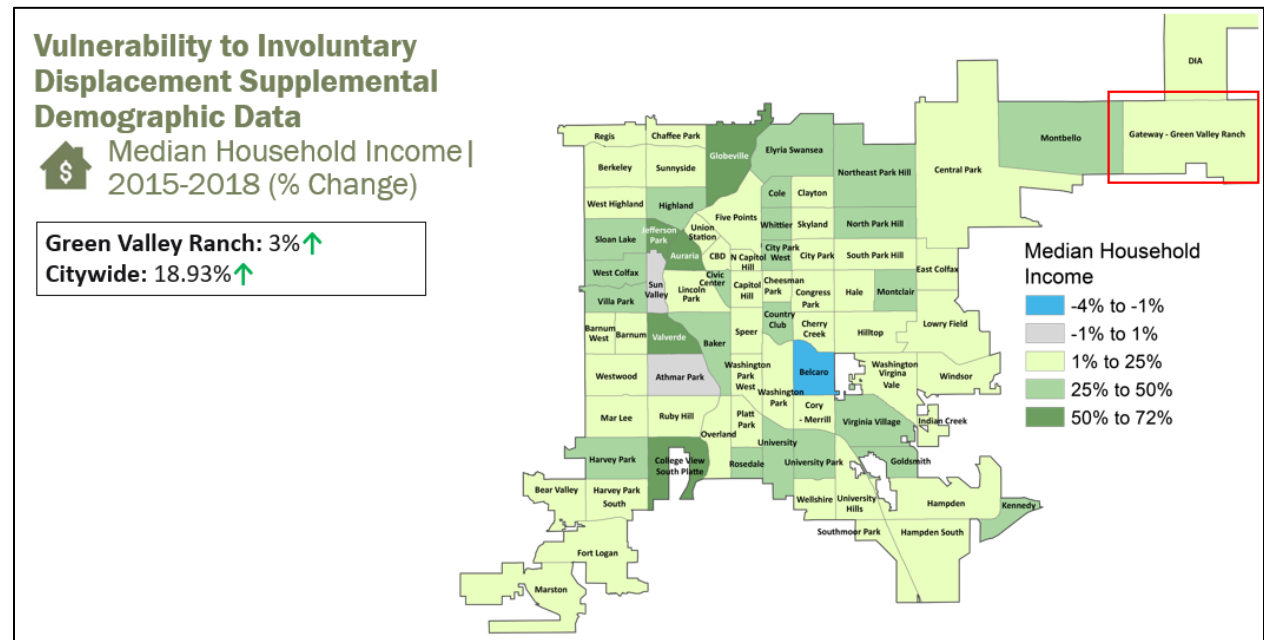
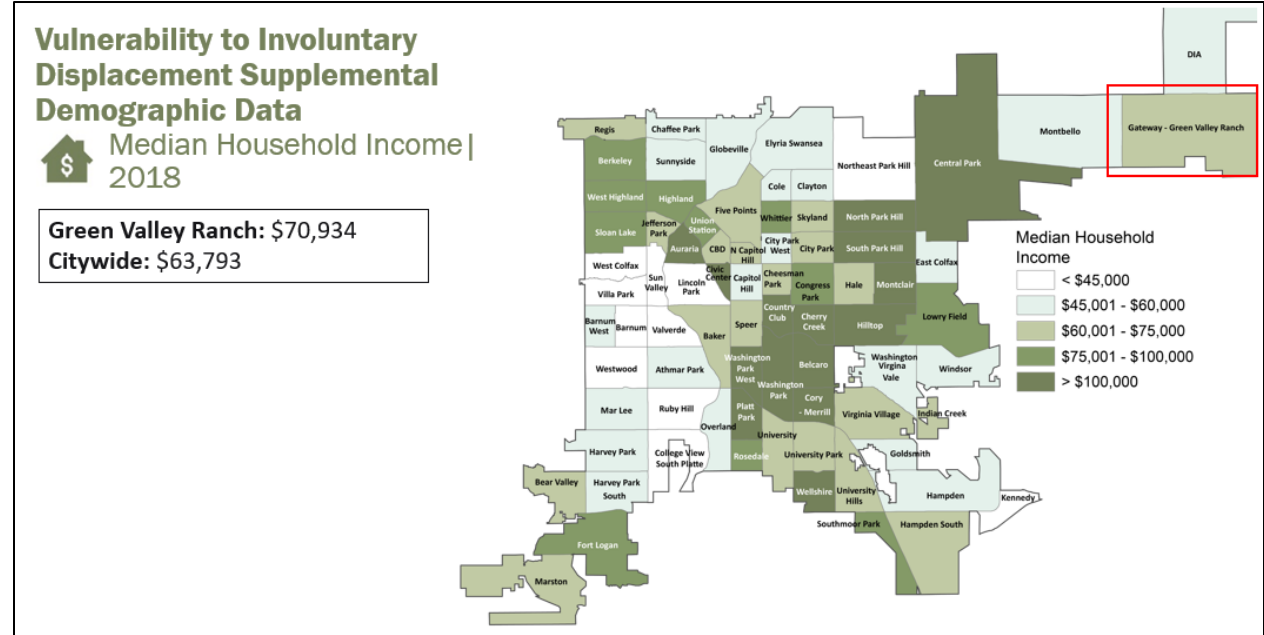
Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Racial Composition | 2015-2018 (% Change)

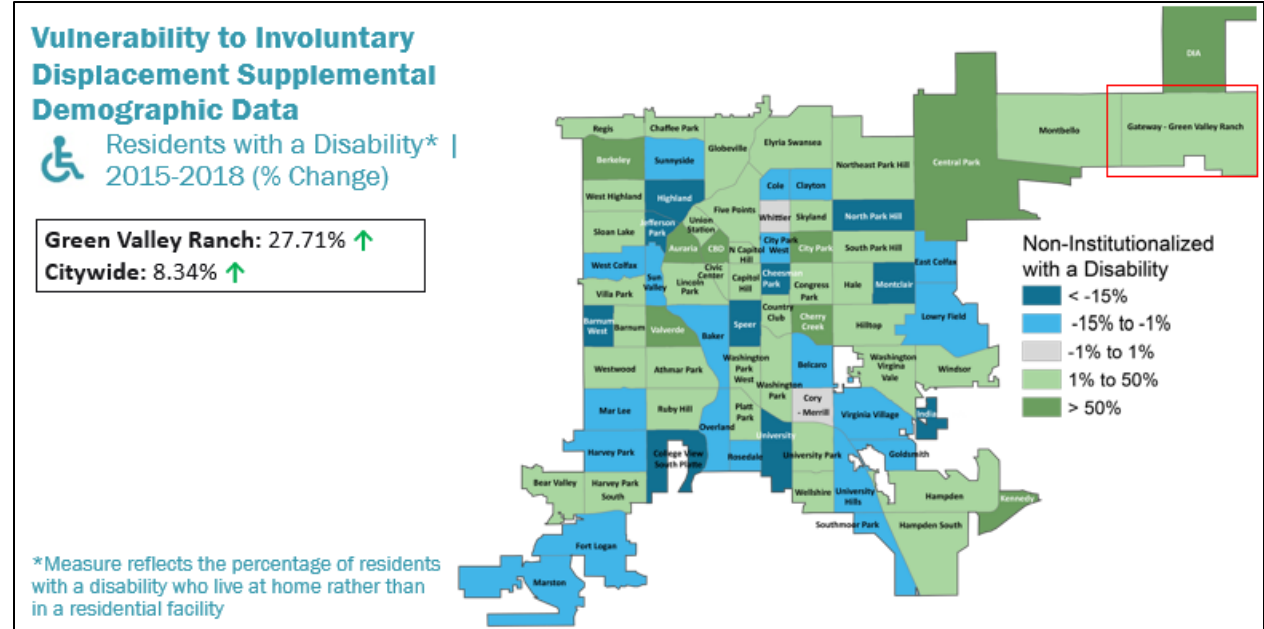
Green Valley Ranch: 10.4% ↑
Citywide: 1.13% ↑



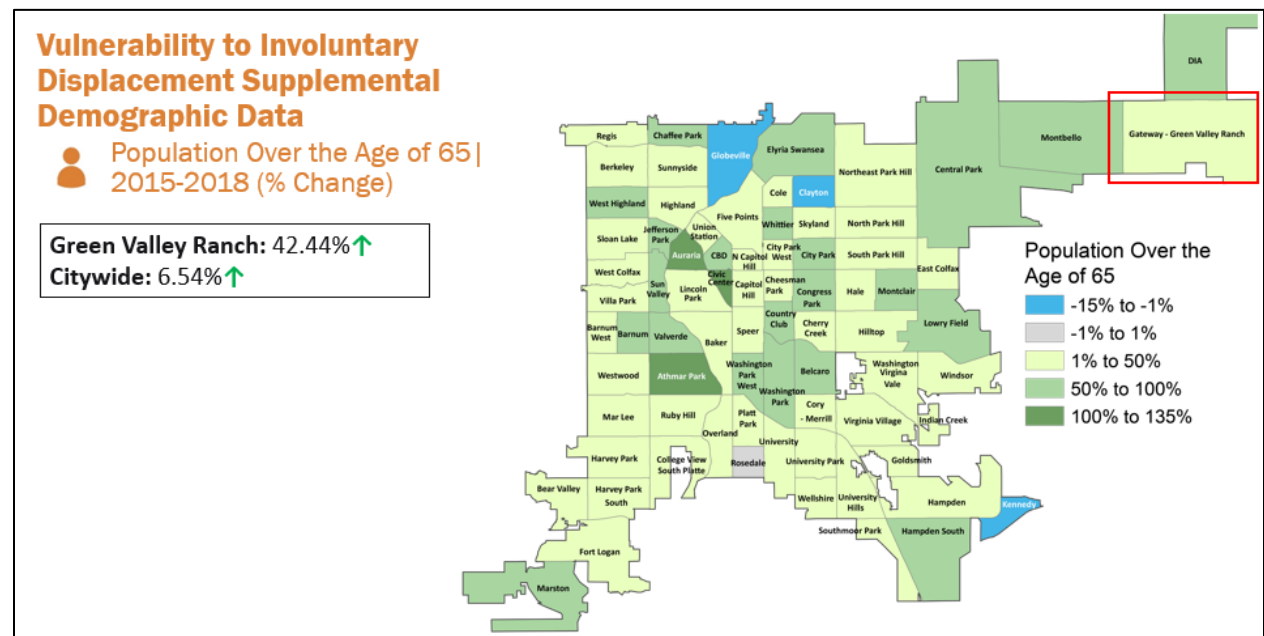
In 2018, Gateway – Green Valley Ranch has a smaller percentage of non-Hispanic, White residents than Denver. However, it saw a greater increase in the racial composition (percent of non-Hispanic, White) of residents between 2015 and 2018 compared to Denver. This could indicate that some displacement has already occurred in these neighborhoods.



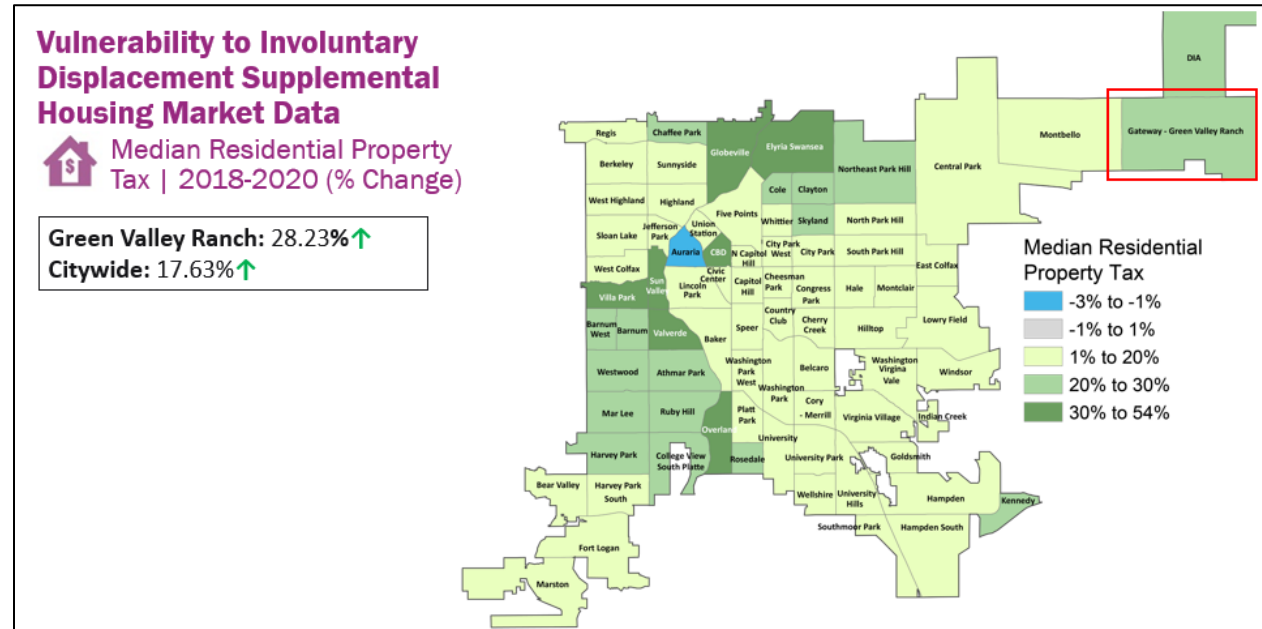
The median household income is higher in Gateway – Green Valley Ranch (\$70,934 than citywide (\$63,793), and incomes are increasing at a slower rate than in Denver as a whole.



The percentage of the population with a disability in Gateway – Green Valley Ranch (6.83%), is very comparable to the percentage of Denver’s population over 65 (9.67%). However, the neighborhood has experienced a significant increase in residents with a disability.



Gateway – Green Valley Ranch has a smaller percentage of the population that is over the age of 65 (7.32%) than Denver (11.5%). However, the neighborhood has seen a much greater increase in the percentage of residents over the age of 65 than the city has as a whole.

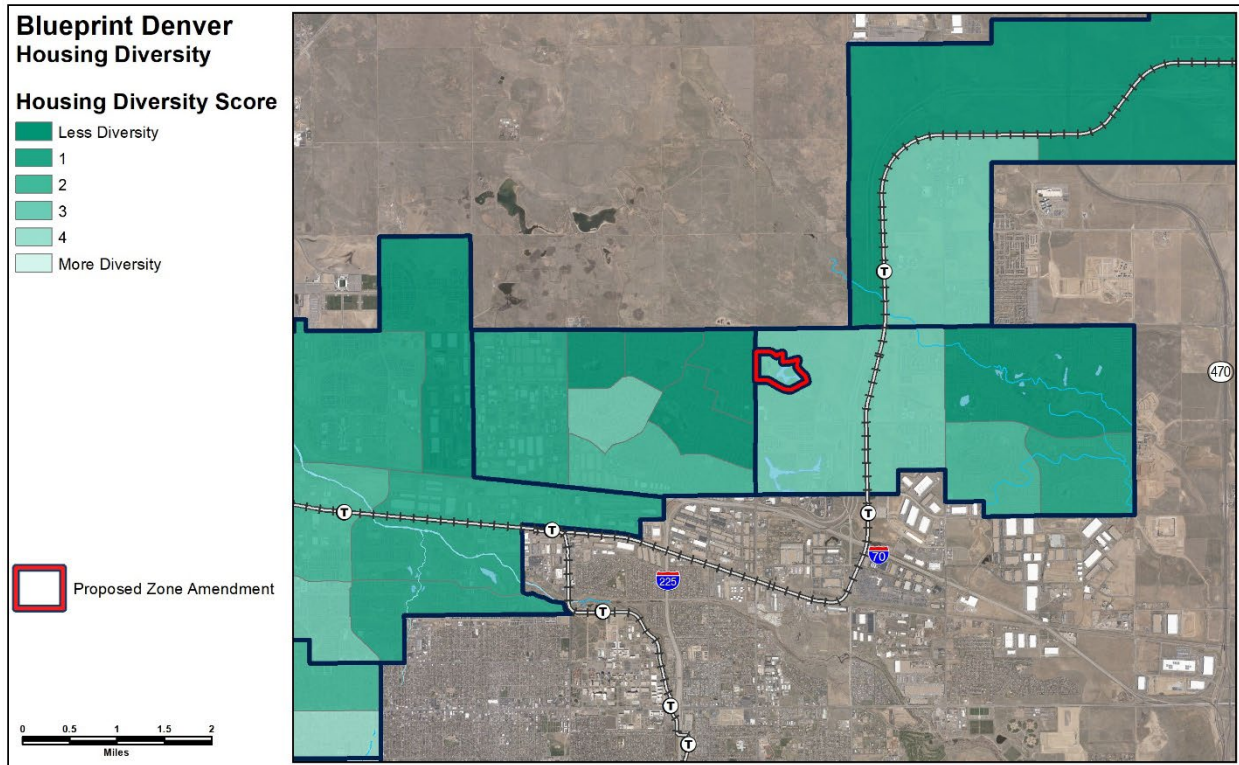


Lastly, Gateway – Green Valley Ranch experienced some of the highest increases in median residential property tax in the city. The Neighborhood saw a 28.23% increase while the citywide increase was 7.63% for 2018.

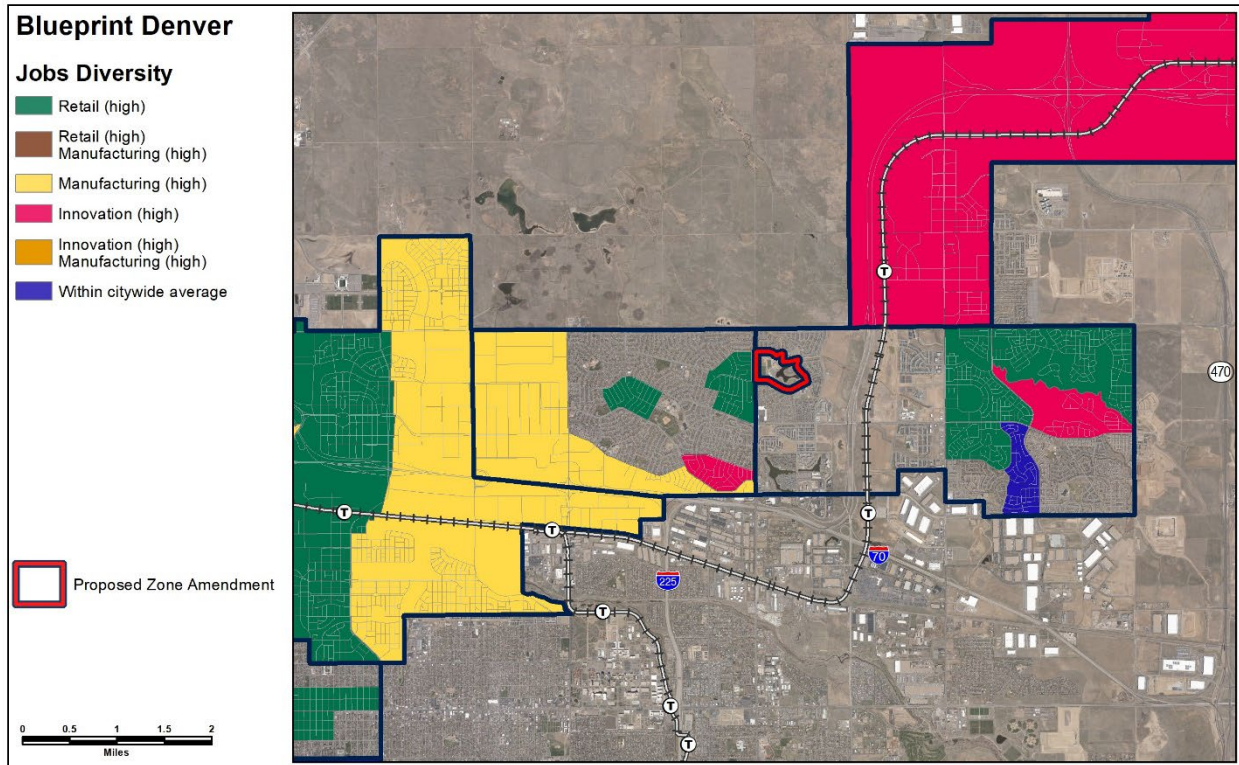
This rezoning will not change the amount of space designated as park and open space, so it is unlikely to increase inequities and risk of displacement. While this particular rezoning will not necessarily impact the area’s vulnerability to displacement, the city is involved in other endeavors to mitigate involuntary displacement, which are detailed in the Companion Efforts Addressing Equity portion of this section.

III. Expanding Housing and Jobs Diversity

This concept seeks to provide a better and more inclusive range of housing and employment options in all neighborhoods. A diverse range of housing options, including different prices, sizes, types and a mix of rental and for-sale is key to encouraging complete neighborhoods and households of all types and incomes. Similarly, access to quality employment options allows residents of varying incomes and education levels to find jobs and wealth-building opportunities.



The housing diversity score combines Census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership versus rental, housing costs, and the number of income-restricted units. There are four census tracts that are included in this rezoning, and they offer higher than average diversity, scoring as more diverse than the citywide average for diversity in bedroom counts, owners to renters, and diversity in housing costs. Generally, this area has lower than citywide averages for missing middle housing and number of income restricted units. The proposed rezoning will not provide additional housing and therefore does not impact or exacerbate the current housing diversity.



The map above shows the mix of jobs in areas of the city (dominant industry depicted by color). There is not enough data to classify the type of jobs in Gateway – Green Valley Ranch because there are less than 100 jobs per acre, which is typical of largely single-unit areas. There are a total of 269 jobs or 0.21 jobs per acre. The proposed rezoning to OS-A is not expected to impact jobs diversity.

Companion Efforts Addressing Equity

As shown in the equity analysis above, this rezoning is unlikely to have a significant impact on equity because this rezoning will not lead to the creation of a new park, but rather is a rezoning for an existing public park. While this particular rezoning may not have a significant impact on equity considerations, the city acknowledges this area has average access to opportunity, is highly vulnerable to involuntary displacement, and has low housing diversity. As a result of this data, the city is involved in several projects in the Montbello and Gateway-Green Valley Ranch neighborhoods aimed at increasing equity, which are detailed below.

Montbello Freshlo Hub

The Montbello Organizing Committee (MOC), with financial support from Denver’s Department of Economic Development & Opportunity, is developing a large-scale project at 1230 E. Albrook Dr. that will include healthy food, cultural arts, economic development, and affordable housing.

The project includes 97 one-, two-, and three-bedroom affordable units with 55 of the units for those making 60% of area median income. In addition to the affordable units, the project includes a grocery store in an area that scores as having lower access to healthy food.

Affordable Housing

Denver's Department of Housing Stability (HOST) has provided funds for several affordable housing project in the area, particularly in Montbello. Two of the projects the city has helped fund include the Sable Ridge Senior apartments and the Sable Ridge Townhomes, both located on the border of the Montbello and Gateway-Green Valley Ranch neighborhoods near Chambers Rd and E. 40th Ave. The senior apartments were constructed in 2018 and are for rent, and the townhomes were a for sale project completed in 2016.

Additionally, HOST is moving forward with a prioritization policy that "would provide households at risk of or who have been displaced from their neighborhood or from Denver priority access to newly developed or preserved affordable housing" ([Housing Prioritization Policy Framework](#), March 2022). This policy has well as the financing of affordable housing projects in the area will help prevent involuntary displacement and bring residents back into the city who have already been displaced.

Game Plan for a Healthy City

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. Rezoning to allow for a solar array is consistent with the following strategy in the strategic plan:

- *Recommendation 1.13: Make facilities more energy-saving and efficient, reducing energy use in park and recreation operations by 25 percent in 10 years.*

Far Northeast Area Plan

The *Far Northeast Area Plan* contains a framework for the entire plan area and recommendations for smaller neighborhood areas. Within the Plan, the subject property is within the Public Parks and Open Space context and Regional Park future place type, similar to the guidance in Blueprint Denver. See the Future Neighborhood Context map, the Future Places map, the Growth Area Strategy map, and the Future Street Types map below.

Future Context Map



- | | |
|----------------------------------|--------------|
| City & County of Denver Boundary | Suburban |
| Park or Open Space | Urban Center |
| Lake or Pond | Districts |
| Stream, Creek or River | |

Growth Area Strategy Map



- | | | |
|----------------------------------|---------------------------------|-------------------------|
| City & County of Denver Boundary | Regional Centers | Districts |
| Park or Open Space | Community Centers and Corridors | All Other Areas |
| Lake or Pond | Greenfield Residential Areas | Existing Street Network |
| Stream, Creek or River | | Future Street Network |

Future Place Type Map



The *Far Northeast Area Plan* designates the subject property as within the Public Parks and Open Space on both the future context map and growth area strategy map. Additionally, the plan identifies the future place type as Regional Park, which is described as “provid[ing] large scale public open space, recreation and event locations” (p. 35). The proposed OS-A district is intended to protect and preserve public parks and is therefore consistent with the future context, growth area strategy, and future place type.

Future Street Types



Far Northeast Area Plan classifies E. Maxwell Pl. and E. 53rd Ave. as Residential Collectors, which “serve medium distance trips with moderate speeds, moving a moderate volume of traffic with medium-

distance trips. There are a moderate number of access points and connections with other routes through a moderate number of travel lanes” (p. 77). Chambers Rd. is designated as a Residential Arterial, and “Arterial streets serve the longest types of trips at the highest speeds. Arterials move the maximum number of people over the longest distances” (p. 77). The plan describes Residential streets as “connect[ing] individual neighborhoods to schools, recreation centers, parks, local retail centers and other similar uses” (p. 77). OS-A is a public park district, so the residential streets connect the existing surrounding residential to the existing Parkfield Lake Park and Montbello Recreation Center, consistent with the future residential street type designations.

Far Northeast Area Plan Policy Recommendations

This property is currently within the Former Chapter 59 Zoning Code, and the rezoning the property will bring an 88.5 acre site into a district within the Denver Zoning Code consistent with the following policy:

- Land Use & Built Form Policy LU.16.2 – “Strategically use large-scale rezonings as a tool for bringing Former Chapter 59 properties into the DZC” (p. 59).

The uses permitted in OS-A are determined by the manager of Park and Recreation so rezoning out of the Former Chapter 59 PUD will allow for new uses to make the city’s parks more resilient and sustainable, such as a solar array, consistent with the following policy recommendations:

- Quality of Life Policy QOL-6: “Adapt parks to the changing climate” (p. 115).
- Quality of Life Policy QOL-8.2: “Invest in maintenance of existing parks and open spaces.”
 - B. “Establish an operations facility to support more efficient maintenance of parks and recreation facilities in the Far Northeast Area” (117).

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to OS-A will result in the uniform application of zone district building form, use, and design regulations.

3. Public Health, Safety and General Welfare

The proposed rezoning will improve public health, safety, and general welfare through implementing adopted land use plan which recommends “rezon[ing] properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC” (p. 73). Compared to the current zone district, which allows only limited park related uses, OS-A allows for greater flexibility in uses. This flexibility will allow for uses that will aid in making the city’s parks more environmentally sustainable.

Additionally, rezoning this property out of PUD 515 will not have a negative effect on the properties remaining in the PUD because it will rezone an entire superblock. In the existing PUD, each superblock has its own use, density, and height restrictions so rezoning Superblock C out of the PUD will not lead to greater density or new uses to be permitted in another superblock.

4. Justifying Circumstance

The application identifies rezoning out of the Former Chapter 59 and into the Denver Zoning Code as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “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 a change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.”

The current zoning of PUD 515 is a Former Chapter 59 zone district and rezoning to OS-A will bring the property under the regulations of the Denver Zoning Code. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.

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

The requested OS-A zone district is within the Open Space Context, which “consists of all forms of public and private parks and open spaces. The context accommodates 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... Buildings in the Open Space Context are typically placed where access is highest, and are often located away from view of the general public...Buildings are typically low in scale, although some open space areas with active recreational uses support large-scale facilities” (DZC 9.3.1). The Open Space Context is intended to apply in a variety of contexts, including the surrounding Suburban context of this neighborhood. This context is appropriate for this low-scale residential neighborhood.

Open Space Public Park District (OS-A) “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” (DZC 9.3.2.1.A). Parkfield Lake Park is a public park owned by the city, consistent with the intent of the OS-A district.

Attachments

1. Official Map Amendment Application
2. Public Comment



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

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
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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

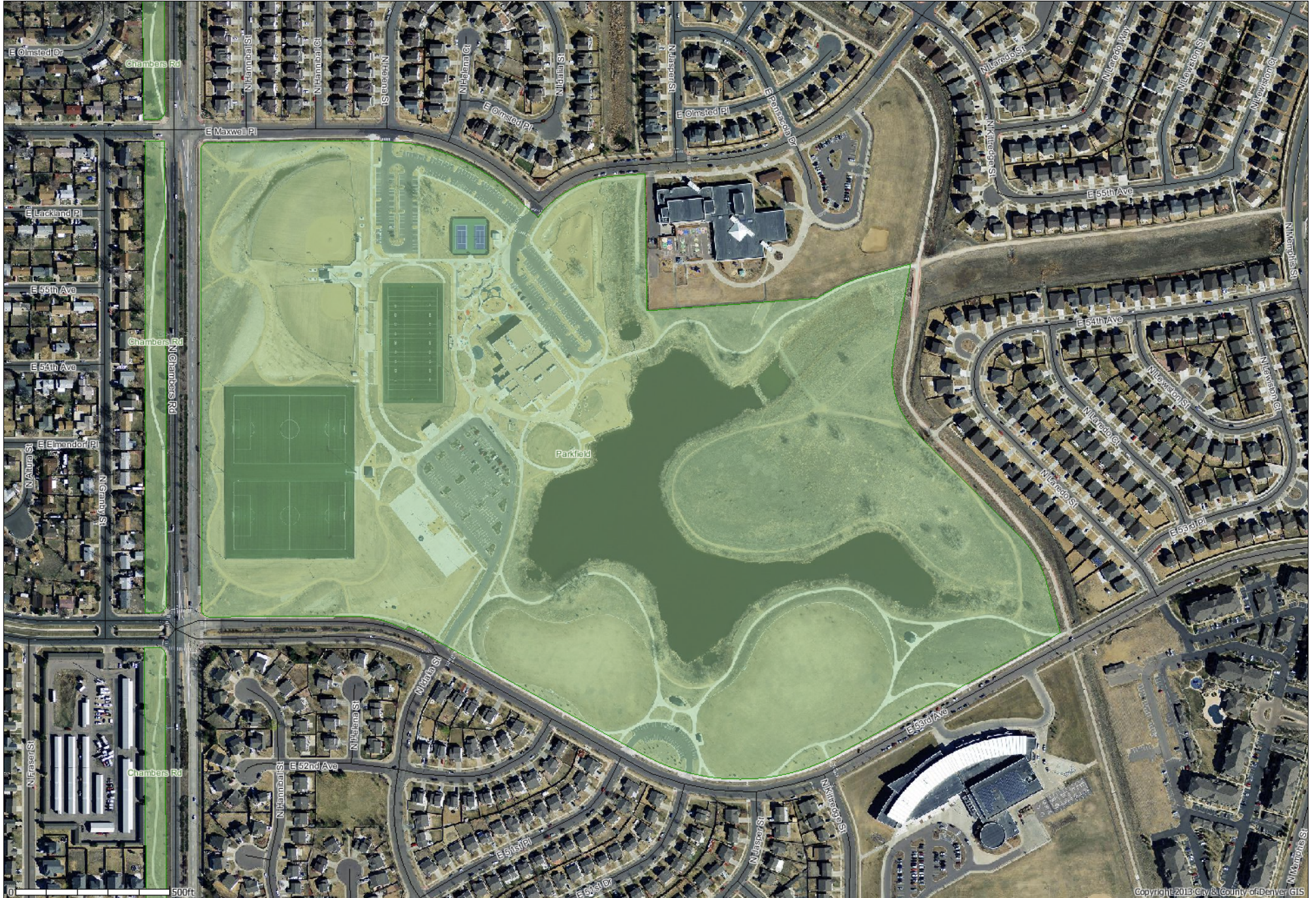
- The Open Space Context consists of all forms of public and private parks and open spaces. The context accommodates sites ranging from very active to completely passive, and from those embedded in a neighborhood to sites that are large enough to stand along. Active sites may include high use areas such 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



From: [Gerardo Martinez](#)
To: [Adams, Libbie - CPD Senior City Planner - Community Planning and Development](#)
Subject: [EXTERNAL] Rezone - 15555 E 53rd Ave
Date: Wednesday, August 17, 2022 3:33:09 PM

Hi,

Can I get the documents for this rezoning (subject line). I'm opposed to it and will like to get a petition started with the residents in the area. I believe a lot of the residents are unaware of the rezone. I plan to go door-to-door to gain support. Any information you can provide me in the meantime is much appreciated so I can conduct a full review. Was unable to attend the meeting for today.

Sincerely,
Gerardo