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# DPR OS-A Rezoning

Request: U-MX-3, I-B, PUD 319 to OS-A

Date: 04/08/2026

Presenter: Joe Green

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request

44<sup>th</sup> and Pearl Unnamed Park  
U-MX-3 to OS-A  
.06 acres



Heron Pond  
I-B to OS-A  
21 acres



Far Northeast Maintenance  
Facility  
PUD 319 to OS-A  
3.1 acres

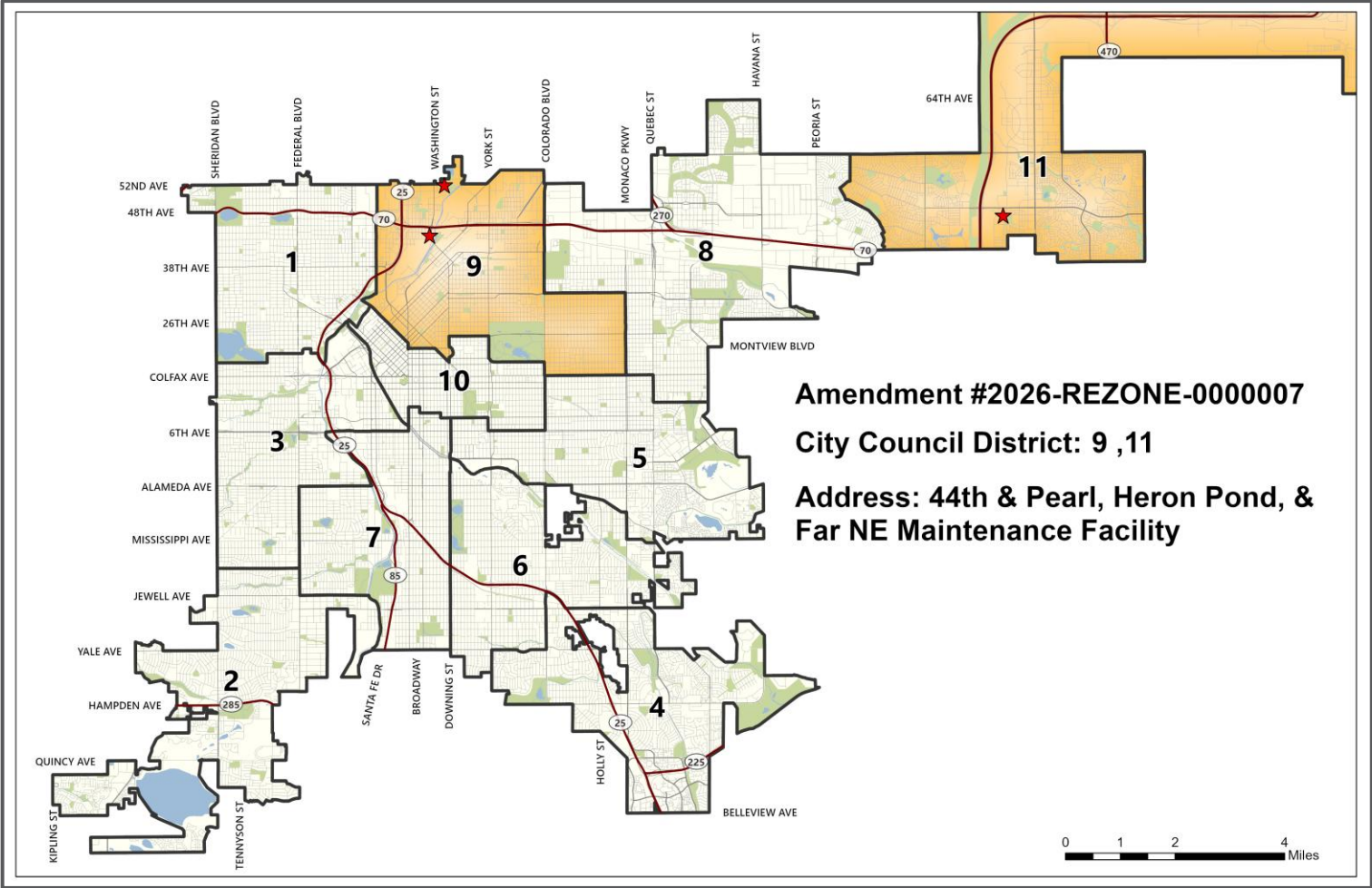


# Presentation Agenda

- Request
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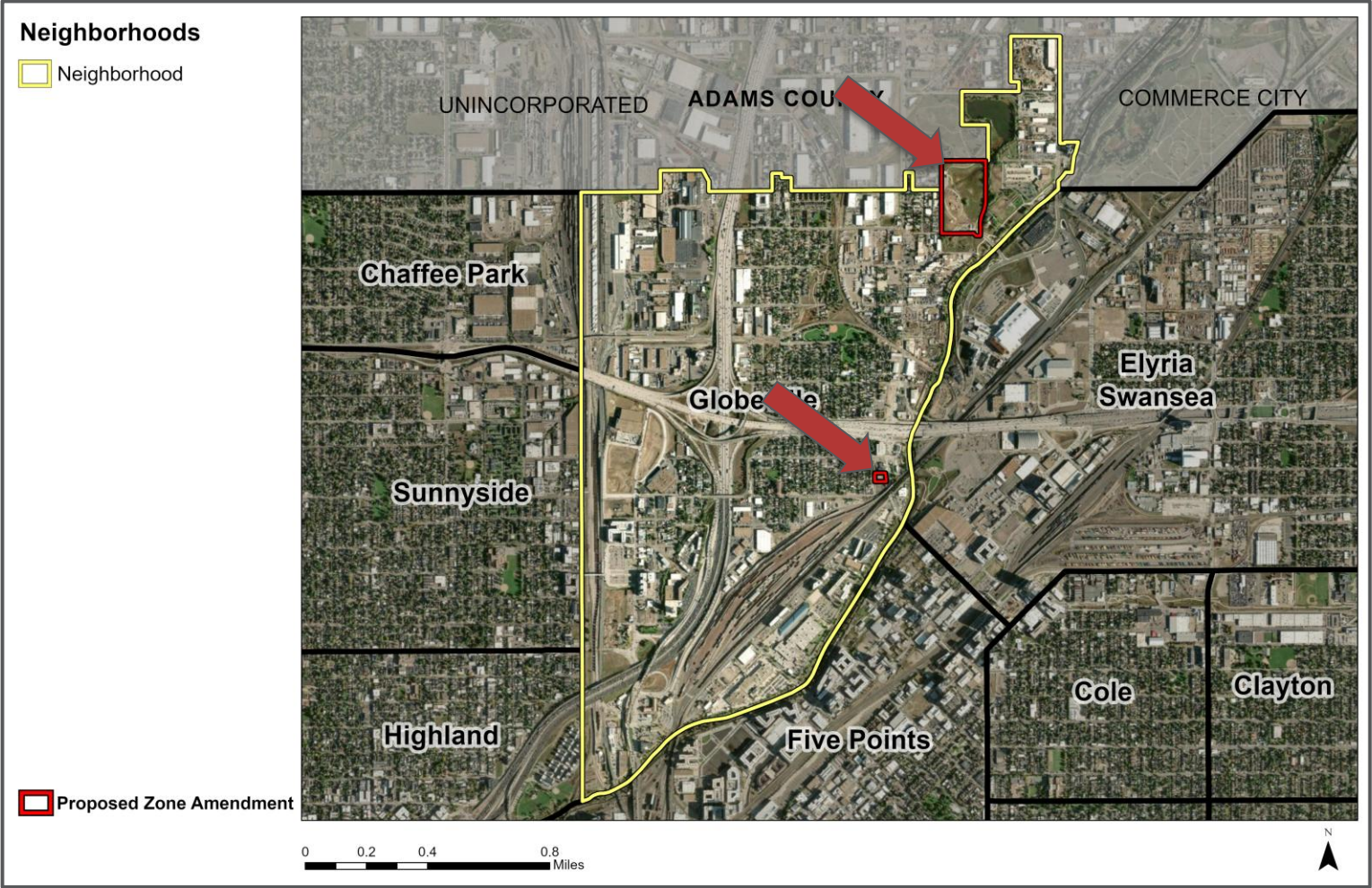
# Council District 9 – Councilmember Watson



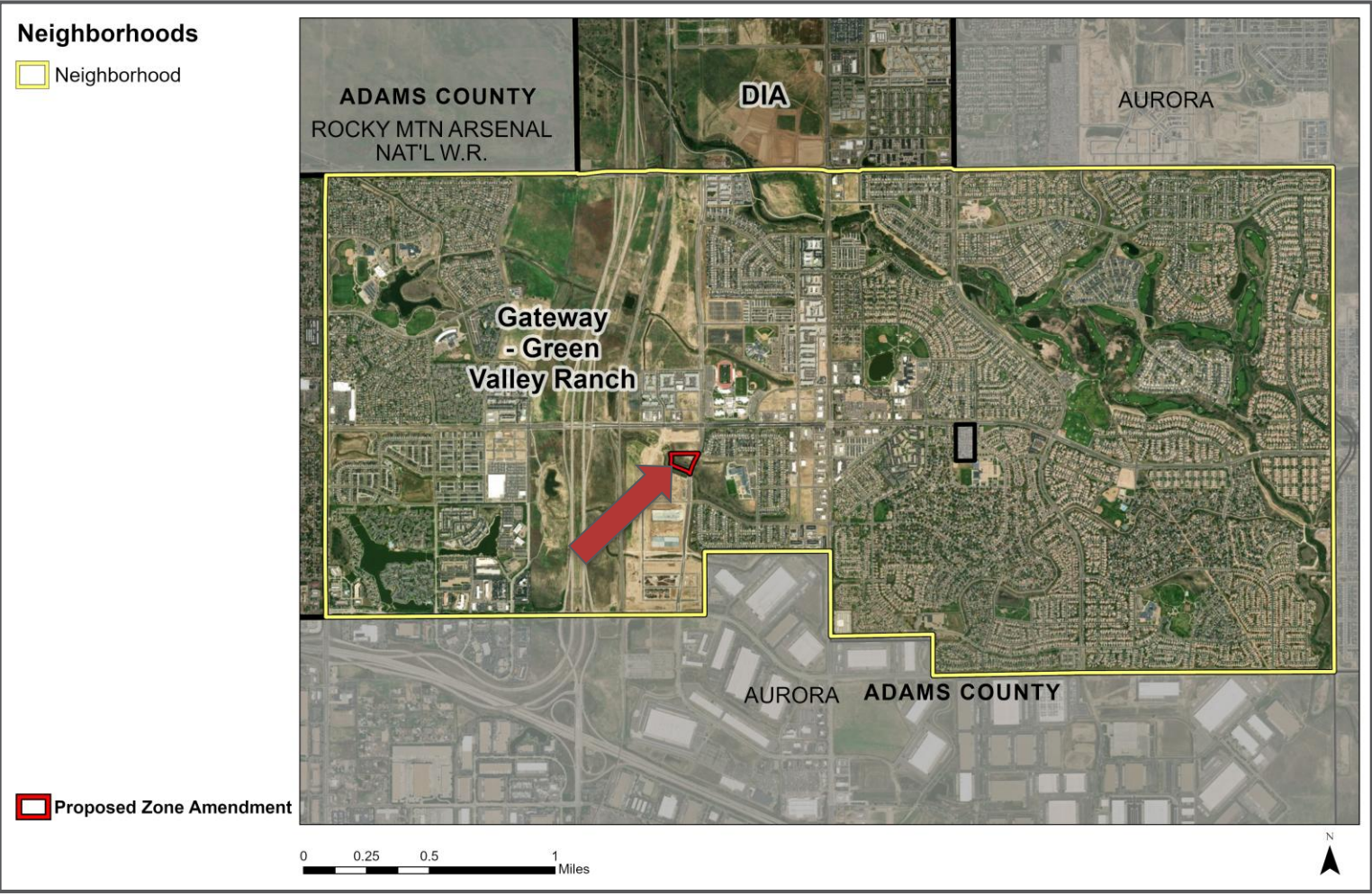
CD 9 - CM Watson

CD 11 – CM Gilmore

# Statistical Neighborhood – Globeville



# Statistical Neighborhood – Green Vally Ranch

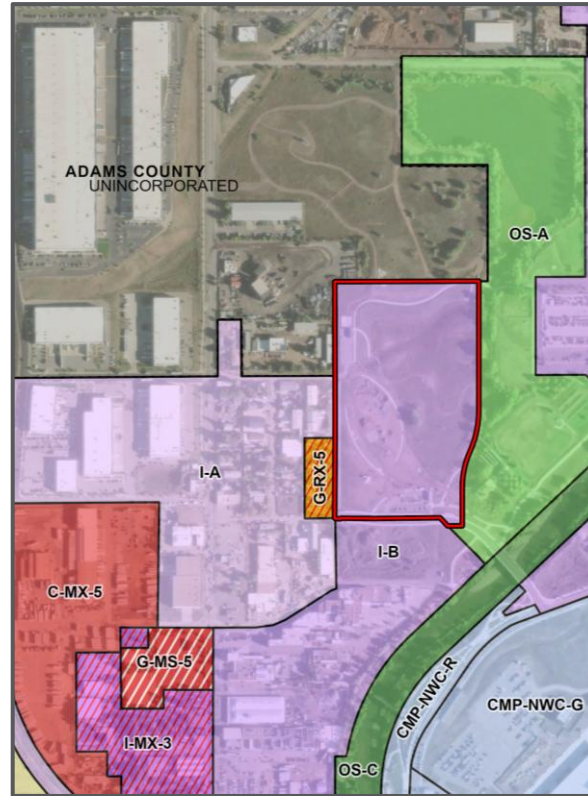


# Existing Zoning

44<sup>th</sup> and Pearl Unnamed Park  
U-MX-3



Heron Pond  
I-B

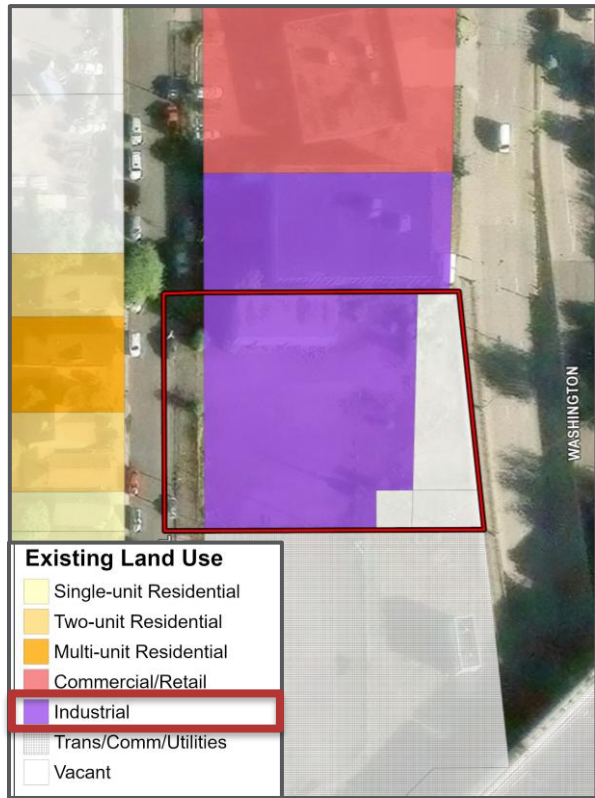


Far Northeast Maintenance  
Facility  
PUD 319

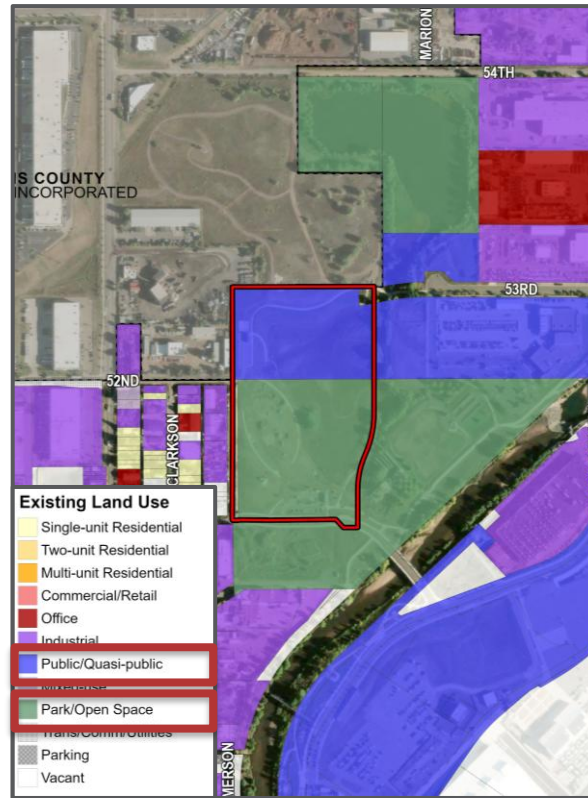


# Existing Land Use

44<sup>th</sup> and Pearl Unnamed Park  
Industrial



Heron Pond  
Public/Quasi-Public, Parks  
and Open Space

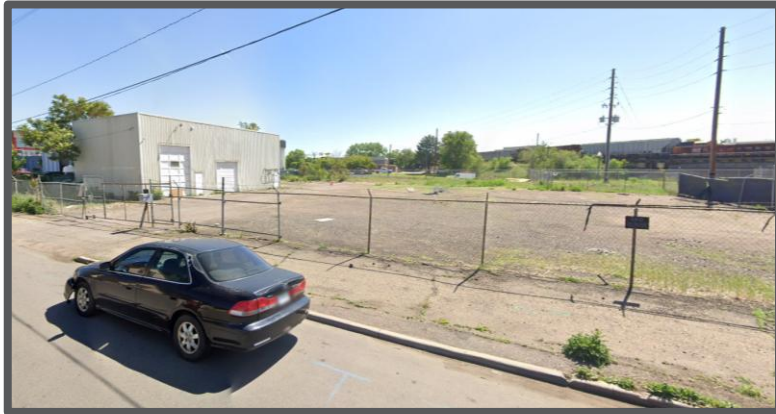


Far Northeast Maintenance  
Facility  
Agriculture



# Existing Land Use

44<sup>th</sup> and Pearl Unnamed Park



Heron Pond



FNE Maintenance Facility



# Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Process

- Informational Notice: **01/22/2026**
- Planning Board Notice: **03/03/2026**
- Planning Board Public Hearing: **03/18/2026**
- Committee: **04/08/2026**
- City Council Public Hearing: **05/18/2026** (tentative)

# Planning Board

- The board voted unanimously to recommend approval

# Public Comments

- Staff has received no comments from RNOs, neighbors, or other stakeholders.

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Game Plan for a Healthy City (2019)
- Far Northeast Area Plan (2019)
- Globeville Neighborhood Plan (2015)

## 2. Public Interest

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

# Comprehensive Plan 2040

- Recognizes that parks are part of a complete community
- Provide high-quality parks for all residents
- Improve equitable access to parks



# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

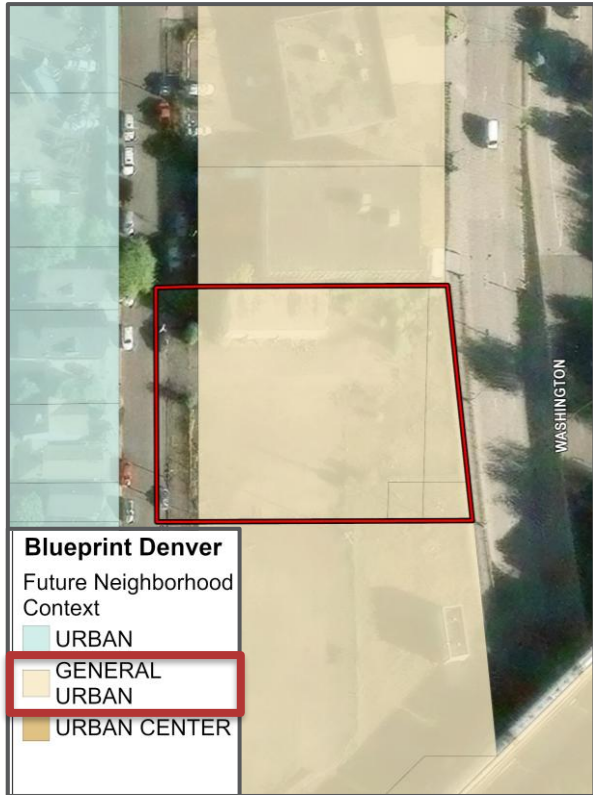
- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Game Plan for a Healthy City (2019)
- Far Northeast Area Plan (2019)
- Globeville Neighborhood Plan (2015)

## 2. Public Interest

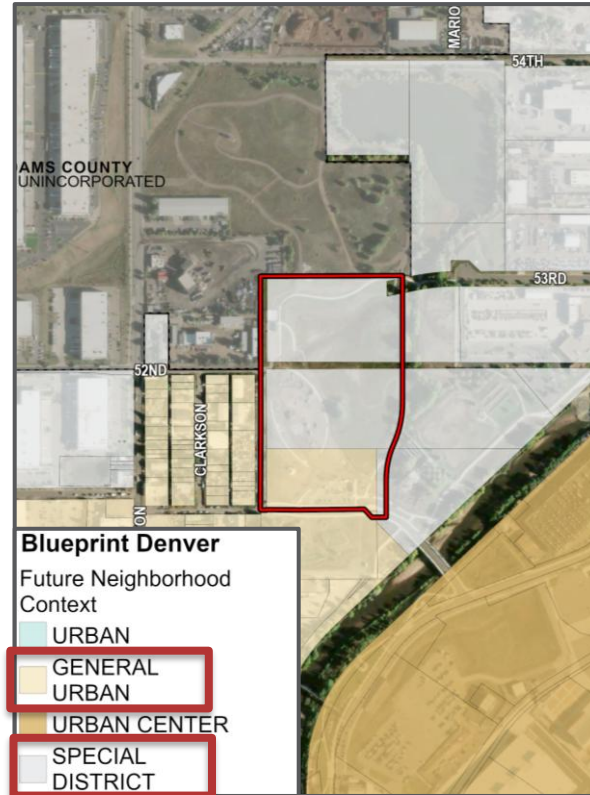
## 3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Blueprint Denver 2019 – Neighborhood Context

44<sup>th</sup> and Pearl Unnamed Park  
General Urban



Heron Pond  
General Urban, Special District



FNE Maintenance Facility  
Suburban

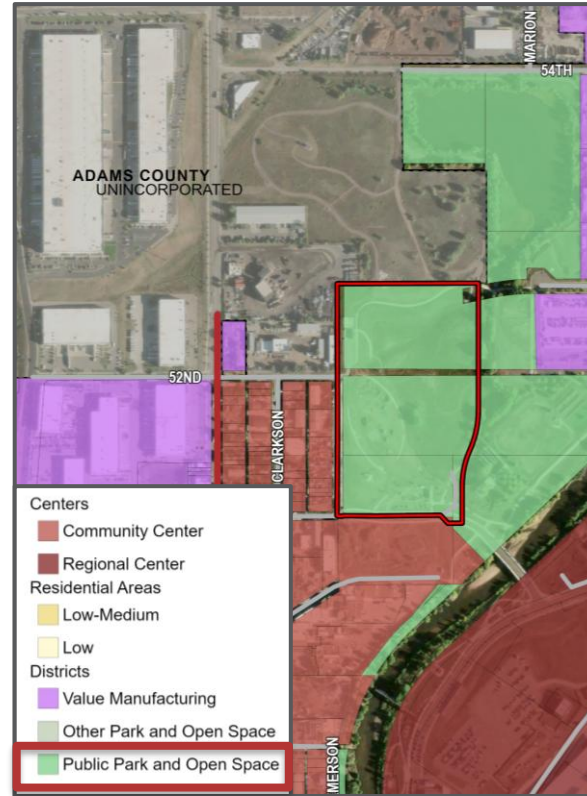


# Blueprint Denver 2019 – Future Places

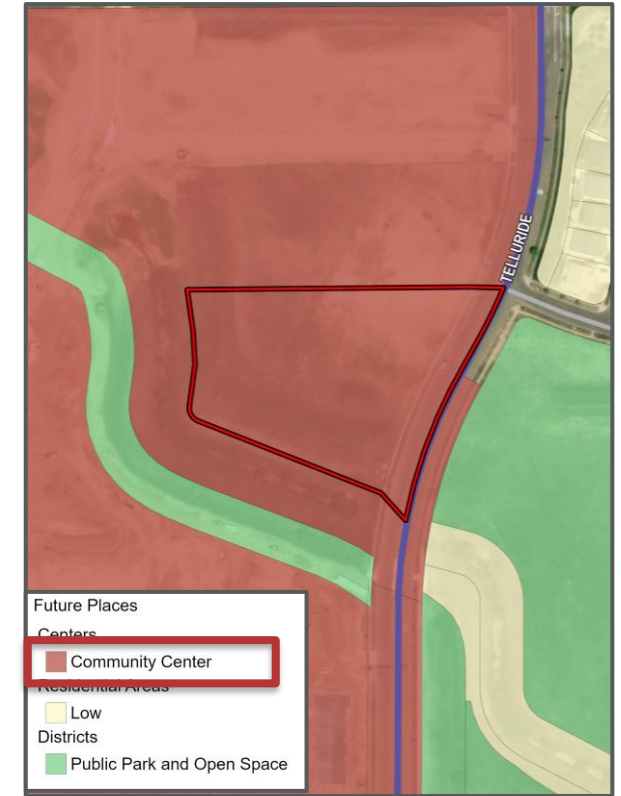
## 44<sup>th</sup> and Pearl Unnamed Park Community Center



## Heron Pond Public Park and Open Space



## FNE Maintenance Facility Community Center



# *Blueprint Denver 2019*

## **Elements of a Complete Neighborhood – Quality of Life Infrastructure**

- Parks are a key element of a complete neighborhood
- Contribute to environmental resilience
- Contribute to social connectedness
- Ensure high-quality parks and outdoor public spaces keep pace with Denver's growth

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Game Plan for a Healthy City (2019)
- Far Northeast Area Plan (2019)
- Globeville Neighborhood Plan (2015)

## 2. Public Interest

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

# *Game Plan for a Healthy City (2019)*

- Acquire land and build facilities to keep pace with growth
- Ensure a ten-minute walk to park and open space
- Upgrade operation facilities to meet baseline standards

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

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- Far Northeast Area Plan (2019)
- Globeville Neighborhood Plan (2015)

## 2. Public Interest

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

# *Far Northeast Area Plan*

- Maintain a high level of park service
- Invest in maintenance of existing parks and open spaces
- Establish an operations facility to support more efficient park maintenance

# Denver Zoning Code Review Criteria

## 1. Consistency with Adopted Plans

- Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Game Plan for a Healthy City (2019)
- Far Northeast Area Plan (2019)
- Globeville Neighborhood Plan (2015)

## 2. Public Interest

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

# *Globeville Neighborhood Plan*

- Ensure a complete and accessible system of parks
- Regional open space amenity at the Heron Ponds site

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Public Interest

Furthers the public interest of the city through implementation of the city's adopted land use plans by allowing for additional recreational open space uses.

# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# CPD Recommendation

CPD recommends **approval**, based on finding all review criteria have not been met

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent