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# 4141 E. 35<sup>th</sup> Ave. Park Hill Park

Request: from OS-B to OS-A

Date: 04.29.2025

Presenter: Fran Penafiel

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from OS-B to OS-A



- **Property**
  - Approx. 155 acres
- **Request**
  - OS-A (open space recreation)
  - District for publicly owned parks and open space

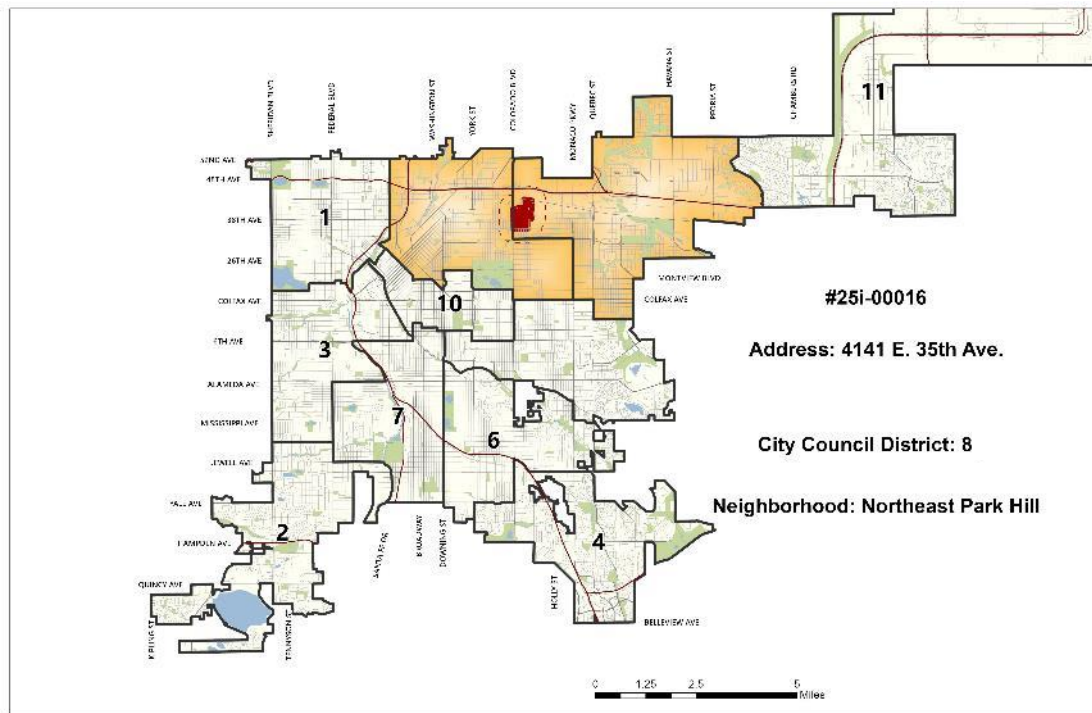
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

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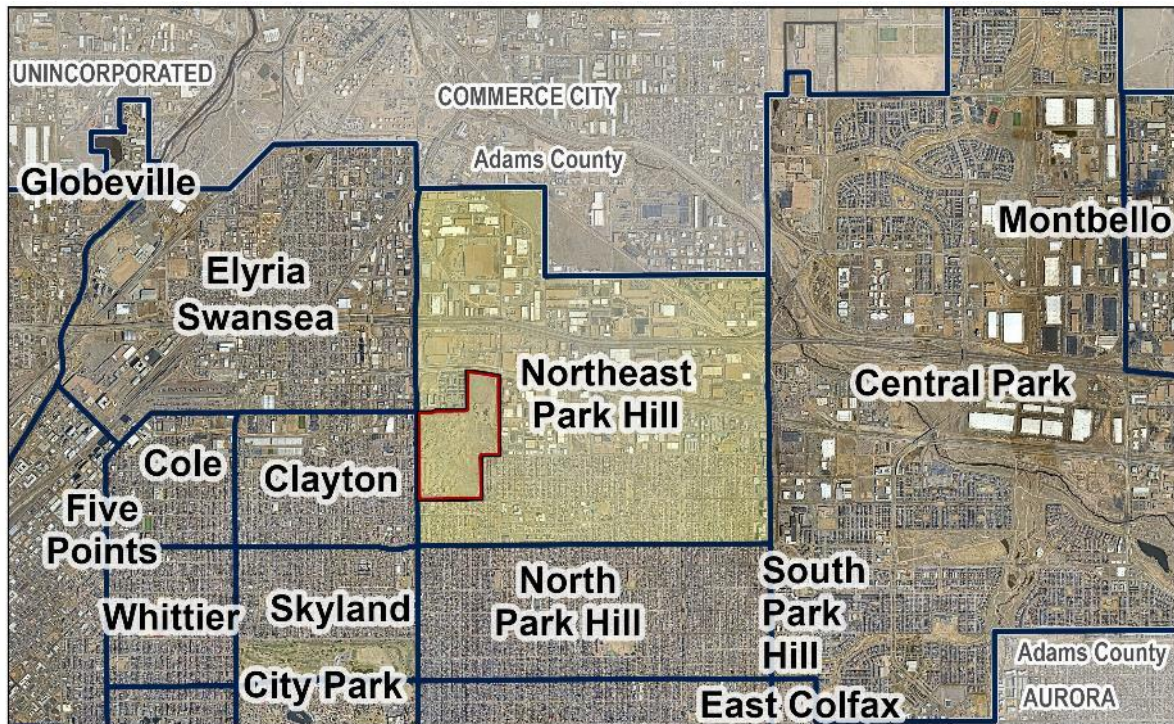


# Council District 8 – Councilmember Lewis





# Northeast Park Hill Statistical Neighborhood

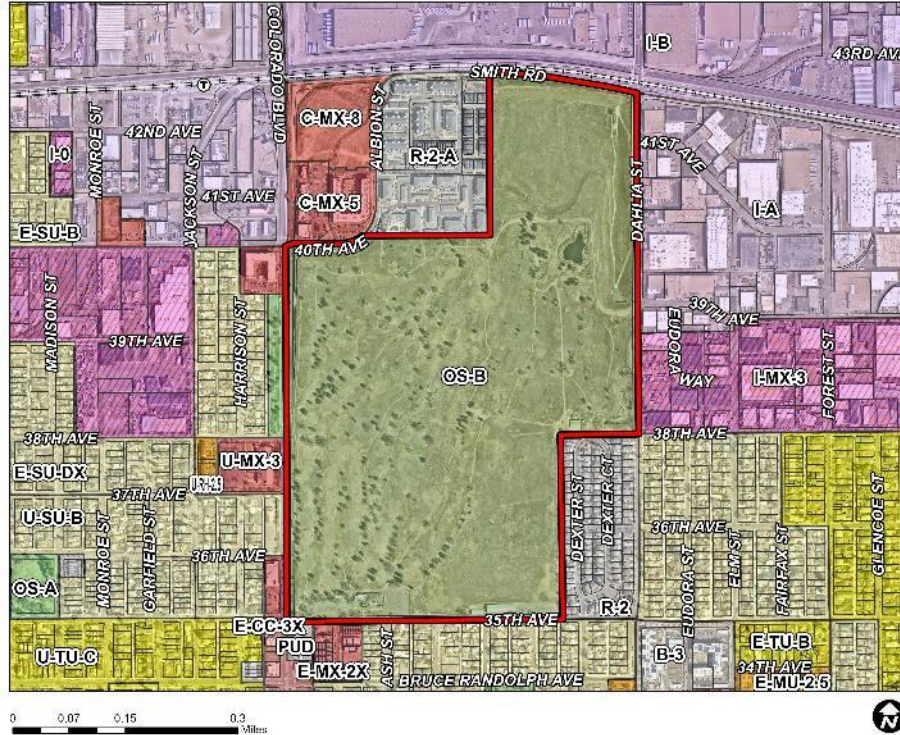


# Existing Zoning – OS-B

## Existing Zoning

- Commercial Corridor (CC)
- Former Chapter 59 Zone
- Industrial - General (I-B)
- Industrial - Light (I-A)
- Industrial - Mixed Use (I-MX, M-IMX)
- Mixed Use (MX, M-GMX)
- Multi Unit (MU, RH, RO)
- Open Space - Public Parks (OS-A)
- Open Space - Recreation (OS-B)
- Single Unit (SU)
- Two Unit (TU)

**Proposed Zone Amendment**



Proximity to:

- C-MX-5
- U-MX-3
- U-SU-B
- E-MX-3x
- E-CC-3x
- I-B
- I-A
- I-MX-3
- R-2-A
- R-2

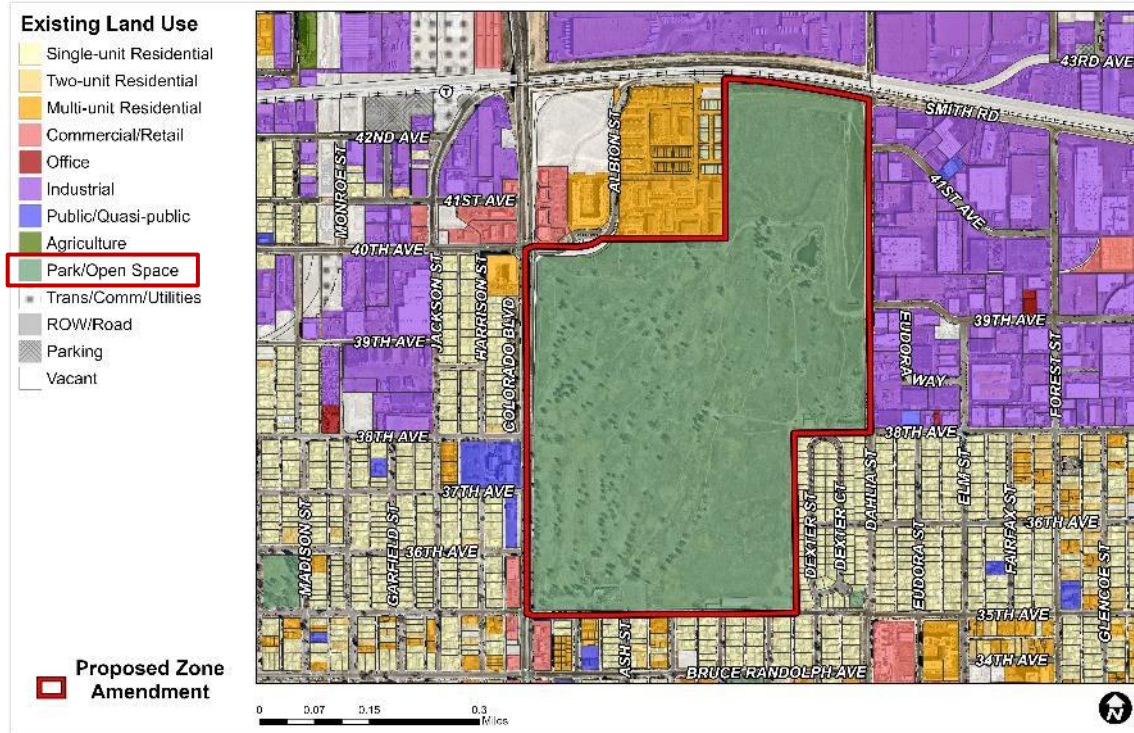
# Proposed Zoning – OS-A

OS-A zone district is intended to:

“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”



# Existing Context - Land Use



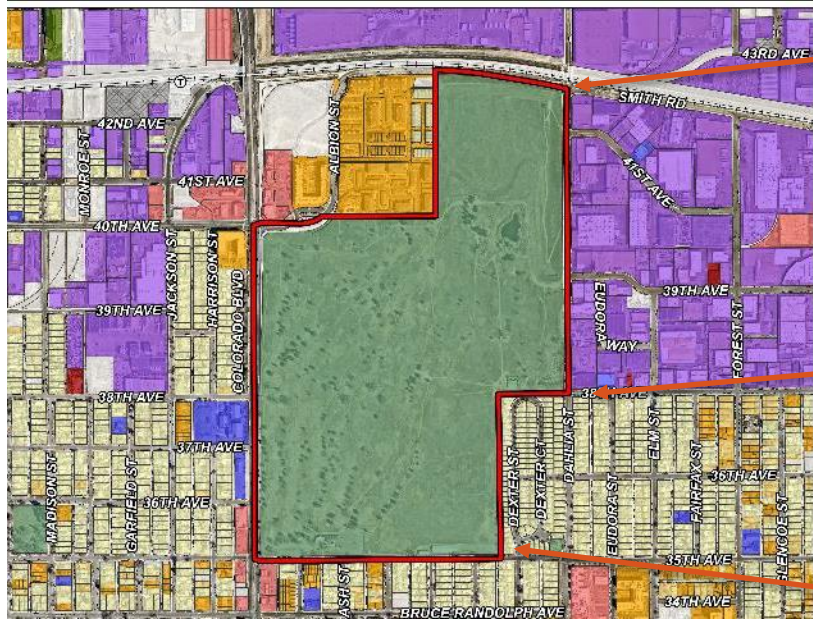
Private Open Space  
– Golf Course

# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale

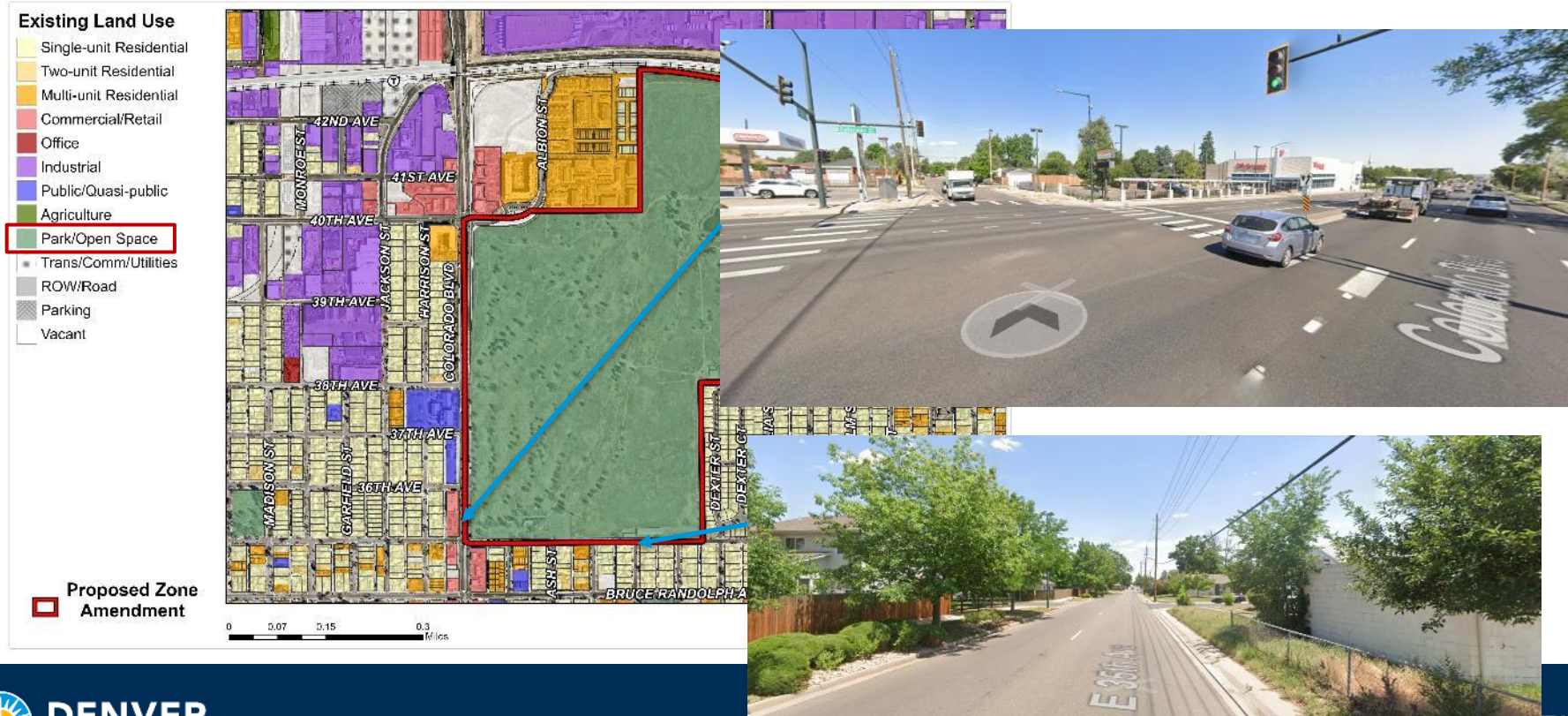


# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale



# Agenda

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# Charter Process

- Ordinance Request filed with City Council Offices 4/18/25
- Notice of Receipt of Proposed Action: 4/24/25
- LUTI: 4/28/25
- City Council 1<sup>st</sup> Reading: 5/5/25
- Hearing date published in Daily Journal: 5/18/25
- City Council Public Hearing: 6/2/25

# Presentation Agenda

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# 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)*
- *Park Hill Golf Course Small Area Plan (2022)*

## 2. Public Interest

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

# Comprehensive Plan 2040

## Equitable, Affordable, and Inclusive

- Goal 1, Strategy A – 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)



## Healthy and Active

- Goal 1, Strategy A – “Recognize parks, recreation and the urban forest as vital components of a complete community” (p. 58).



# Denver Zoning Code Review Criteria

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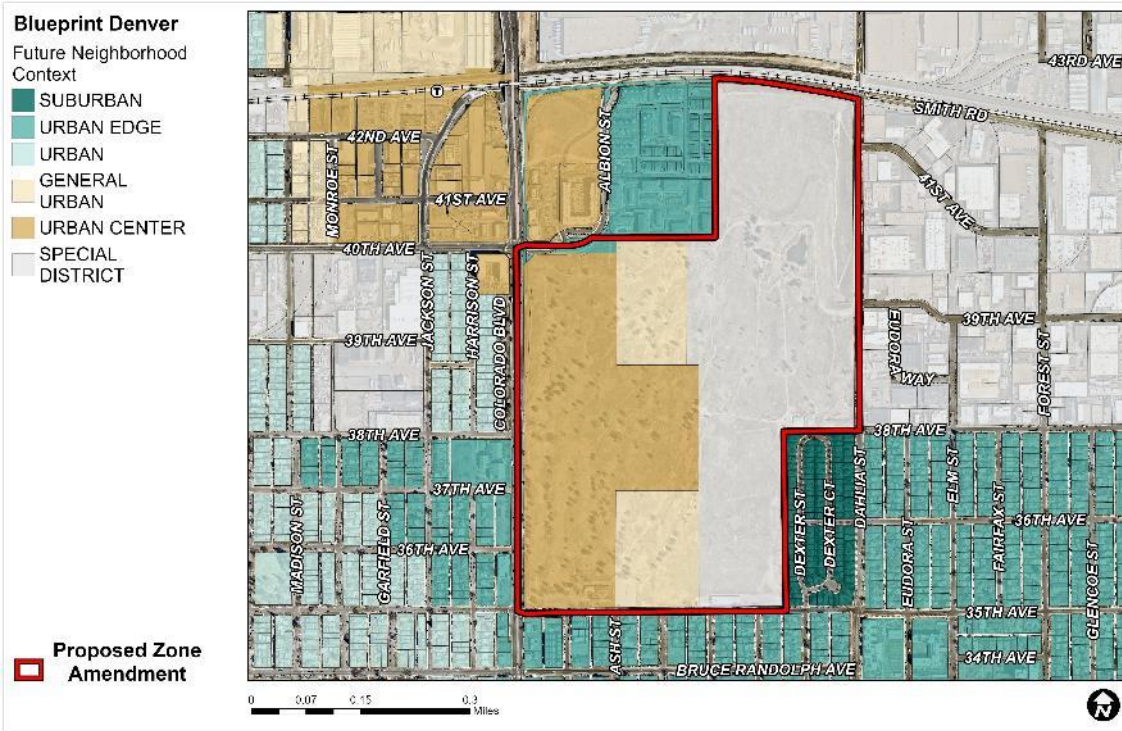
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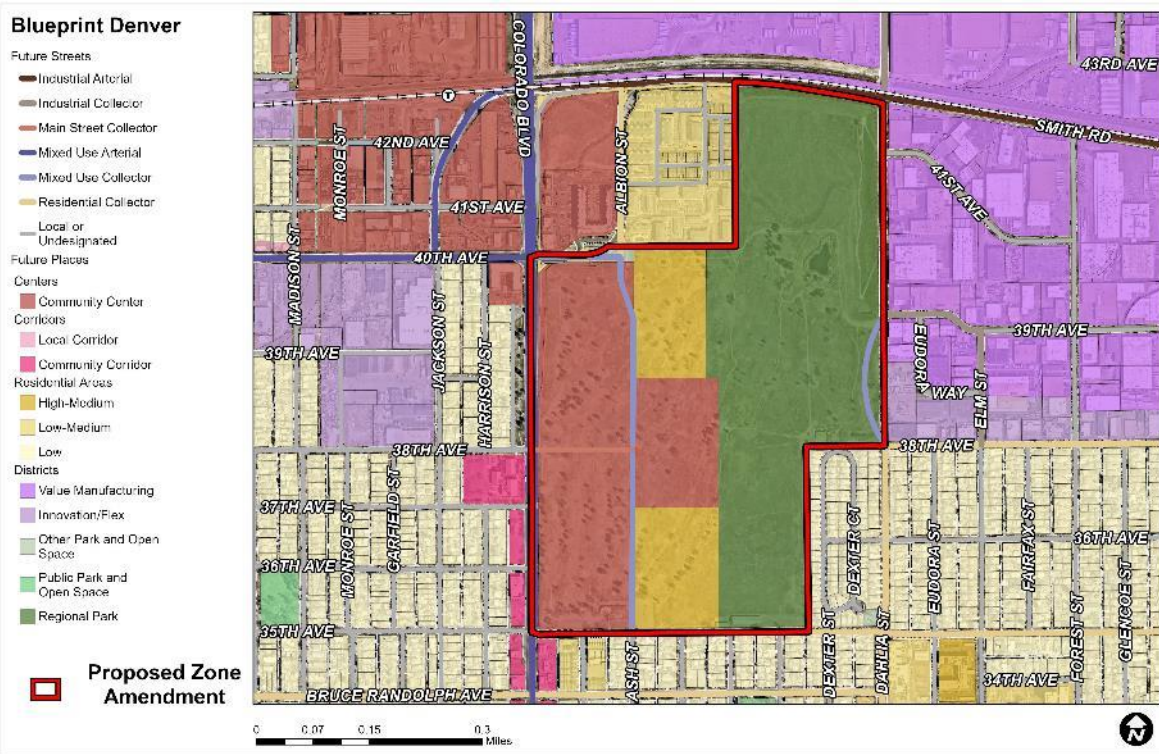


# Blueprint Denver 2019



*Blueprint Denver* acknowledges the presence of parks and open space throughout all contexts therefore, the OS-A district is consistent with plan guidance.

# Blueprint Denver 2019



*Blueprint Denver* acknowledges the presence of parks and open space throughout all contexts, therefore, the proposed OS-A district is consistent

The proposed OS-A district is allowing for parks and open space. The surrounding street types can support and are consistent with the districts allowed uses.

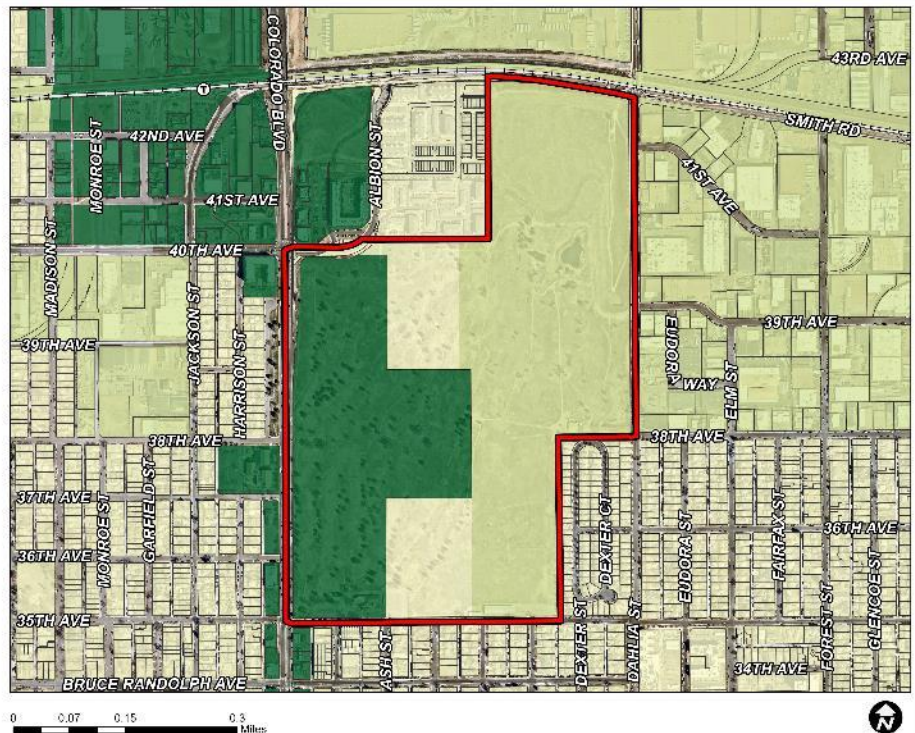
# Blueprint Denver 2019

## Blueprint Denver

### Growth Strategy

- Community centers and corridors
- Districts
- All other areas of the city

### Proposed Zone Amendment



## Growth Areas Strategy:

- Community centers and corridors
- All other areas of the city
- Districts

OS-A uses could create employment opportunities



# Blueprint Denver 2019

DENVERGOV | BLUEPRINT DENVER

## Recommendations: Quality-of-Life Infrastructure



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

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



# Blueprint Denver 2019

## Blueprint Denver Contains Three Major Equity Concepts

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



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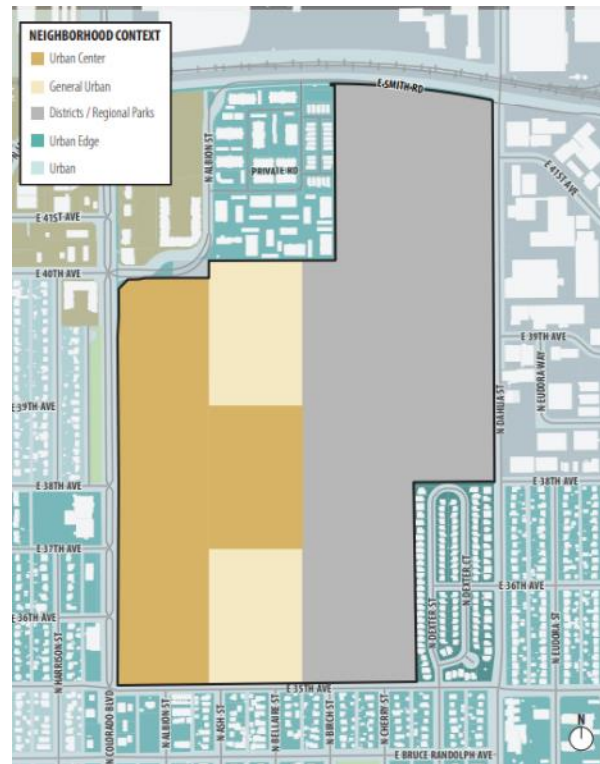
## 3. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Park Hill Golf Course Small Area Plan

## Future Neighborhood Context

- Urban Center
- General Urban
- Districts

A core goal of the PHGC Plan is access to open spaces uses and such uses are generally appropriately in all contexts

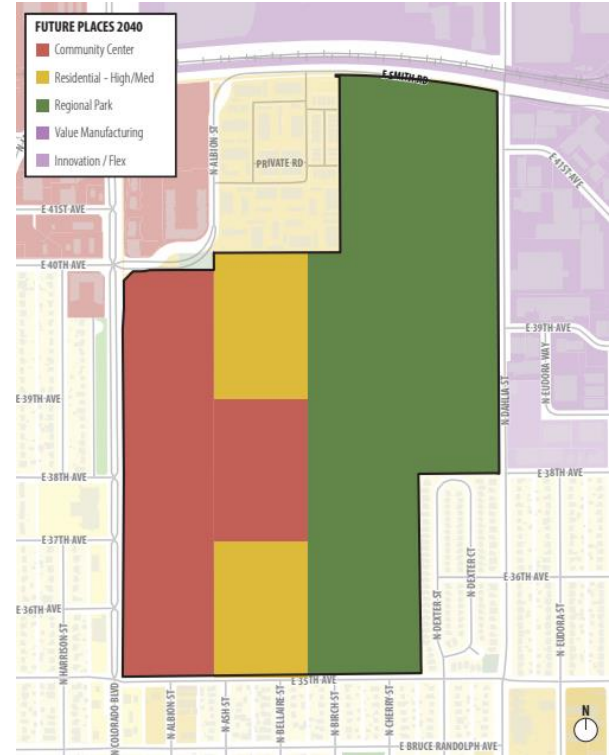


# Park Hill Golf Course Small Area Plan

## Future Places

- Community Center
- Residential – High/Medium
- Regional Park

A core goal of the PHGC plan is access to open spaces and such uses are generally appropriately in all contexts and places

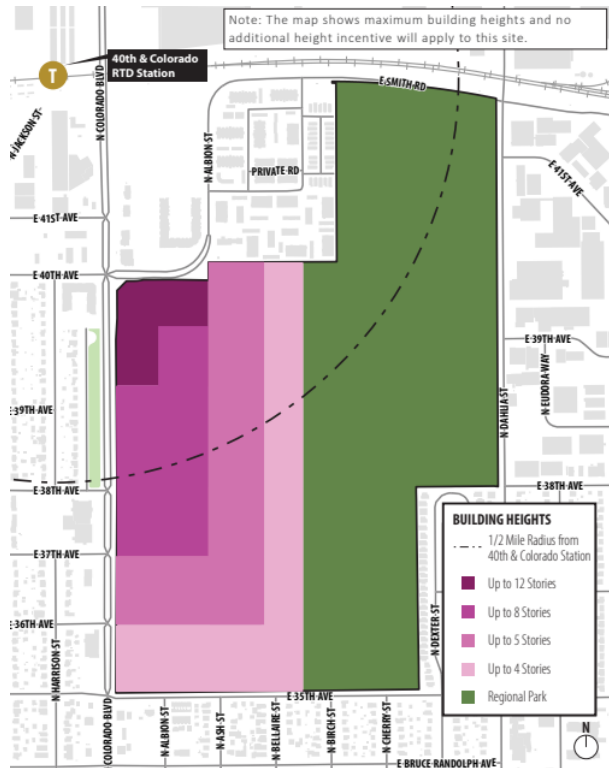


# Park Hill Golf Course Small Area Plan

## Maximum Building Heights

The plan map recommends maximum building heights for the property

In the OS-A zone district the City Council shall have final approval authority over the form of certain building according to D.R.M.C., Chapter 39 (Parks). For all other buildings or structures, the Manager of Parks and Recreation shall determine all applicable building form standards. These provisions will ensure structures are appropriate for a regional park.





# Denver Zoning Code Review Criteria

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# Consistency with Neighborhood Context, Purpose and Intent

## DIVISION 9.3 OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)

### SECTION 9.3.1 OPEN SPACE CONTEXT DESCRIPTION



OS-A zone district is within the Open Space Context, which “consists of all forms of public and private parks and open spaces”. Allows for active and passive recreation opportunities and is consistent with the Open Space context.

Open Space Public Park District “is intended to protect and preserve public parks owned, operated or leased by the City and managed by the City’s Department of Parks and Recreation (“DPR”) for park purposes” (DZC 9.3.2.1.A). The property is owned by the City and is consistent with the OS-A purpose and intent statement.

# CPD Recommendation

CPD recommends [moving this proposal forward to full Council consideration](#), based on finding all review criteria have been met

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