



# 1060 S Emporia St

Request: from OS-B to OS-A

Date: 04.29.2025

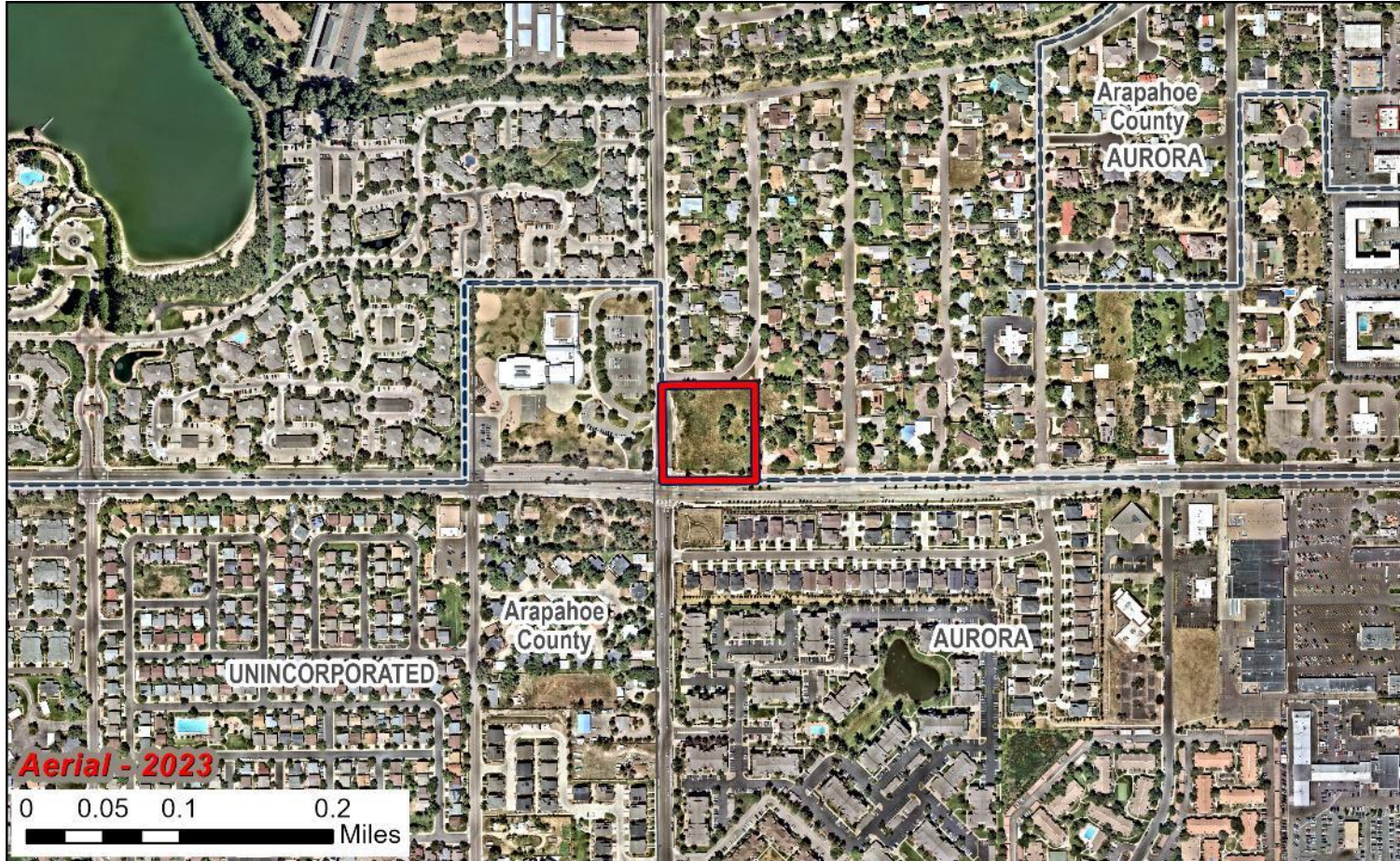
Presenter: Fran Penafiel

# Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



# Request: from OS-B to OS-A



- Property:
  - 84,100 sf or 1.93 acres
  - Vacant site

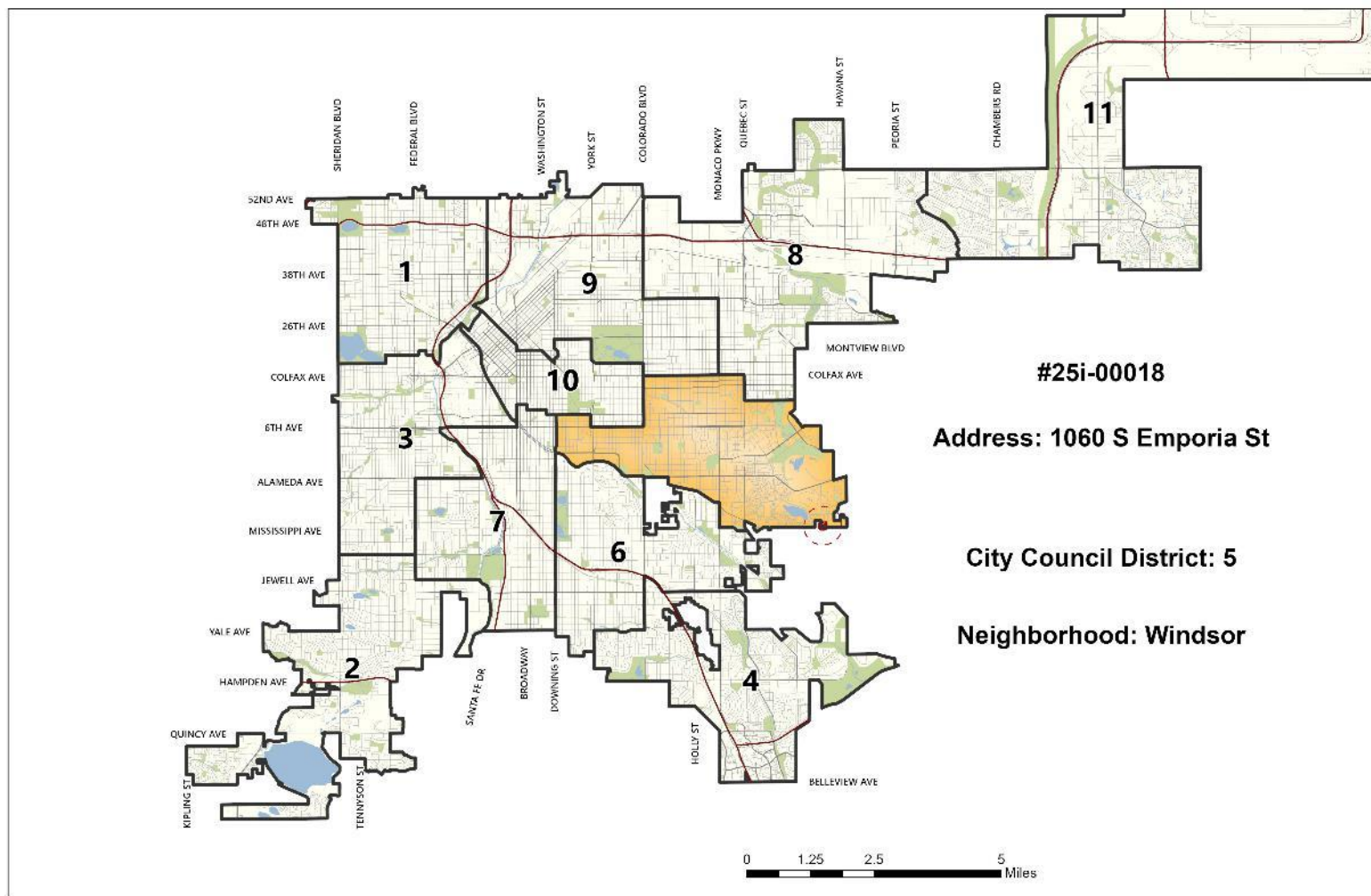
*Reminder: Approval of a rezoning is not approval of a proposed specific development project*

# Presentation Agenda

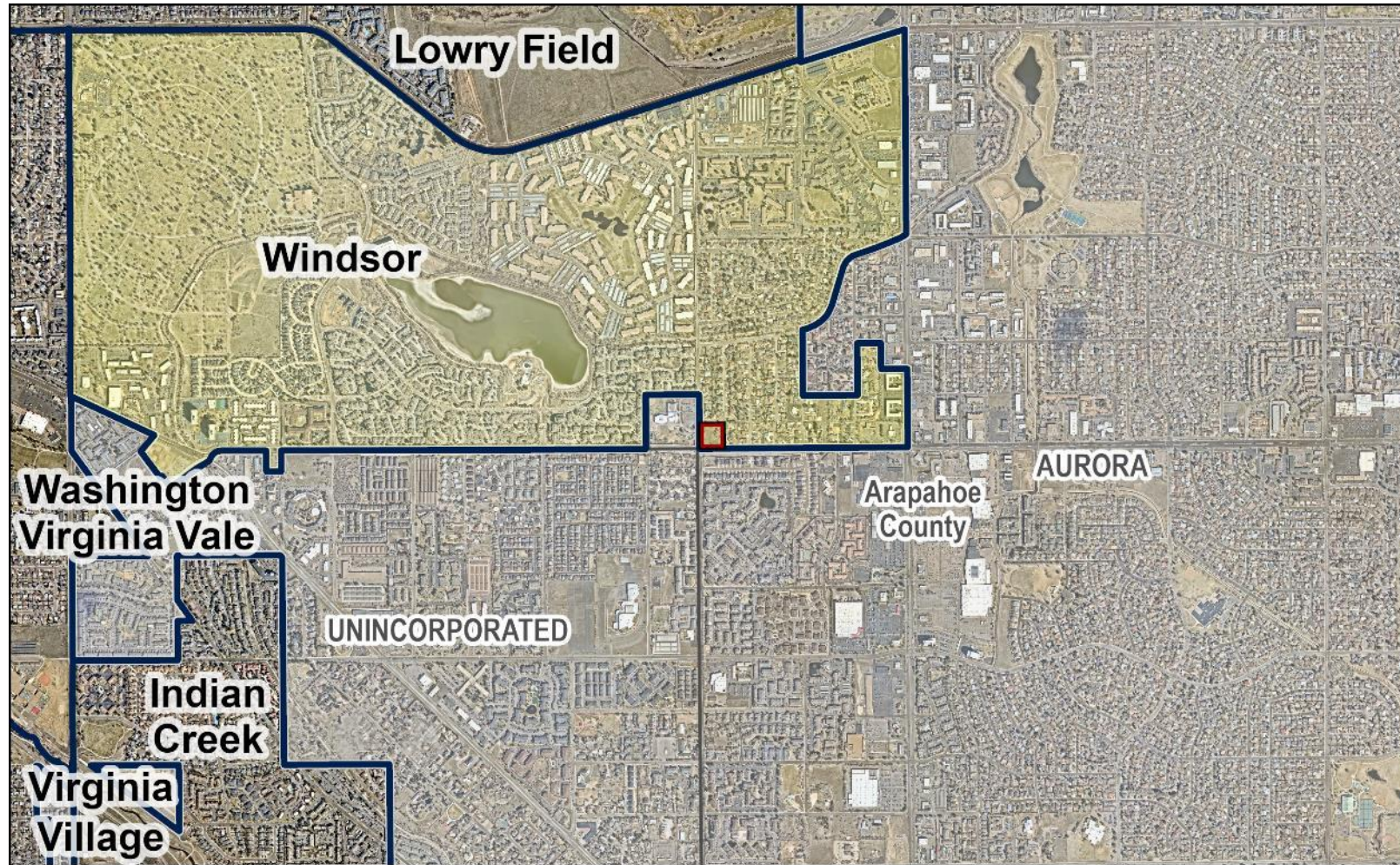
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# Council District 5 – CM Amanda Sawyer



# Statistical Neighborhood – Windsor



# Existing Zoning – OS-B



Proximity to:

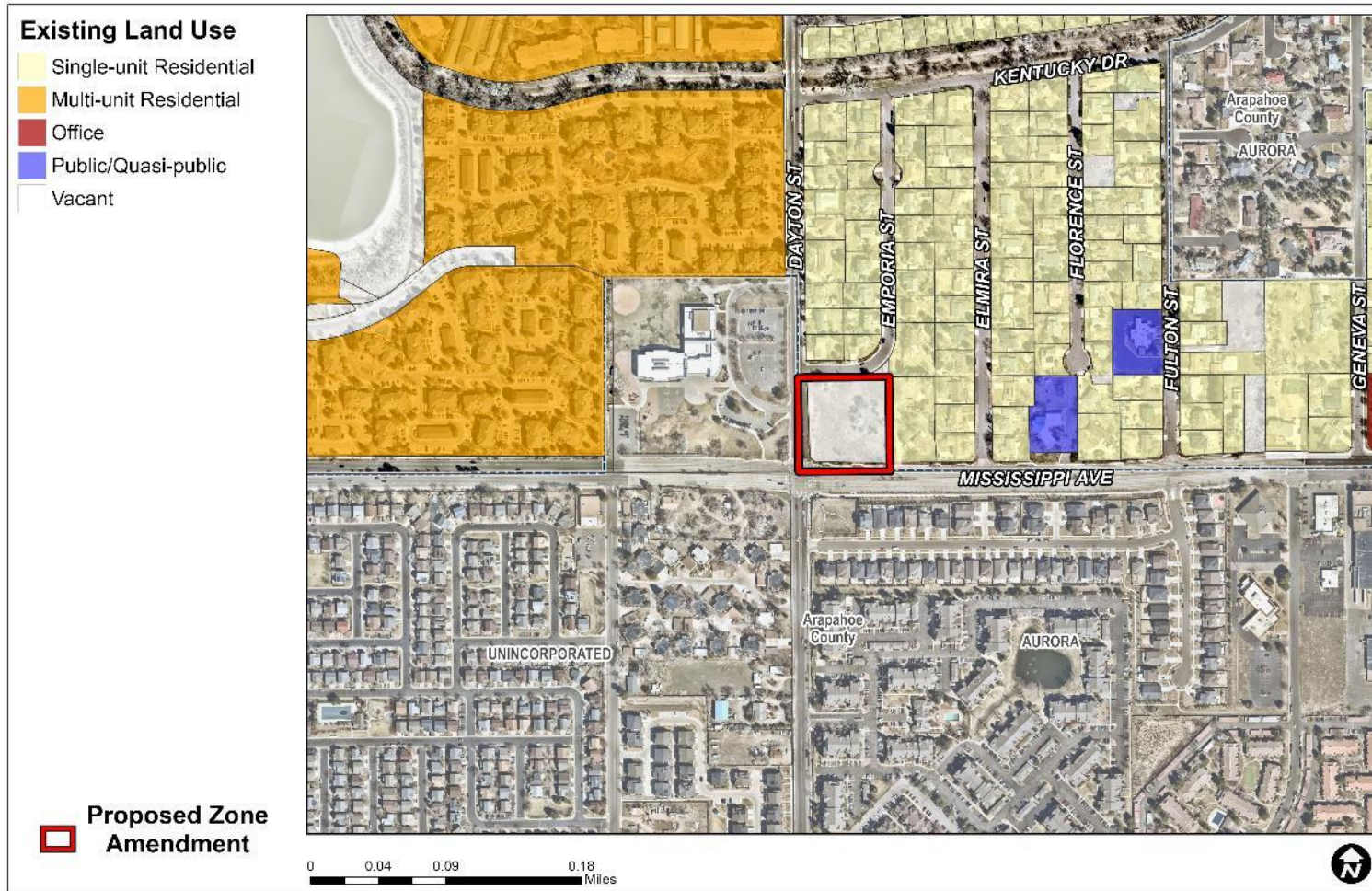
- S-SU-I
- Arapahoe County

# Proposed Zoning – OS-A

## General Purpose:

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 Parks and Recreation (“DPR”) for park purposes.

# Existing Context – Land Use



## Vacant

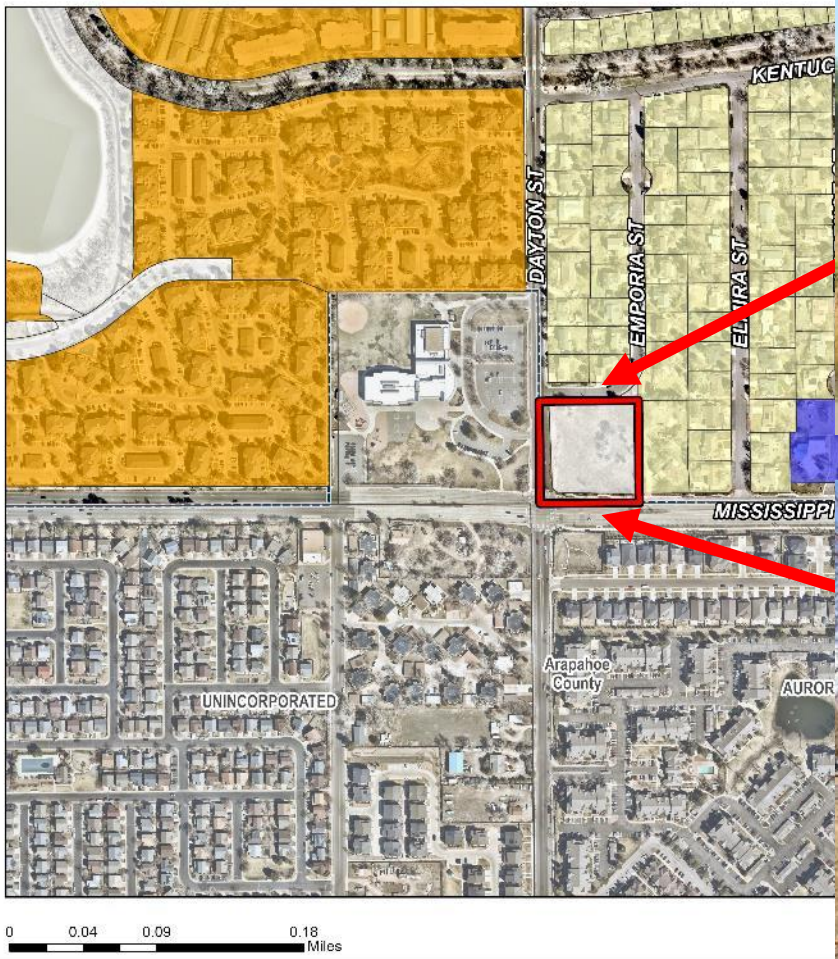
Adjacent to:

- Single-Unit Residential
- School

# Existing Context – Building Form/Scale

## Existing Land Use

- Single-unit Residential
- Multi-unit Residential
- Office
- Public/Quasi-public
- Vacant



# Existing Context – Building Form/Scale



# Agenda

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# Process

- Informational Notice & Notice of Receipt: 3/07/25
  - Planning Board Notice: 4/1/25
  - Planning Board Public Hearing: 4/16/25
- Recommended approval unanimously**
- LUTI Committee: 4/29/25
  - City Council Public Hearing: 6/9/25

# Public Comments

- No comment letters

# Presentation Agenda

- Request
- Location and Context
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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
- Blueprint Denver (2019)

## 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

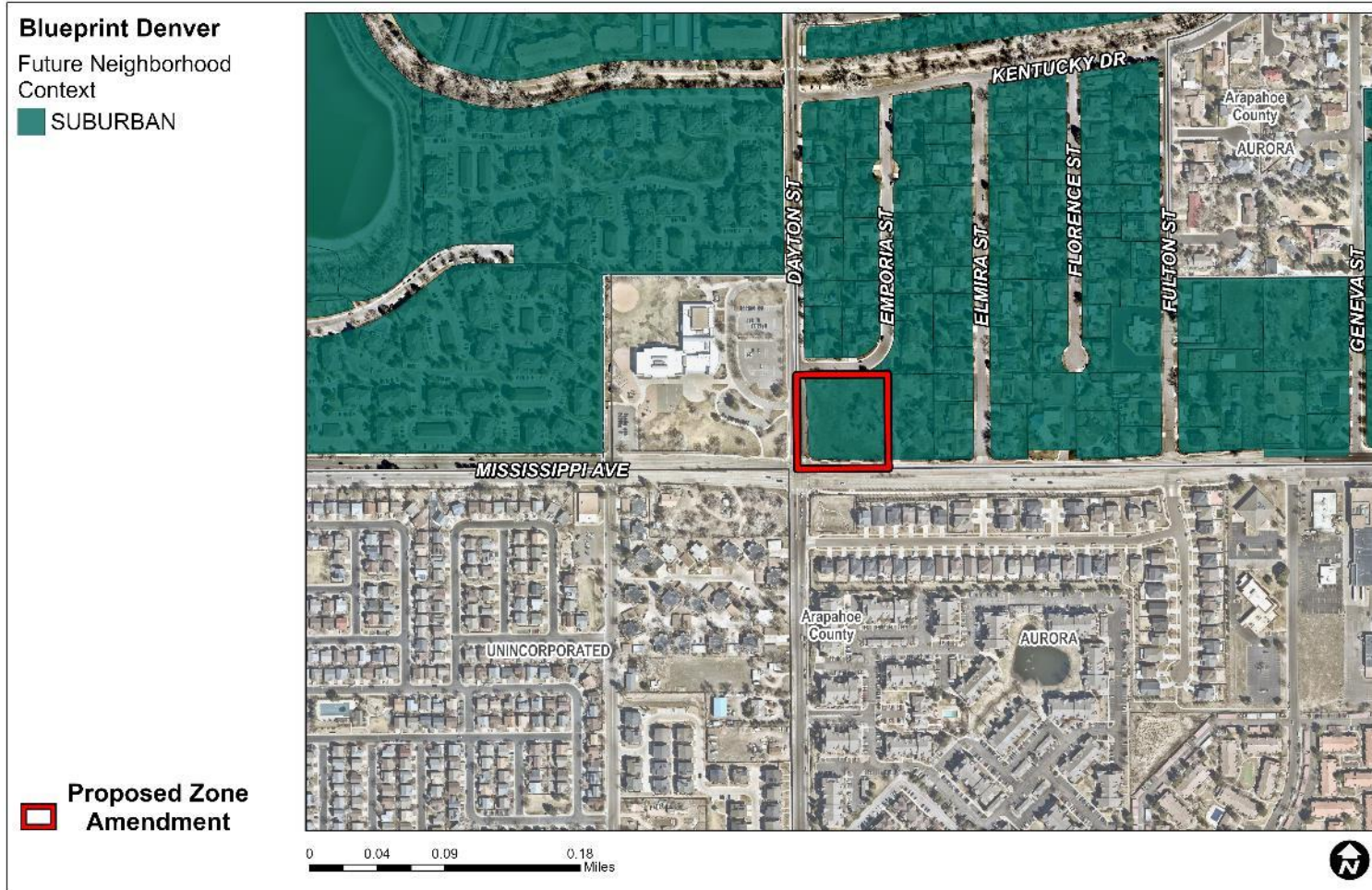
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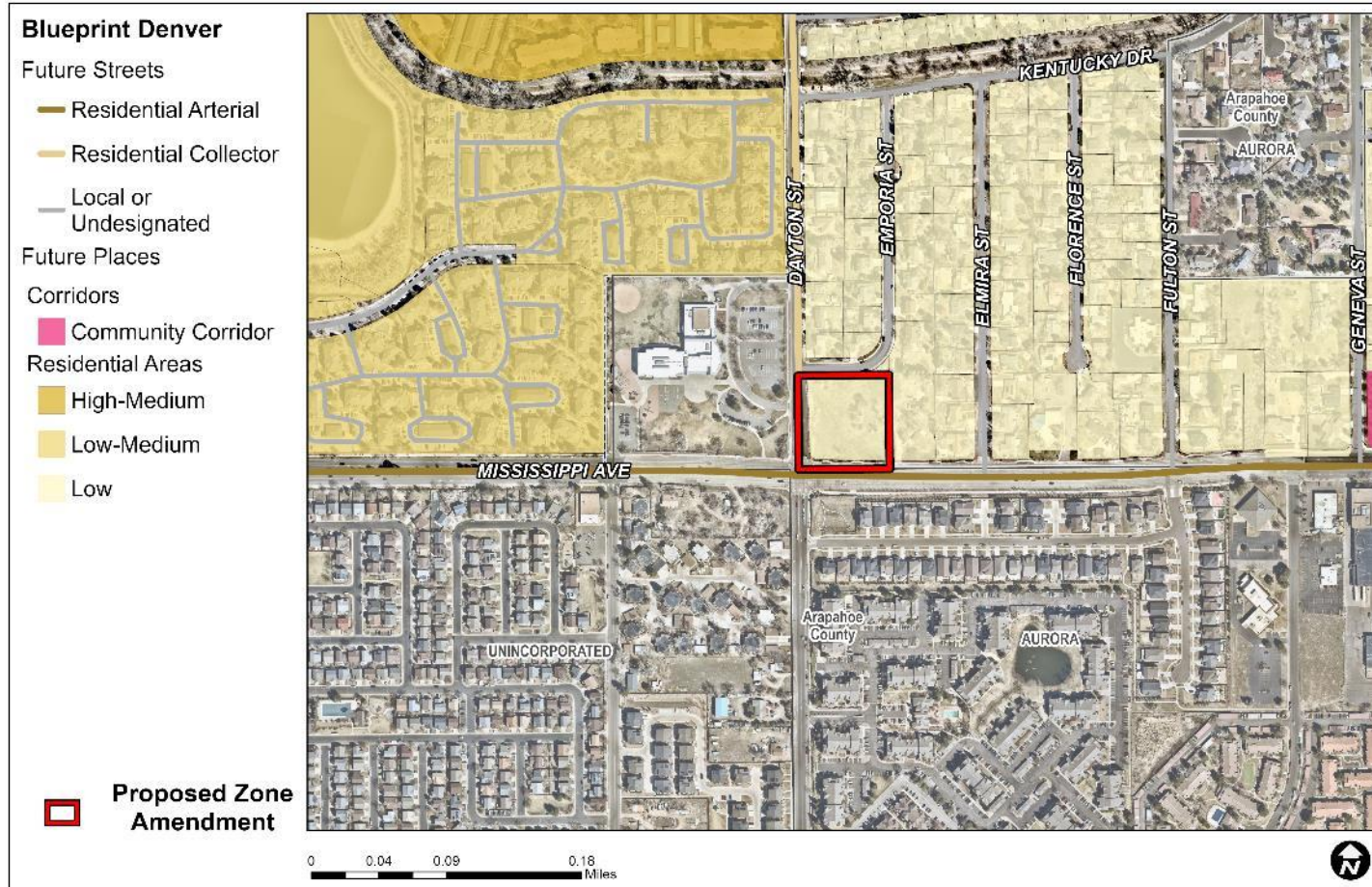
# Blueprint Denver 2019



## Suburban

- “Range of uses from single-unit and multi-unit residential to commercial corridors and centers with irregular block patterns with curvilinear streets” (p. 136). Parks and Open Spaces are important, and necessary land uses within all of Denver’s neighborhood contexts

# Blueprint Denver 2019



## Low Residential

- “areas where the predominant use is residential. Although they are primarily residential, these areas are supported by a variety of embedded uses needed for a complete neighborhood” (p. 149).
- Name the Future Street Type

*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*

# 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.



# Blueprint Denver 2019

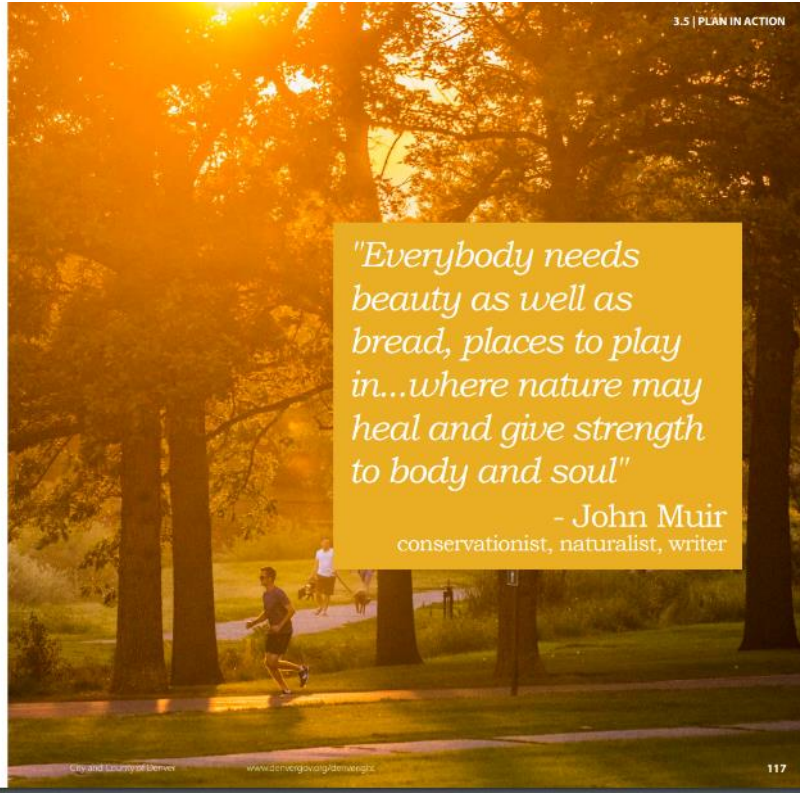
DENVERIGHT | BLUEPRINT DENVER

## Recommendations: Quality-of-Life Infrastructure



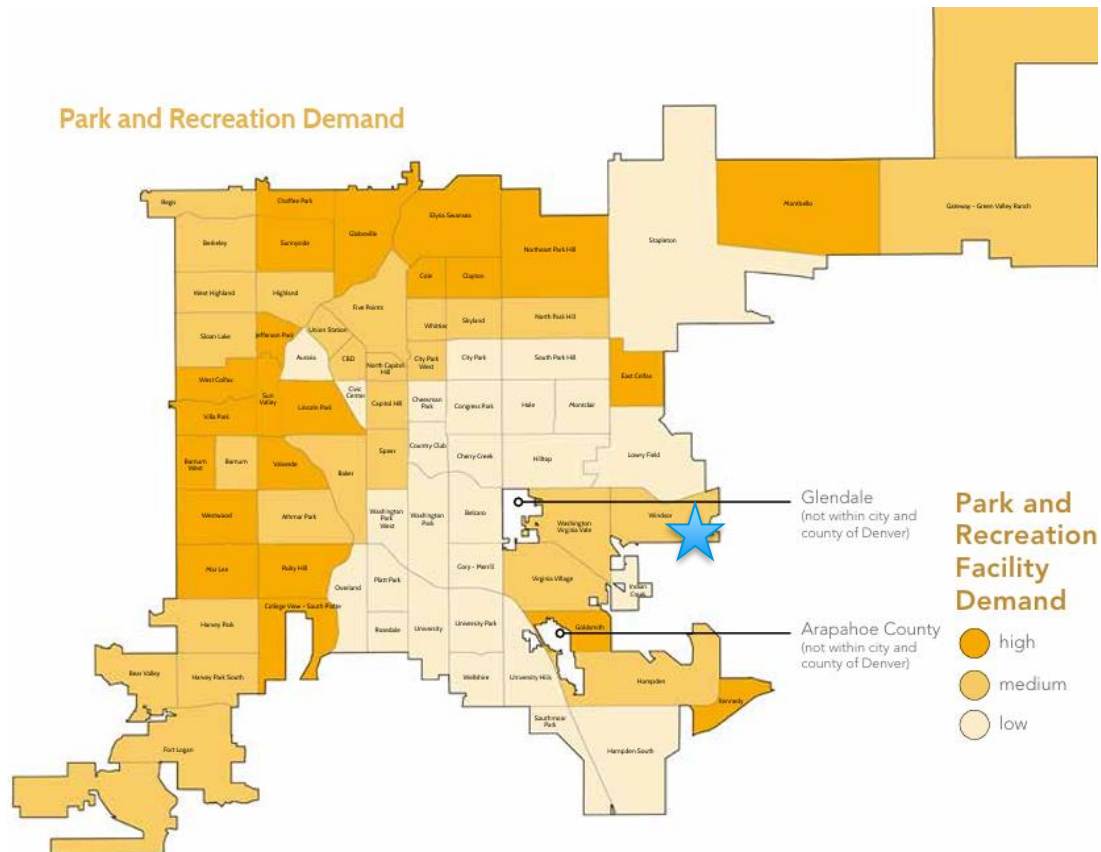
Quality-of-life infrastructure refers to the places, trees, plants, waterways, parks and outdoor spaces that stitch together our communities and contribute to the health, needs, comfort, environmental resilience and social connectedness of Denver. Quality-of-life infrastructure helps ensure everyone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

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

# Game Plan for a Healthy City



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

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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 application 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