

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	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager 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.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</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>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</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 on 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="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-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. Please provide an attachment describing the justifying circumstance.</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. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input type="checkbox"/> Proof of Ownership Document(s)</p> <p><input type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	

REZONING GUIDE



PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners 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>	01/01/12	(A)	YES
			<i>Laura E. Aldrete</i>	04/17/2020	A	



April 15, 2020

Laura Aldrete
Executive Director
Community Planning and Development

Dear Laura:

I am requesting the initiation of an official map amendment on the behalf of Parks and Recreation to rezone 4855 Sherman St, 4824 Lincoln St, 4876 Sherman St, 4900 Sherman St, 4901 Grant St, 4978 Grant St, 5001 Logan St, 5000 Logan St, 5021 Logan St, 4877 Grant St, and 4856 Grant St from E-SU-D, I-MX-3 to OS-A district.

The properties were acquired by the City and County of Denver from 2014-2019 from XCEL with the intent for a future park and trail space.

The creation of new park and trail space, named "Platte Farm Open Space," is a community-led effort that began approximately 15 years ago in 2006. As mentioned in the 2014 Globeville neighborhood plan, *"Platte Farm Open Space is a community-created vision to transform 5.5 acres of neglected land into an open space where all ages and abilities can recreate, exercise and connect with nature... Implementing Platte Farm Open Space would transform a large area that is currently perceived as blighted into an amenity."* Denver Parks & Recreation is excited to finally have the opportunity to bring the Globeville neighbors' dream into reality through this rezoning amendment.

Please contact Laurie Tabachnick at laurie.tabachnick@denvergov.org if there are any questions or additional clarification is required. She will be your point of contact regarding this request. If she becomes unavailable, at that time I will designate another individual as a point-of-contact for this map amendment request.

Sincerely,

Allegra "Happy" Haynes
Executive Director, Department of Parks and Recreation
City and County of Denver

CC: Scott Gilmore
Gordon Robertson
Laurie Tabachnick

Plattefarm Parcel Schedule Numbers

Parcel 1: 4855 Sherman St – Sch No 0215419014000

Lots 33 and 34, except a 10 foot sewer easement to the City and County of Denver, parallel with and adjoining the Northwesterly line of the Colorado and Southern Railway right of way, and Lots 35 to 40 inclusive, all in Block 8, Plattefarm; City and County of Denver, State of Colorado.

Parcel 2: 4824 Lincoln St – Sch No 0215419009000

Those parts of Lots 18, 19 and 20, Block 8, Plattefarm, lying North of a line extending from a point on the West line of said Block and 31.62 feet South of the Northwest Corner of said Lot 20 to a point on the West line of the alley in said Block and 15.74 feet South of the North line of said Lot 18; City and County of Denver, State of Colorado.

Parcel 3: 4876 Sherman St – Sch No 0215420015000

Lots 1 to 9 Inclusive, Block 9, Plattefarm, City and County of Denver, State of Colorado.

Parcel 4: 4900 Sherman St – Sch No 0215413024000

Lots 20 to 24 Inclusive, Block 2, Plattefarm, City and County of Denver, State of Colorado.

Parcel 5: 4901 Grant St – Sch No 0215413019000

Lots 25 to 40, Inclusive, Block 2, Plattefarm, City and County of Denver, State of Colorado.

Parcel 6: 4978 Grant St – Sch No 0215412011000

Lots 1, Block 1, excepting easement over North 15 feet thereof for sewer, and all of Lots 2 to 11 Inclusive, Block 1, Plattefarm, City and County of Denver, State of Colorado.

Parcel 7: 5001 Logan St – Sch No 0215408023000

Lots 25 to 27 Inclusive, Block 2, King's Subdivision, City and County of Denver, State of Colorado.

Parcel 8: 5000 Logan St – Sch No 0215400030000

A portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, Township 3 South, Range 68 West of the 6TH Principal Meridian, more particularly described as follows: Beginning at a point on the West boundary and 2.7 feet North of the Southwest corner of said S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N 0°52'31" W, along the West boundary of said S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, 161.0 feet to a point; thence N26°46'29" E, 111.6 feet to a point on the West right-of-way boundary of the Colorado and Southern Railroad; thence Southerly along the West right-of-way boundary of the Colorado and Southern Railroad 162.5 feet to a point; thence S 26°46'29" W, 111.0 feet more or less to the point of beginning. City and County of Denver, State of Colorado.

Parcel 9: 5021 Logan St – Sch No 0215408032000

Lots 28 Through 32 Inclusive, Block 2, King's Subdivision, City and County of Denver, State of Colorado.

Parcel 10: 4877 Grant St – Sch No 0215420014000

Lots 38 Through 48 Inclusive, Block 9, Plattefarm, City and County of Denver, State of Colorado.

Parcel 11: 4856 Sherman St – Sch No 0215420006000

Lots 10 Through 13 Inclusive, Block 9, Plattefarm, City and County of Denver, State of Colorado.

4800 N SHERMAN ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80211-5330
Schedule Number	02154-20-006-000
Legal Description	PLATTE FARM 02154 B9 L10 TO 13INC
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	11,800	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$101,500	\$29,440
Improvements		\$0	\$0
Total		\$101,500	\$29,440

Prior Year			
	Actual	Assessed	Exempt
Land		\$50,800	\$14,730
Improvements		\$0	\$0
Total		\$50,800	\$14,730

Real Estates Property Taxes for current tax year

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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$29,440.00	Assessed Improvements	\$0.00
Exemption	\$29,440.00	Total Assessed Value	\$0.00

4800 N SHERMAN ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202
Schedule Number	02154-20-015-000
Legal Description	PLATTE FARM 02154 B9 L1 TO 9 INC
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	28,100	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$215,600	\$62,520
Improvements		\$0	\$0
Total		\$215,600	\$62,520

Prior Year			
	Actual	Assessed	Exempt
Land		\$107,800	\$31,260
Improvements		\$0	\$0
Total		\$107,800	\$31,260

Real Estates Property Taxes for current tax year

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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$62,520.00	Assessed Improvements	\$0.00
Exemption	\$62,520.00	Total Assessed Value	\$0.00

4801 N GRANT ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80211-5330
Schedule Number	02154-20-014-000
Legal Description	PLATTE FARM 02154 B9 L38 TO 48INC
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	34,200	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$258,300	\$74,910
Improvements		\$0	\$0
Total		\$258,300	\$74,910

Prior Year			
	Actual	Assessed	Exempt
Land		\$129,200	\$37,470
Improvements		\$0	\$0
Total		\$129,200	\$37,470

Real Estates Property Taxes for current tax year

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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$74,910.00	Assessed Improvements	\$0.00
Exemption	\$74,910.00	Total Assessed Value	\$0.00

4824 N LINCOLN ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202
Schedule Number	02154-19-009-000
Legal Description	PLATTE FARM 02154 B8 L18 TO 20INC EXC C & S ROW
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	5,500	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$54,400	\$15,780
Improvements		\$0	\$0
Total		\$54,400	\$15,780

Prior Year			
	Actual	Assessed	Exempt
Land		\$27,200	\$7,890
Improvements		\$0	\$0
Total		\$27,200	\$7,890

Real Estates Property Taxes for current tax year

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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$15,780.00	Assessed Improvements	\$0.00
Exemption	\$15,780.00	Total Assessed Value	\$0.00

4855 N SHERMAN ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202
Schedule Number	02154-19-014-000
Legal Description	PLATTE FARM 02154 B8 L33 TO 40INC
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	23,100	Zoned As:	E-SU-D

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

Current Year				
	Actual	Assessed	Exempt	
Land		\$180,600	\$52,370	\$52,370
Improvements		\$0	\$0	
Total		\$180,600	\$52,370	

Prior Year				
	Actual	Assessed	Exempt	
Land		\$90,300	\$26,190	\$26,190
Improvements		\$0	\$0	
Total		\$90,300	\$26,190	

Real Estates Property Taxes for current tax year

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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$52,370.00	Assessed Improvements	\$0.00
Exemption	\$52,370.00	Total Assessed Value	\$0.00

4900 N GRANT ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202
Schedule Number	02154-12-011-000
Legal Description	PLATTE FARM B1 L1 TO 11
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	37,400	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$280,700	\$81,400
Improvements		\$0	\$0
Total		\$280,700	\$81,400

Prior Year			
	Actual	Assessed	Exempt
Land		\$140,400	\$40,720
Improvements		\$0	\$0
Total		\$140,400	\$40,720

Real Estates Property Taxes for current tax year

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	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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$81,400.00	Assessed Improvements	\$0.00
Exemption	\$81,400.00	Total Assessed Value	\$0.00

4900 N SHERMAN ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202
Schedule Number	02154-13-024-000
Legal Description	PLATTE FARM 02154 B2 L20 TO 24INC
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	15,600	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$128,100	\$37,150
Improvements		\$0	\$0
Total		\$128,100	\$37,150

Prior Year			
	Actual	Assessed	Exempt
Land		\$64,100	\$18,590
Improvements		\$0	\$0
Total		\$64,100	\$18,590

Real Estates Property Taxes for current tax year

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	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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$37,150.00	Assessed Improvements	\$0.00
Exemption	\$37,150.00	Total Assessed Value	\$0.00

4901 N GRANT ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202
Schedule Number	02154-13-019-000
Legal Description	PLATTE FARM 02154 B2 L25 TO 40INC
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	50,000	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$368,900	\$106,980
Improvements		\$0	\$0
Total		\$368,900	\$106,980

Prior Year			
	Actual	Assessed	Exempt
Land		\$184,500	\$53,510
Improvements		\$0	\$0
Total		\$184,500	\$53,510

Real Estates Property Taxes for current tax year

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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$106,980.00	Assessed Improvements	\$0.00
Exemption	\$106,980.00	Total Assessed Value	\$0.00

5000 N LOGAN ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202
Schedule Number	02154-00-030-000
Legal Description	T3 R68 S15 SE/4 DIF BOOK 8575-154
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	10,000	Zoned As:	I-MX-3

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

Current Year			
	Actual	Assessed	Exempt
Land		\$150,000	\$43,500
Improvements		\$0	\$0
Total		\$150,000	\$43,500

Prior Year			
	Actual	Assessed	Exempt
Land		\$60,000	\$17,400
Improvements		\$0	\$0
Total		\$60,000	\$17,400

Real Estates Property Taxes for current tax year

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	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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$43,500.00	Assessed Improvements	\$0.00
Exemption	\$43,500.00	Total Assessed Value	\$0.00

5001 N LOGAN ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202
Schedule Number	02154-08-023-000
Legal Description	KINGS SUB B2 L25 TO 27
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	9,560	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$85,800	\$24,880
Improvements		\$0	\$0
Total		\$85,800	\$24,880

Prior Year			
	Actual	Assessed	Exempt
Land		\$42,900	\$12,440
Improvements		\$0	\$0
Total		\$42,900	\$12,440

Real Estates Property Taxes for current tax year

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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$24,880.00	Assessed Improvements	\$0.00
Exemption	\$24,880.00	Total Assessed Value	\$0.00

5001 N LOGAN ST

Owner	CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80211-5330
Schedule Number	02154-08-032-000
Legal Description	KINGS SUB B2 L28 TO 32 INC
Property Type	DENVER PARK
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	15,875	Zoned As:	E-SU-D

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

Current Year			
	Actual	Assessed	Exempt
Land		\$84,500	\$24,510
Improvements		\$0	\$0
Total		\$84,500	\$24,510

Prior Year			
	Actual	Assessed	Exempt
Land		\$42,300	\$12,270
Improvements		\$0	\$0
Total		\$42,300	\$12,270

Real Estates Property Taxes for current tax year

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	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	Scheduled to be Paid by Mortgage Company ⓘ	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	\$24,510.00	Assessed Improvements	\$0.00
Exemption	\$24,510.00	Total Assessed Value	\$0.00

A.1: Consistency with Adopted Plans – describe relevant adopted plans and how proposed map amendment is consistent with those plan recommendations

The creation of new park and trail space, named “Platte Farm Open Space,” through the proposed map amendment is a community-led effort that began approximately 15 years ago in 2006. At that time, Globeville residents contacted their councilwoman expressing concerns over dumping in the valley near their homes. In turn, the councilwoman asked Groundwork Denver, a nonprofit with a focus on built environment and health, to work with residents to begin developing a vision for this valley. From 2006 to 2014, Groundwork Denver and the neighbors developed plans for a park space, fundraised, and entered into negotiations with the City and County of Denver to determine implementation and maintenance plans for their vision. From 2014 to 2019, the City and County of Denver closed on XCEL properties necessary to carry out this vision, thus helping to realize a long-anticipated community effort. The proposed map amendment is intended to fulfill the concept from the Globeville neighbors with the modification of the XCEL properties into over 5 acres of park and trail space.

The proposed map amendment is consistent with the plan recommendations below.

Comprehensive Plan 2040 (2019)

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
 - o **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
 - o **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
 - o **Goal 6:** Protect and expand Denver’s green infrastructure network.
 - **Strategy A:** Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver’s growth.
 - **Strategy B:** Connect parks, open spaces, trails, river corridors, parkways and street trees into an integrated green infrastructure network.
- **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.

Blueprint Denver (2019)

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*. In fact, designated public park and open space matching the proposed map amendment is already shown on the “2040 Future Places” map on pg. 142-143 of the plan.

- **Neighborhood Context:** Urban Context
 - Small multi-unit residential and low-intensity mixed use buildings are typically embedded in single-unit and two-unit residential areas.
 - Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale.
 - Mixed-use buildings are sited in a pedestrian-friendly manner near the street.
 - Parks of various sizes and scales. Schools, civic and social spaces. Generous tree lawns/planting strips with higher percentage of tree canopy cover. Designated parkways and boulevards are most common.
- **Complete Neighborhoods & Networks:** Parks and Open Space
 - Proposed map amendment is reflected in the “Future Places Map” as “public park and open space.”
 - City-owned parks and open spaces that are planned to become or remain a park and/or open space in the future.
 - Unlike regional parks, these areas are not large or distinct enough to be their own place type. Instead, they represent vital quality-of-life infrastructure that is part of a place.
- **Street Types:** Undesignated Local
 - Surrounding streets are considered “local” streets
 - Local streets are designed for the highest degree of property access and the lowest amount of through movement
 - This helps increase a pedestrian-friendly environment, which the proposed map amendment would like to encourage.

- **Growth Strategy:** “All other areas of the City”
 - This “Future Growth Area” category describes Globeville as an area that will hold 10% jobs, 20% housing by 2040 (the category holding the least amount of jobs & housing)
 - 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.

- **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.
 - **Access to Opportunity**
 - This map amendment/project will add over five acres of park space and will serve an estimated 2,000 people in and around the Globeville neighborhood. With an overall “access to opportunity” score of 2, adding green space to this neighborhood will help to increase positive physical and mental health outcomes and will contribute to improving quality-of-life infrastructure for both adult and child residents.
 - **Neighborhood Equity Index**
 - Globeville Neighborhood = Average Access to Opportunity: 2 (Less Access)
 - Social Determinants of Health: 3, Somewhat Equitable
 - Access to Healthcare: 2, Less Equitable
 - Child Morbidity: 2, Less Equitable
 - Mortality: 2, Less Equitable
 - Built Environment: 2, Less Equitable
 - 0% live within quarter mile of grocery store
 - 31% live within quarter mile of a park
 - **Access by walkshed, bikeshed, and driveshed to each local center, local corridor, community corridor and regional center from the future places map.**
 - The proposed rezoning would not impact or exacerbate the indicators of these metrics.
 - **Access to quality transit**
 - The proposed rezoning would not impact or exacerbate the indicators of these metrics.
 - **Vulnerability to Displacement**
 - As a community-led map amendment that has been championed by Globeville residents for over 15 years, a new park/trail system will confidently be seen as a “win” for the current neighbors to enjoy and take advantage of. However, it is important to note that the proposed map amendment is located in a “Vulnerable” neighborhood. In order to mitigate any potential impacts of “green gentrification,” DPR will work closely with other city departments, including the Department of Public Health & Environment (DDPHE), the Department of Transportation & Infrastructure (DOTI), the Department of Housing Stability (HOST), and the Department of Economic Development & Opportunity’s Neighborhood Equity & Stabilization (NEST) team. This cross-sectoral strategy

with parks and housing is a demonstrated tactic to help combat potential “green gentrification” (Rigolon & Nemeth, 2018, “‘We’re not in the business of housing:’ Environmental gentrification and the nonprofitization of green infrastructure projects.”) In having discussions with these relevant city departments on 3/24/20, 3/31/20, and 4/6/20, Denver Parks & Recreation (DPR) has determined that there are several programs available for this community that can be adapted to fit the concerns of any potential displacement with this map amendment. For example, HOST is currently researching a preference policy that would give residents who have been displaced or are at risk of displacement preference for a portion of city-funded affordable housing units. Other programs include: Denver Urban Renewal Authority (DURA) Emergency Home Repair and Access Modification Programs, Denver Human Service’s Property Tax Relief Program, Energy Outreach Colorado’s CARE Program (focused on the Globeville neighborhood), and Globeville Elyria Swansea (GES) Displacement Database and Resource Navigation. By these departments working together, residents can be informed about these programs through collaborative engagement.

- **Median Household Income**
 - Vulnerable (\$39,608 median household income which is lower than Denver’s median household income at \$60,098)
- **Percent of Renters**
 - Vulnerable (59% renters which is higher than Denver's average of 51%)
- **Percent of population with less than college degree**
 - Vulnerable (85% of 25-year-olds and older without a college degree which is higher than Denver’s Average of 54%)
- **Housing & Jobs Diversity**
 - **Housing Diversity**
 - The proposed rezoning would not impact or exacerbate the indicators of these metrics.
 - **Jobs Diversity**
 - The proposed rezoning would not impact or exacerbate the indicators of these metrics.

Game Plan for a Healthy City (2019)

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 map amendment supports the “Every Dollar” guiding principle. This principle emphasizes addressing unmet park needs in high-need areas, which Globeville is defined as.

- **Guiding Principle:** Every Dollar
 - **Pillar:** Reinvest
 - **Topic:** Equity
 - **Strategy:** 4.2 / Identify and focus park and programmatic resources in underserved neighborhoods.

- Globeville listed as “High Need Neighborhood with significant areas lacking walkable park access” (p. 124)
- Game Plan Implementation should prioritize “addressing unmet needs in high-need neighborhoods” (p. 137)

Globeville Neighborhood Plan (2014)

The *Globeville Neighborhood Plan* establishes near-term aspirations for Globeville as well as a long-range vision and 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 plan makes specific reference to Platte Farm Open Space, the name of the park for the proposed map amendment.

- **Guiding Principle:** A Strong Globeville
 - **RECOMMENDATION 3:** An Integrated, Complete, and Diverse Park System
 - **B12. CREATE NEW PARKS, OPEN SPACES, AND RECREATIONAL FACILITIES.**
 - **B12A. Platte Farm Open Space.** Platte Farm Open Space is a community-created vision to transform 5.5 acres of neglected land into an open space where all ages and abilities can recreate, exercise and connect with nature. Currently, the space is undeveloped, apart from high-voltage power lines that traverse the space. The site is prone to flooding and illegal dumping is commonplace. A public planning process led by Groundwork Denver and the Platte Farm Open Space Resident Steering Committee has resulted in a conceptual open space vision for the site. Implementing Platte Farm Open Space would transform a large area that is currently perceived as blighted into an amenity (p. 42)

A.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 intention of the map amendment is to create a park and trail space that will be supported and maintained by the City and County of Denver's Parks and Recreation Department in perpetuity. 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."

A.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 providing a publicly-accessible green space and trail system in the Globeville neighborhood totaling approximately 5 acres. 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/parks-recreation-magazine/2017/april/the-health-benefits-of-small-parks-and-green-spaces/>).

These health and welfare outcomes are especially important in the Globeville neighborhood, which has seen a persistent lack of investment over the years. According to *Blueprint Denver*, the average access to opportunity for this neighborhood is very low (2 out of 5). It has low equity rates in every opportunity factor, including access to healthcare, child morbidity, mortality, and the built environment. Only 31% of the neighborhood currently lives within a quarter mile of a park. This map amendment is working towards correcting this imbalance and providing a health-improving park space for the community.

A.4: Justifying Circumstances – describe the justifying circumstance.

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*

Since 2010, several plans have been adopted that directly align with the proposed rezoning. *Comprehensive Plan 2040, Blueprint Denver, Game Plan for a Healthy City, and the Globeville Neighborhood Plan* support the rezoning of these parcels from E-SU-D and I-MX-3 to Open Space (OS-A). These plans and their consistency with the proposed zoning is described in detail above, in A.1.

A.5: Justifying Circumstances – describe how the criterion is met.

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*, with low-scale buildings, an emphasis on pedestrian-friendly design, and the expectation of varying sizes of parks and open space. The proposed map amendment is also consistent with the proposed zone district, as it will be owned and maintained by Denver Parks & Recreation (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 Globeville neighborhood is “Urban.” In an urban context, small multi-unit residential and low-intensity mixed use buildings are typically embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street. And, parks of various sizes and scales, schools, civic and social spaces are expected in this context.

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 the City’s Department of Parks and Recreation (“DPR”) for park purposes.