



**TO:** Denver City Council  
**FROM:** Fran Peñafiel, Senior City Planner  
**DATE:** February 20, 2024  
**RE:** Official Zoning Map Amendment Application #2023I-00084

### **Staff Report and Recommendation**

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2023I-00084.

### **Request for Rezoning**

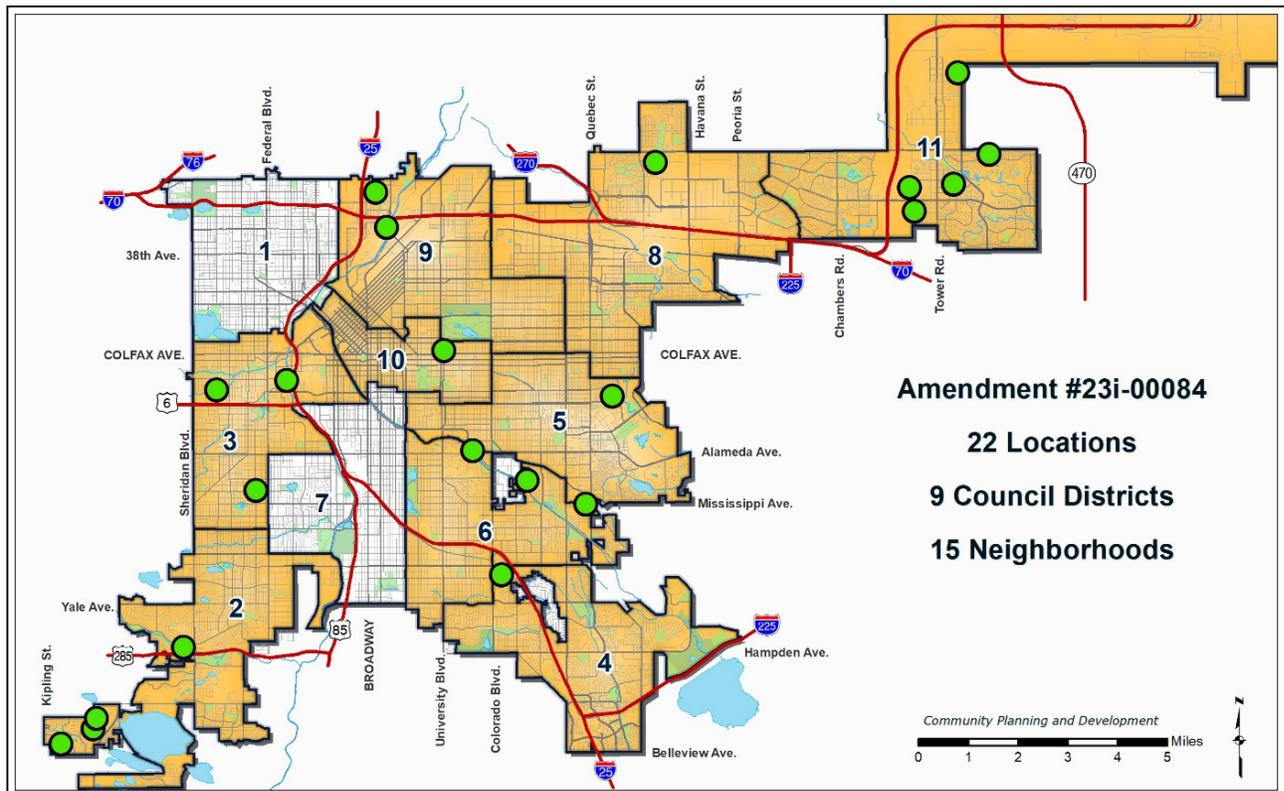
**Address:** Multiple sites; 22 parks (see Attachment 4 for a detailed list)  
**Neighborhoods:** Bear Valley, Belcaro, Central Park, Cherry Creek, City Park, DIA, Globeville, Green Valley Ranch, Lowry Field, Marston, Sun Valley, University Hills, Villa Park, Washington Virginia Vale, Westwood  
**Council District and CM:** 2 (Flynn), 3 (Torres), 4 (Romero Campbell), 5 (Sawyer), 6 (Kashmann), 8 (Lewis), 9 (Watson), 10 (Hinds), and 11 (Gilmore)  
**RNOs:** Art Park Neighborhood Association, Bear Valley Improvement Association, Capitol Hill United Neighborhoods, Central Park United Neighbors, Cherry Creek East Association, City Park Friends and Neighbors, City Park West, Colfax Ave BID, Congress Park Neighbors Inc., Denver North Business Association, East Evans Business Association, Far East Center, Globeville Civic Partners, Green Valley Ranch Citizens Advisory Board, Hecho en Westwood, Inter-Neighborhood Cooperation (INC), La Alma Lincoln Park neighborhood organization, Lowry Community Master Association (LCMA), Lowry United Neighborhoods, Marston Cove Homeowners Association, Master Community Association, Miller Park RNO, Montbello 20/20, Neighbors for Greater Capitol Hill, Opportunity Corridor Coalition of United Residents, Portico Condominium, Reclaim the Eastside, RiNo Art District, South City Park Neighborhood Association, Southwest Vida, Stokes Place Green Bowers, Strong Denver, Sun Valley Community Coalition, Unite North Metro Denver, United Community Action Network, United Northwest Denver, University Hills North Community, Villa Park Neighborhood Association, Virginia Vale Community Association, Westwood Community Action Team, Westwood Unidos  
**Area of Property:** 8,825,723 square feet or approximately 203 acres  
**Current Zoning:** Multiple (See Existing Zoning, below)  
**Proposed Zoning:** OS-A  
**Property Owner(s):** City and County of Denver, Department of Parks and Recreation; AMC High Point VI C LLC; DHA – Denver Housing LLC  
**Owner Representative:** Laura Aldrete, Community Planning and Development on behalf Department of Parks and Recreation

### Summary of Rezoning Request

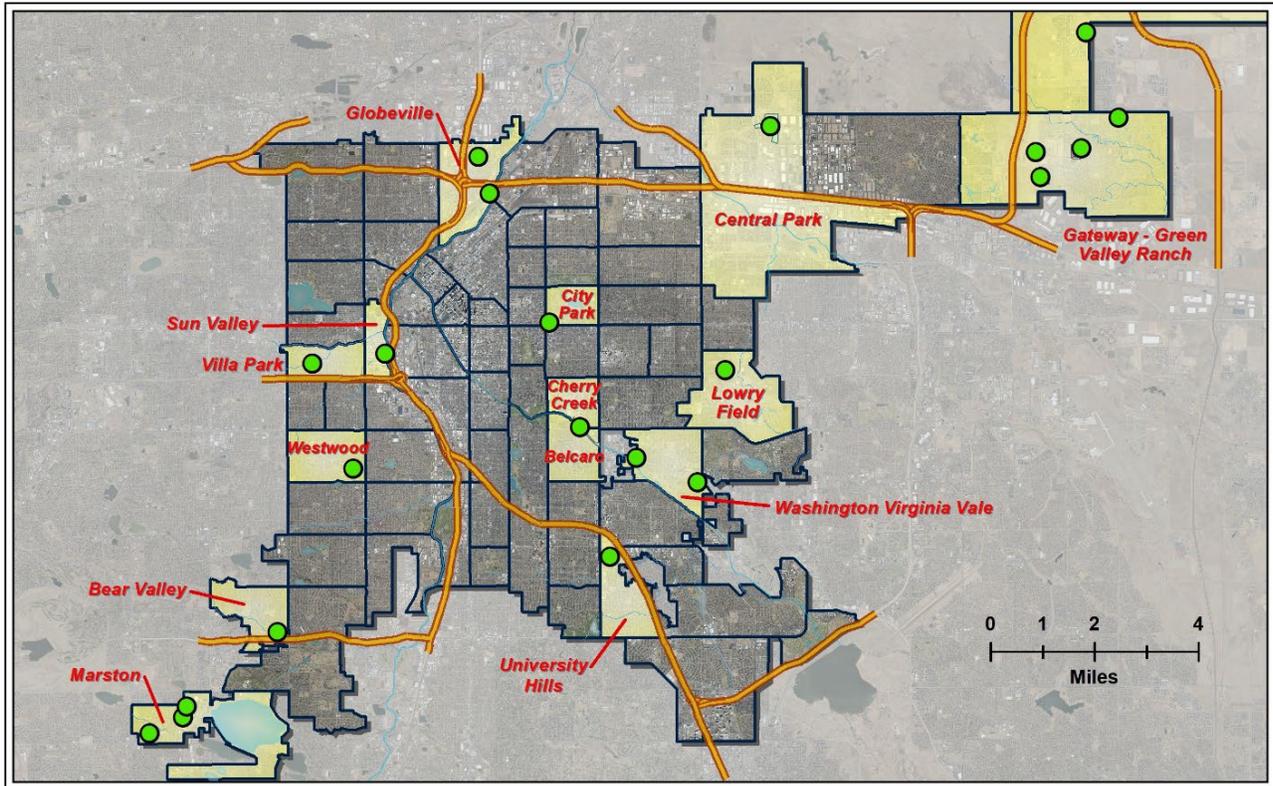
The proposed rezoning includes multiple properties throughout the city. These parcels have been acquired by the city over time for park construction and expansion, or will be dedicated to the city after private construction of a park as part of a development project. Twenty of the properties are currently owned by the city. The remaining two properties are currently under private ownership, but development agreements on these two properties dictate that they will become city owned once the parks on these sites are developed. The Department of Parks and Recreation (DPR) is proposing to rezone these properties into the OS-A zone district to reflect and facilitate their current or intended future use as parks.

- This rezoning includes 22 separate park properties. The sites to be rezoned range from .51 acres to 77.27 acres in size for a total area of 8,825,723 square feet, or approximately 203 acres.
- The current zoning on the multiple sites included in this rezoning include residential, mixed use, industrial, open space, and Former Chapter 59 zone districts (see Existing Zoning, below).
- 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).

### City Map



## Neighborhood Map



## Existing Context

The proposed rezoning includes properties in a variety of contexts across the city. As detailed in the “Consistency with Adopted Plans” section below, parks are an appropriate use in all contexts in the city.

### 1. Existing Zoning

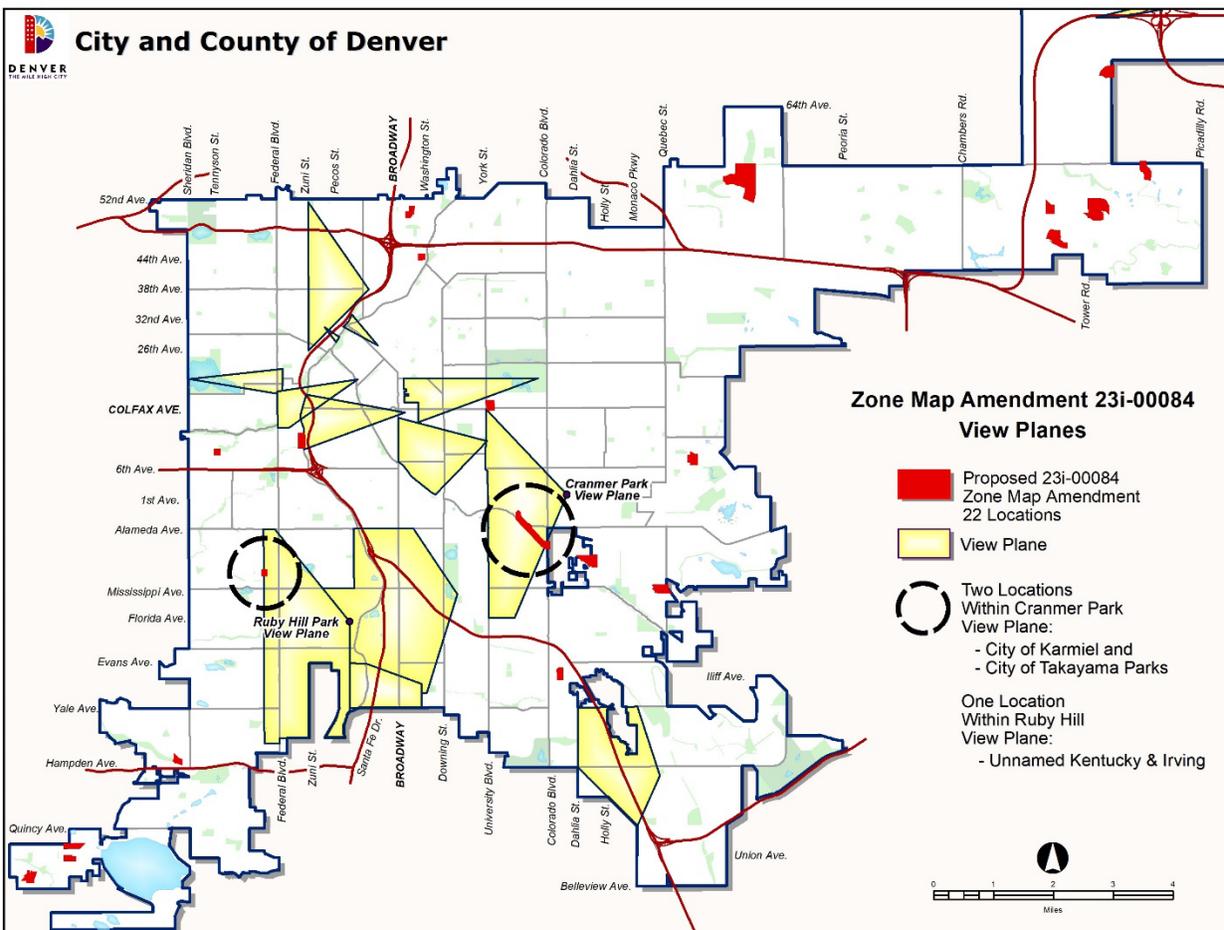
The proposed rezoning includes parcels that are currently in open space, residential, mixed use, industrial mixed use, and Former Chapter 59 zone districts. The table below details the specific zone districts included in the proposed rezoning. More information on each zone district can be found in the Denver Zoning Code. For a map of the zone district of each park property, see Attachment 4.

ZONE CATEGORY	ZONE DISTRICT	PARK NAME
Open Space - Recreation	OS-B	Bear Valley Park
	OS-B	Northfield Athletic Complex & Addition
Open Space - Conservation	OS-C	City of Karmiel Park
	OS-C	City of Takayama Park
Residential - Single unit	E-SU-D	Platte Farm Open Space (includes maintenance shop)
	E-SU-D1x	Unnamed Kentucky & Irving
Residential - Multi unit	E-RH-2.5	Martinez (Joseph P) Park
Residential Mixed Use	M-RX-5	Northfield Athletic Complex & Addition
	C-RX-8 UO-3	Sun Valley Riverfront Park
Mixed Use	U-MX-3, UO-1, UO-2	4400 Pearl St
	E-MX-3	Unnamed Iliff & Bellaire
Main Street	C-MS-8	Carla Madison Rec Center
Industrial Mixed Use	I-MX-3	Platte Farm Open Space (includes maintenance shop)
Former Chapter 59	R-1	Four Mile Historic Park
	C-MU-30 WVRS UO-1	Gateway Landing
	C-MU-30 WVRS UO-1, AIO	High Point Park
	C-MU-20 WVRS	Highline Canal (Maxwell to 56th)
	OS-A & O-1 WVRS	Jacobs (Frances Weisbart) Park
	R-2-A WVRS	Montclair Recreation Center
	PUD 252	Southwest Auto Park
	C-MU-20 WVRS	Town Center Park (includes GVR Rec Center)
	PUD 319	Unnamed 47th & Telluride Park
	R-1	Unnamed Garland & Saratoga Park
	PUD 252	Unnamed Stanford & Balsam Park

## 2. View Planes

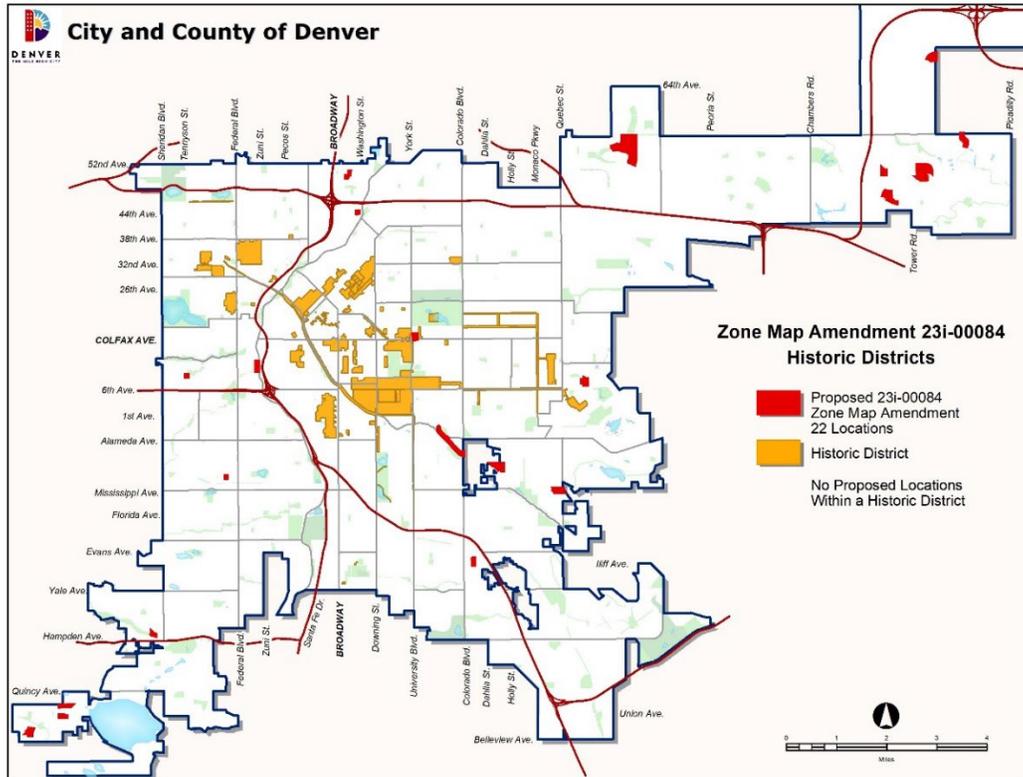
Three properties included in this rezoning are impacted by view planes. View planes are ordinances that dictate the maximum possible building height allowed in specific areas. The table below details the specific maximum heights allowed for properties that are part of this rezoning. Any future development on these properties would be subject to the maximum height dictated by the relevant view plane.

View Plane Name	Park Name	Maximum building height range on subject property
Cranmer Park View Plane	City of Karmiel Park	151-176 feet
	City of Takayama Park	141-165 feet
Ruby Hill View Plane	Unnamed Kentucky & Irving Park	111-115 feet



### 3. Historic District and Landmarks

While none of the rezoning sites is located in historic districts, the Four Mile Historic Park, which is one of the properties included in this rezoning, includes the Four Mile House which is a city-designated Landmark structure. All demolition or new construction within the Landmark designation boundary will require review and approval by the Landmark Preservation Commission to ensure changes are compatible with the character of the historic designation.



Four Mile House, located in the Four Mile Historic Park

#### 4. Existing GDP (if applicable)

Several properties included in this rezoning are included in an existing General Development Plan (GDP). The table below details the specific GDP that applies to properties that are part of this rezoning. Any future development on these properties would be subject to the guidelines dictated by each GDP.

GDP name and number	Park Name	Direction in the GDP
High Point at DIA General Development Plan Amd. 1 (2010122260)	High Point Park	Open space tracts and planned recreation center shown on plan
Green Valley Ranch (2000169743)	Highline Canal (Maxwell to 56th)	Highline Canal shown on plan (Area B1)
Stapleton Redevelopment (2004157615 & 2012109675)	Northfield Athletic Complex & Addition	Area identified as open space (Trunk Open Space)
Decatur Federal GDP (2014079610)	Sun Valley Riverfront Park	Parks, open space described with location identified
Sun Valley (Under Review, 2022006015)	Sun Valley Riverfront Park	Park detailed and planned for two phases
Green Valley Ranch (2000169743)	Town Center Park (includes Green Valley Ranch Rec Center)	Shown on plan as a regional park location

#### 5. Existing Land Use Map

There are a wide range of existing land uses on the properties included within the rezoning. While many of the properties already have an open space-related land use, some of the properties currently have other uses and are either adjacent to existing parks and will be used for expansion of those parks, or have been identified as future open space uses. For full details of the existing land use on each property within the proposed rezoning, see Attachment 4.

#### 6. Existing Building Form and Scale

There is a variety of existing building forms and scales on the properties included within the rezoning. While many of the properties are undeveloped/open space, some of the properties currently have park-related buildings such as maintenance facilities. For full details of the existing building form and scale on each property within the proposed rezoning, see Attachment 4.

### 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

**Asset Management:** Approved - No Comments

**Denver Public Schools:** Approved – No Response

**Department of Public Health and Environment:** Approve Rezoning Only - Will require additional information at Site Plan Review. The 4400 Pearl St. site, identified in appendix of Application # 2023i-00084, is located within the Asarco, Inc. (Globe Plant) Superfund/Natural Resources Damages (NRD) Site Boundary, which is associated with historical refining operations that led to contaminated soil, sediment, groundwater and surface water with metals and other chemicals. The Colorado Department of Health and Environment and Environmental Protection Agency sampled and cleaned up many properties, but not at the 4400 Pearl St. property due to buildings, pavements or an impenetrable surface on-site at the time of investigation. The approval of this rezoning application is conditioned on Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) conducting subsurface sampling at the 4400 Pearl St. site prior to use as a park. Soils should be below at least the Environmental Protection Agency's Regional Screening Levels for residential soil. 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.

**Denver Parks and Recreation:** Approved - No Comments

**Department of Transportation and Infrastructure - City Surveyor:** Approved - No Comments

**Development Services - Transportation:** Approved – No Response

**Development Services – Wastewater:** Approved - No Comments

**Development Services – Project Coordination:** Approve Rezoning Only - Will require additional information at Site Plan Review.

Any development on the subject properties will be subject to applicable zoning and building reviews at the time of development.

**Development Services – Fire Prevention:** Approved - No Comments

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>07/20/2023</b>
Planning Board Info Item:	<b>9/20/2023</b>
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:	<b>10/03/2023</b>
Planning Board Public Hearing: (recommended approval unanimously)	<b>10/18/2023</b>
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:	<b>10/17/2023</b>
Land Use, Transportation and Infrastructure Committee:	<b>10/31/2023</b>
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:	<b>01/30/2023</b>
City Council Public Hearing:	<b>02/20/2024</b>

**Public Outreach and Input**

- Registered Neighborhood Organizations (RNOs)**  
 As of the date of this report, staff has not received any written comment from any RNO pertaining to this application.
- General Public Comments**  
 As of the date of this staff report, one letter of opposition was received from a neighboring property owner of Four Mile Historic Park. The concern centers on the Bright Nights at Four Mile temporary event that operated from July 26-October 1, 2023 and included several large light displays and a privacy fence that the citizen felt detracted from his view of the park. The citizen is concerned that the requested zoning could lead to other undesirable aesthetics at the park. Temporary events and fences are allowed at this park under the existing or proposed zone districts.

See the attached correspondence for the full text of the public comment.

## **Criteria for Review / Staff Evaluation**

The City Attorney's Office has determined this to be a legislative map amendment proposal. The criteria for review of this legislative rezoning proposal are found in DZC, Section 12.4.10.7, 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

Note: The additional criteria for non-legislative map amendments in DZC Section 12.4.10.8 do not apply.

### **1. Consistency with Adopted Plans**

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Game Plan for a Healthy City (2019)*
- *38th & Blake Station Area Height Amendments*
- *Central Park Development Plan*
- *Cherry Creek Greenway Master Plan*
- *Cherry Creek Area Plan*
- *East Central Area Plan*
- *Far Northeast Area Plan*
- *Globeville Neighborhood Plan*
- *Lowry Reuse Plan*
- *Near Southeast Area Plan*
- *West Area Plan*
- *Westwood Neighborhood Plan*

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed map amendment would reinforce current park uses by aligning their zoning with their current use, and it would also facilitate the development of new parks by implementing the appropriate zoning for these uses. This is consistent with the following strategy from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 1, Strategy D – Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious foods and the arts (p.28).

The preservation of existing parks and facilitation of new parks is also consistent with the following goal in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 5— Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods (p. 35).

Finally, the preservation of existing parks and facilitation of new parks will help provide critical outdoor resources to more Denverites, which is also consistent with the following goals and strategies in the Healthy and Active vision element:

- Healthy and Active Goal 1— Create and enhance environments that support physical activity and healthy living (p. 58).
- Healthy and Active Goal 1, Strategy A—Recognize parks, recreation and the urban forests as vital components of a complete community (p. 58).
- Healthy and Active Goal 2—Provide high-quality parks, recreation facilities and programs that serve all Denver residents (p. 58).
- Healthy and Active Goal 2, Strategy A—Ensure equitable access to parks and recreation amenities for all residents (p. 58).
- Healthy and Active Goal 2, Strategy B—Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds (p. 58).

### ***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. As stated in the plan, “*Blueprint Denver’s* vision and goals are realized through the planning and implementation of complete neighborhoods connected by a complete multimodal transportation network” (p. 128). One of the three elements of a complete neighborhood is Quality of Life Infrastructure, which is defined as “parks, trees, natural features, recreation opportunities and civic and social spaces” (p. 129).

*Blueprint Denver* also specifies that “building a more complete network of trees, parks and other green infrastructure will enhance quality-of-life for all neighborhoods. This is essential to improving health inequities between neighborhoods and advancing environmental justice” (p. 68). Considering the future growth and evolution of the city, the plan states that “as the population increases, so does the need for parks, open space and other quality-of-life amenities” (p. 68). Therefore, parks uses and the OS-A district are appropriate for all contexts and place types in Denver.

### **Blueprint Denver Future Neighborhood Context**

As described in *Blueprint Denver*, “Neighborhood contexts help us understand the differences in the built environment between our neighborhoods. Many features —including the mix of uses, density, lot sizes, block pattern, street design, parking and the type of recreational opportunities—vary by neighborhood” (p. 185). The proposed rezoning includes properties that are within the Suburban, Urban Edge, Urban, General Urban, Urban Center, and Districts Neighborhood Contexts. From the

least dense Suburban Neighborhood Context, which should have “Parks of various sizes” (p. 191) to the densest Urban Center Context, which should have “Smaller scale public parks and privately owned, publicly accessible outdoor spaces and plazas” (p. 253), parks are not only appropriate but also aspirational in all neighborhood contexts. Therefore, the proposed rezoning is consistent with all neighborhood context designations.

### **Blueprint Denver Future Places**

*Blueprint Denver* defines the sites within the proposed rezoning as a variety of Future Places. While park uses, and therefore the OS-A and OS-B zone districts, are appropriate in all Future Places, the following sections describe how parks are intended to fit into specific Future Place designations.

- **Parks and Open Space**

The future places map includes “public parks and open space,” which *Blueprint* defines as “city owned parks and open spaces that are planned to become or remain a park and/or open space in the future” (p. 152). 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. There are many different examples, including parks and golf courses in residential areas, or a plazas/parks in centers and corridors” (p. 152). The following is a list of properties in the proposed rezoning that fall in this category:

- Bear Valley Park
- Carla Madison Rec Center
- City of Karmiel Park
- City of Takayama Park
- Four Mile Historic Park
- Highline Canal (Maxwell to 56th)
- Montclair Recreation Center
- Northfield Athletic Complex
- Platte Farm Open Space\*
- Southwest Auto Park
- Town Center Park (includes GVR Rec Center)
- Unnamed 47th & Telluride Park
- Unnamed Garland & Saratoga Park
- Unnamed Iliff & Bellaire
- Unnamed Kentucky & Irving
- Unnamed Stanford & Balsam Park

\*A portion of this site is the Residential Low Future Place, which also supports park uses as noted below.

- **Residential Areas**

Residential Areas are defined as “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). Because parks are considered an essential element of a complete neighborhood, they are an appropriate use in any residential area.

The following table details the residential area future places and the properties within the proposed rezoning that are in each designation.

<b>Future Place Category</b>	<b>Blueprint Description</b>	<b>Proposed Properties</b>
Low	A wide range of designated parks and recreational amenities are prevalent. Nature based, active and passive recreational opportunities are all common. Access to outdoor amenities varies depending on context.	<ul style="list-style-type: none"> <li>• Platte Farm Open Space*</li> </ul>
Low-Medium	A wide variety of parks and outdoor spaces occur, sometimes with greater activation than in low intensity areas. Nature based, active and passive recreational opportunities are all common. Access to outdoor amenities varies depending on context.	<ul style="list-style-type: none"> <li>• Jacobs (Frances Weisbart) Park</li> <li>• Martinez (Joseph P) Park</li> </ul>

\*A portion of this site is the Public Parks and Open Space Future Place

● **Centers**

Centers are defined as “mixed-use places of varying scales. They are typically oriented around a shared space or set of spaces.” (p. 145). The following table details Blueprint’s expectations for parks and open spaces in areas designated as centers, and the properties within the proposed rezoning located in these areas.

<b>Future Place Category</b>	<b>Blueprint Description</b>	<b>Proposed Properties</b>
Community center	Open spaces promote social interaction and respond to the distinct uses within the center. Trees, plants and green infrastructure provide moments of relief from the more intense activity	<ul style="list-style-type: none"> <li>• Gateway Landing</li> <li>• High Point Park</li> <li>• Sun Valley Riverfront Park</li> </ul>
Local center	Smaller scale plazas or open spaces promote social interaction. Trees, raised planters and green infrastructure are important features.	<ul style="list-style-type: none"> <li>• 4400 Pearl St</li> </ul>

**Growth Strategy**

As described in Blueprint Denver, the growth strategy is intended to “strengthen our existing neighborhoods through carefully planned infill development” (p. 50). As the city experiences increase in population, it will also see an increase in the need for parks and open spaces. Preserving existing parks and facilitating the development of new parks is critical to supporting Denver’s growth strategy.

**Blueprint Denver Street Types**

Blueprint Denver “establishes a framework for describing streets, linking their design and operation to the character and land use around them” (p. 154). Parks, and what is allowable within the OS-A and OS-B zone districts, vary greatly in intensity to respond to the surrounding context. They are appropriate in all future places, and therefore they are also appropriate adjacent to all street types.

## **Blueprint Denver Strategies**

Blueprint Denver is structured around the concept of complete neighborhoods. One of the three elements of a complete neighborhood is Quality of Life Infrastructure, which “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” (p. 116). The first policy under Quality-of-Life Infrastructure is to “Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth” (p. 118). The proposed rezoning aims to rezone existing parks or areas that are intended to become parks to align with this current or future use. This not only reinforces that existing parks should remain parks in the future, but it also facilitates development of new parks in locations where city policy and community input have determined they are appropriate and needed.

## **Blueprint Denver Equity Concepts**

*Blueprint Denver* contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions.

### **I. Access to Opportunity**

**Improving access to opportunity** includes several metrics, including “the proximity of an amenity (including...parks...), the affordability of that amenity, and the safety and ease of access to that amenity” (p. 32). Therefore, preserving existing parks and facilitating the development of new parks supports this equity concept and may, in some cases, improve this metric for some locations.

### **II. Vulnerability to Involuntary Displacement**

**Reducing vulnerability to displacement** focuses on “stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents” (p. 37). Measures include characteristics of housing stock and the people living in a particular area. The rezoning is not expected to impact any of these measures; however, potential impacts will be studied and mitigated as part of citywide public investments.

### **III. Expanding Housing and Jobs Diversity**

**Expanding housing and jobs diversity** is measured through metrics based on characteristics of housing stock and job density and types. Expanding the park system necessitates more employees for park maintenance. New properties are included in this rezoning that will be owned and maintained by Denver Parks and Recreation in the future and may create additional local job expansion for ongoing and seasonal maintenance work.

## ***Game Plan for a Healthy City***

*Game Plan for a Healthy City* is an adopted supplement to the Comprehensive Plan 2040 and part of the larger coordinated planning efforts that included the development of *Blueprint Denver*. *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 recreation center and more park space is consistent with the following recommendations:

- **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.*

These recommendations are essential to Blueprint Denver's vision for a city where every neighborhood is complete.

## **Small Area Plans:**

The proposed rezoning includes properties that are included in 11 completed adopted plans and one plan in progress that cover smaller areas within Denver:

1. 38th & Blake Station Area Height Amendments
2. Central Park Development Plan
3. Cherry Creek Greenway Master Plan
4. Cherry Creek Area Plan
5. East Central Area Plan
6. Far Northeast Area Plan
7. Globeville Neighborhood Plan
8. Lowry Reuse Plan
9. Near Southeast Area Plan
10. West Area Plan
11. Westwood Neighborhood Plan

These plans are all consistent with citywide policy that supports the preservation and development of parks within Denver. For example, in the Globeville Neighborhood Plan, "Participants in the planning process came to define "Strong" as a combination of inter-related qualities... It means having access to a vibrant system of parks within the neighborhood, quality jobs, affordable and diverse housing options, a variety of services, and education" (p. 26), and the plan talks about the importance of capitalizing on opportunities to create new parks, open spaces, and recreational facilities. Similarly, the West Area Plan highlights properties in the proposed rezoning for park access

improvements and includes recommendation Q12 to “Increase and improve accessibility to existing community parks, open spaces, and recreational facilities for all users” (p. 84) and recommendation Q14 to “Work to create new and expand existing community parks, open spaces, and recreational facilities throughout West to ensure all West Denver is within a 10-minute walk of an amenity” (p. 86).

While the specific language varies across these small area plans, they are all consistent with the citywide policy that parks are a critical part of all neighborhoods, and that they are appropriate across the city.

## **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 by preserving current parks and facilitating the creation of more public park space. It will also allow the city to continue to add parks and recreation facilities, which are shown to improve health in several ways. For example, access to parks and recreation facilities has been shown to increase physical activity; the closer people live to a park and the safer they feel in the park, they are more likely to walk or bike to those places and utilize the park for physical activity (Trust for Public Land, 2016). A group of studies reviewed in the American Journal of Preventive Medicine showed that “creation of or enhanced access to places for physical activity combined with informational outreach” produced a 48.4 percent increase in the frequency of physical activity (Kahn, et al, 2006). Access to parks also increase mental health and decreases stress. These studies and their impacts are extensively detailed in the rezoning application, found in Attachment 2.

## **Attachments**

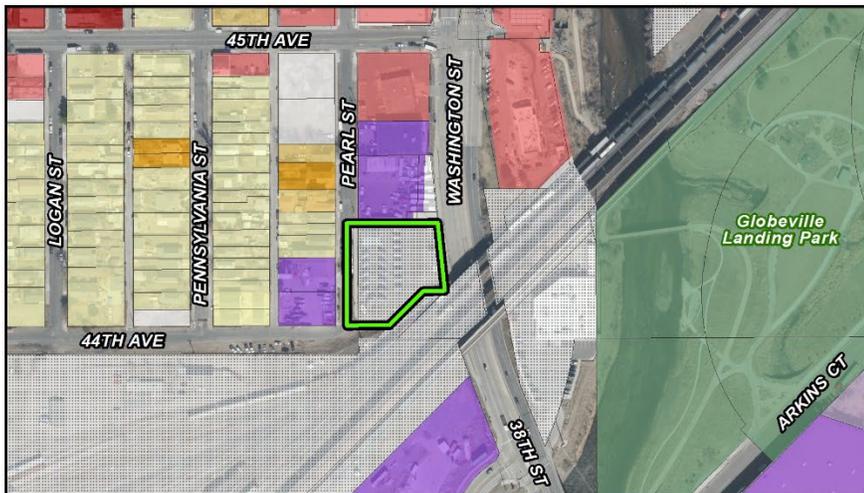
1. Map Attachments
2. Application
3. Comment letters

### 1.- 4400 Pearl Street



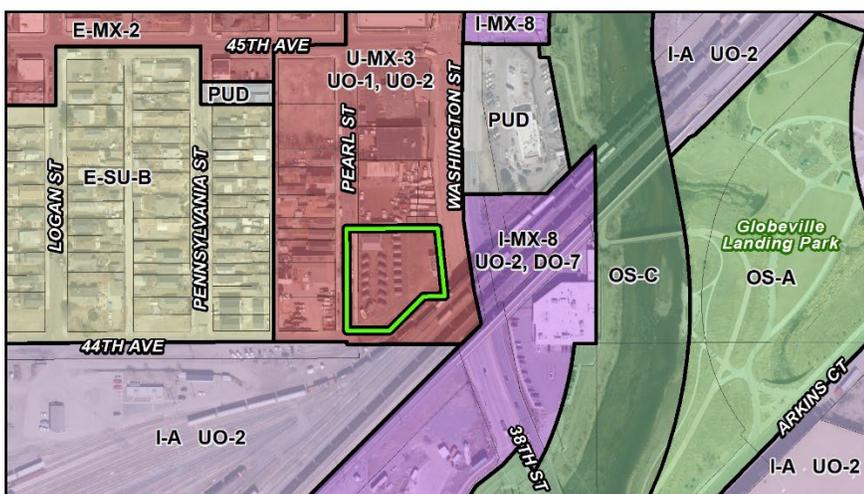
**Existing Land Use**

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Park/Open Space
- Trans/Comm/Utilities
- Proposed Amendment



**Existing Zoning**

- Single Unit (SU)
- Mixed Use (MX, M-GMX)
- Industrial - Light (I-A)
- Industrial - General (I-B)
- Open Space - Public Parks (OS-A)
- Open Space - Conservation (OS-C)
- Former Chapter 59 Zone PUD's, PBC's, WVRs
- Proposed Amendment

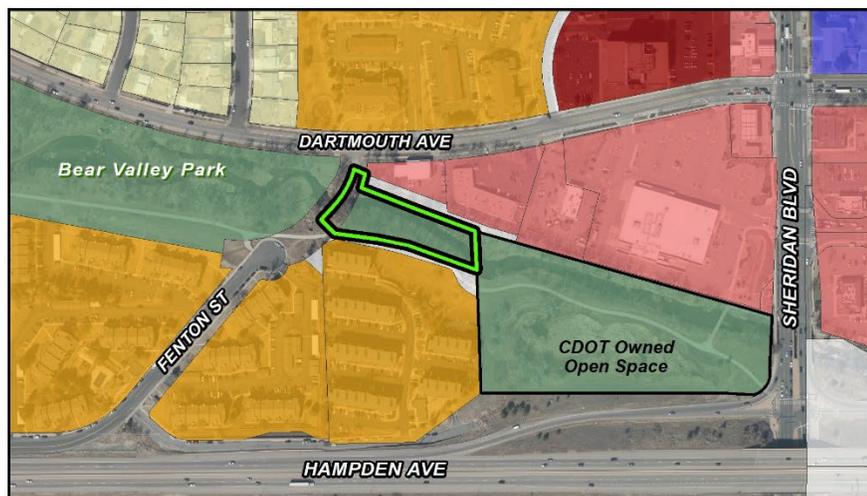


## 2.- Bear Valley Park



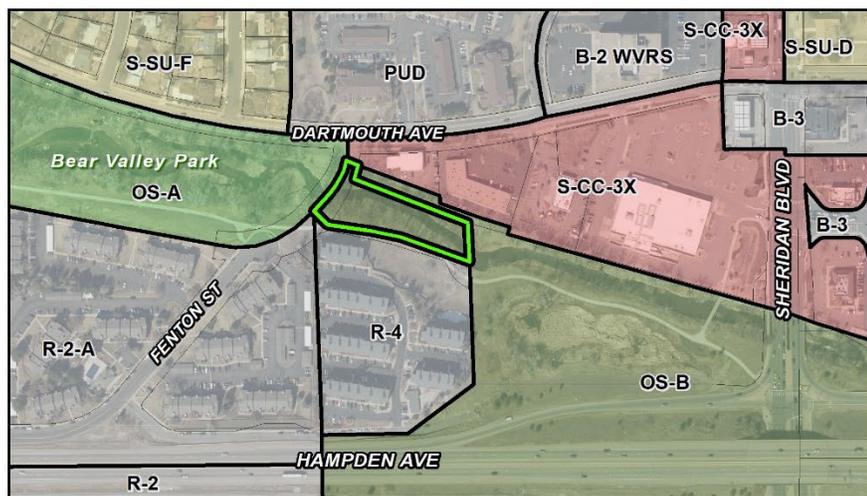
**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public
- Park/Open Space
- Vacant
- Proposed Amendment



**Existing Zoning**

- Single Unit (SU)
- Commercial Corridor (CC)
- Open Space - Public Parks (OS-A)
- Open Space - Recreation (OS-B)
- Former Chapter 59 Zone PUD's, PBG's, WVRs
- Proposed Amendment

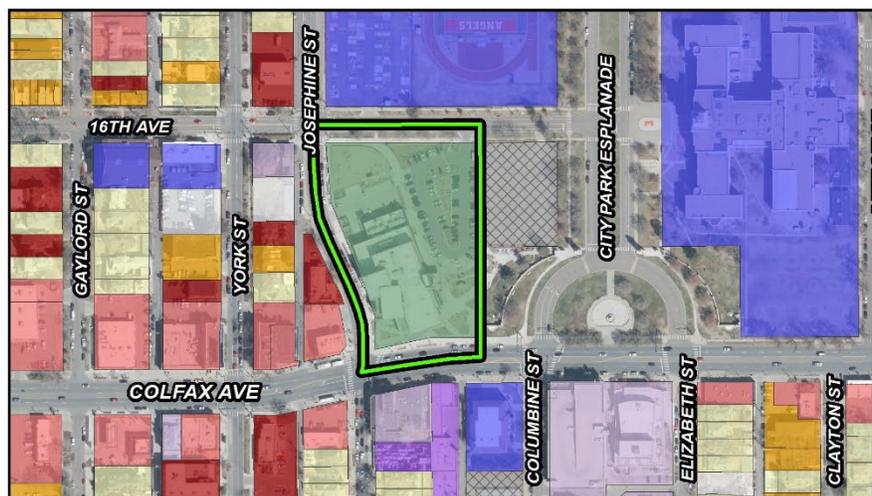


### 3.- Carla Madison Rec Center



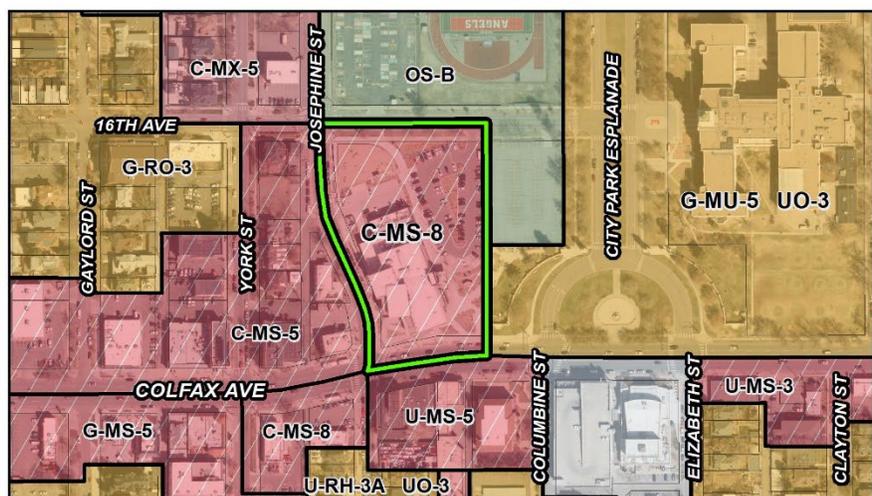
**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Parking
- Vacant
- Proposed Amendment

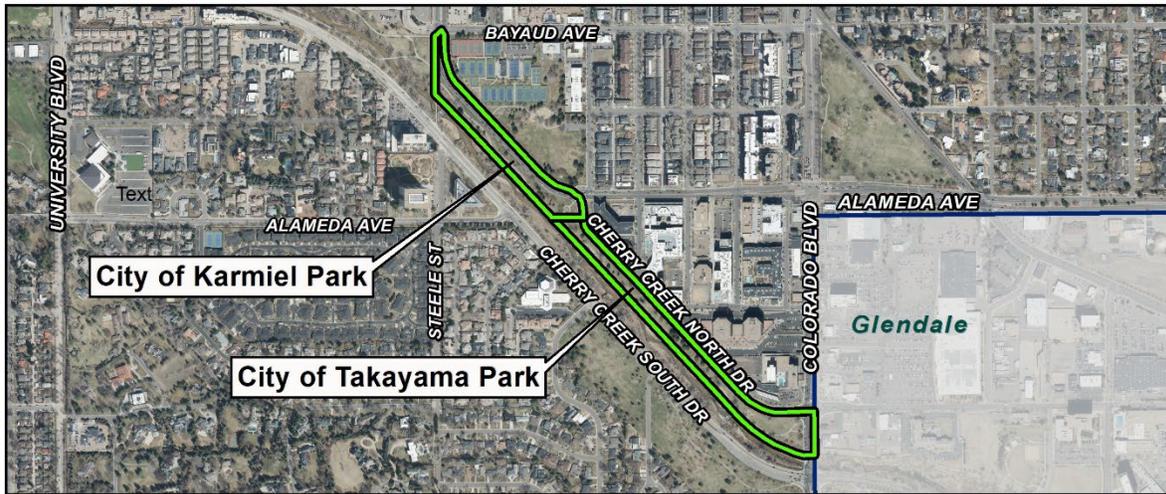


**Existing Zoning**

- Multi Unit (MU, RH, RO)
- Mixed Use (MX, M-GMX)
- Main Street (MS)
- Open Space - Recreation (OS-B)
- Former Chapter 59 Zone PUD's, PBG's, WVRS
- Proposed Amendment

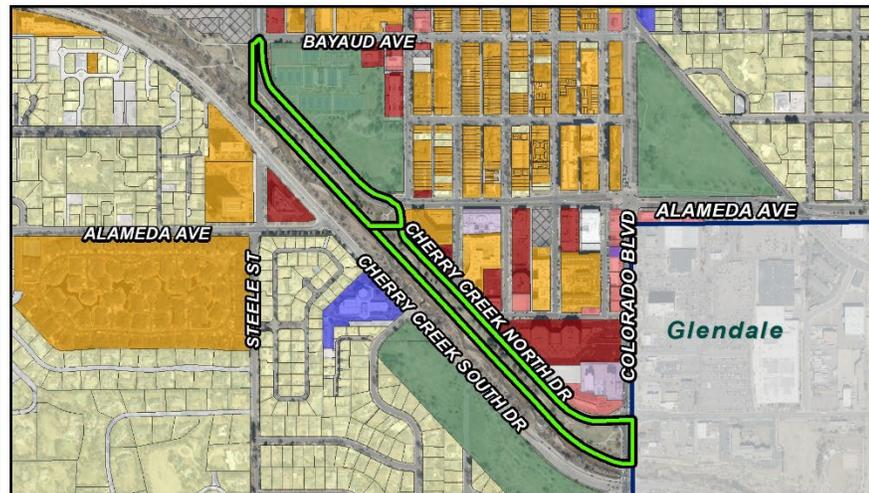


### 4 & 5.- City of Karmiel and Takayama Parks



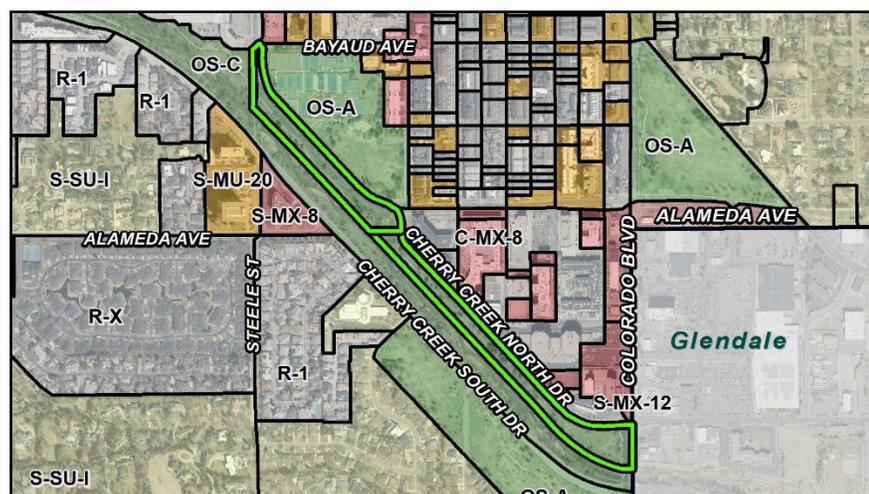
**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Parking
- Vacant
- Proposed Amendment



**Existing Zoning**

- Single Unit (SU)
- Multi Unit (MU, RH, RO)
- Residential Mixed Use (RX)
- Commercial Corridor (CC)
- Mixed Use (MX, M-GMX)
- Open Space - Public Parks (OS-A)
- Open Space - Conservation (OS-C)
- Former Chapter 59 Zone PUD's, PBG's, WVRS
- Proposed Amendment



### 6.- Four Mile Historic Park



**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Park/Open Space

Proposed Amendment

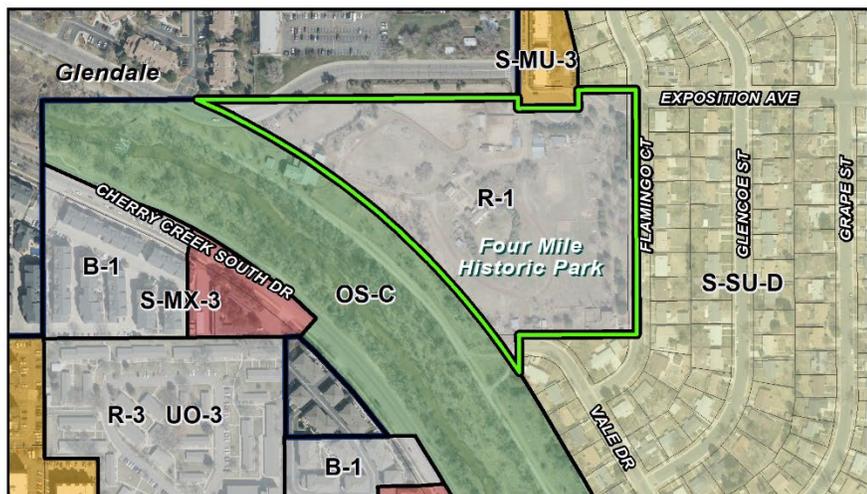


**Existing Zoning**

- Single Unit (SU)
- Mixed Use (MX, M-GMX)
- Open Space - Conservation (OS-C)
- Former Chapter 59 Zone PUD's, PBG's, WVRS

R-1 Single-Unit Detached Dwellings Low density

Proposed Amendment



### 7, 17 & 18.- Gateway Landing, Town Center Park & Unnamed 47th & Telluride Park



**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Agriculture
- Park/Open Space
- Vacant

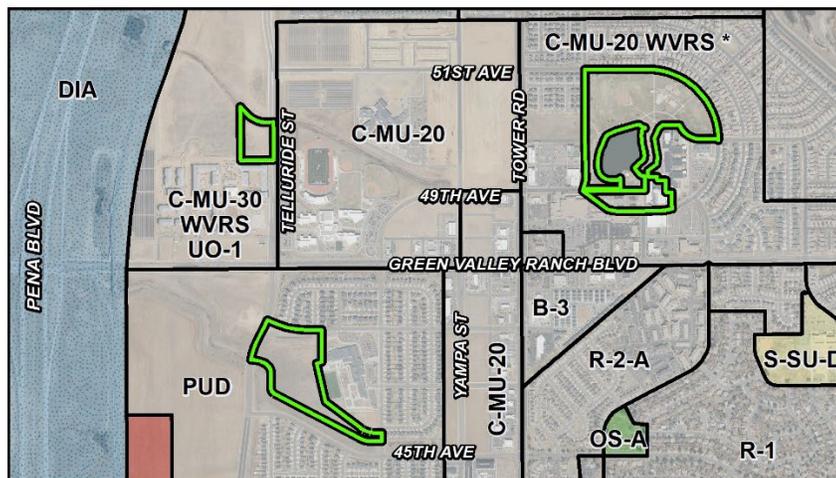
Proposed Amendment



**Existing Zoning**

- Single Unit (SU)
- Mixed Use (MX, M-GMX)
- Open Space - Conservation (OS-C)
- Airport (DIA)
- Former Chapter 59 Zone PUD's, PBG's, WVRs

Proposed Amendment



### 8.- High Point Park



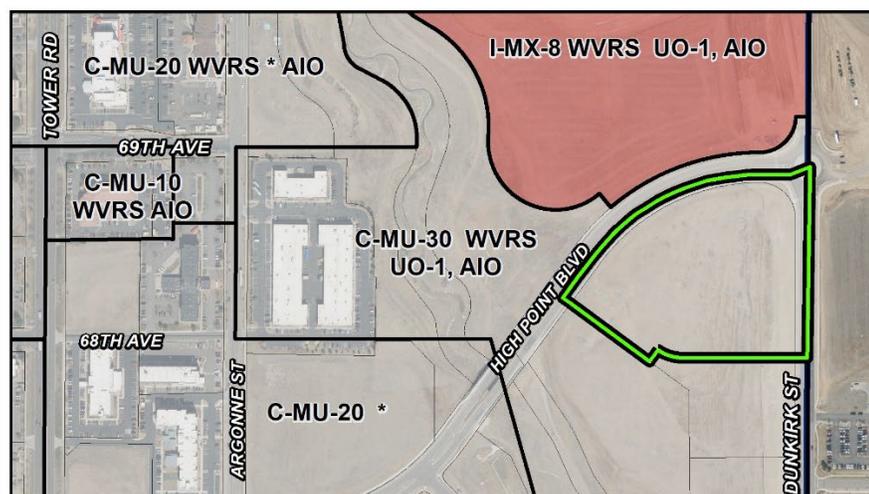
**Existing Land Use**

- Commercial/Retail
- Public/Quasi-public
- Mixed-use
- Agriculture
- Parking
- Vacant
- Proposed Amendment

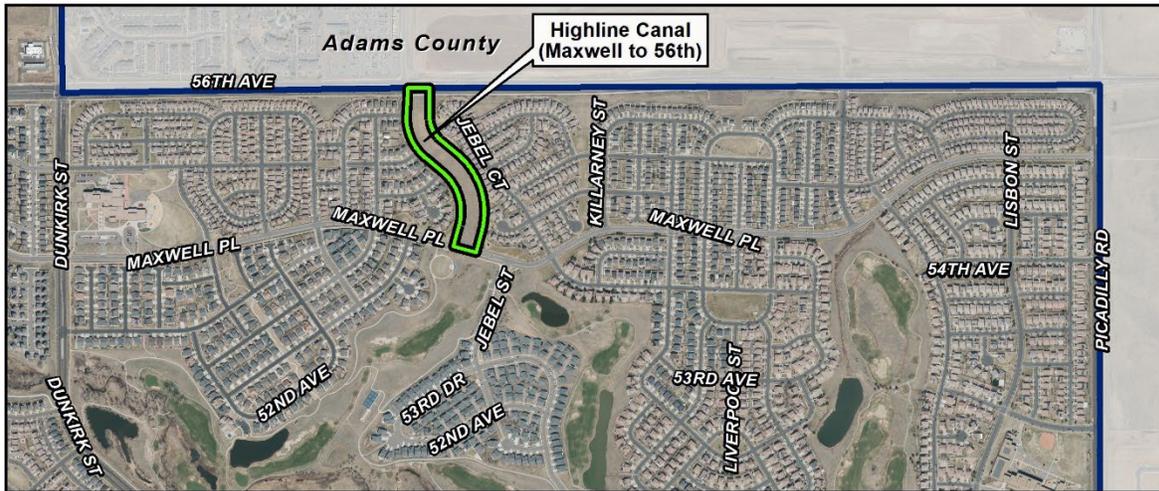


**Existing Zoning**

- Mixed Use (MX, M-GMX)
- Former Chapter 59 Zone  
PUD's, PBG's, WVRS
- Proposed Amendment



### 9.- Highline Canal (maxwell to 56th)



**Existing Land Use**

- Single-unit Residential
- Park/Open Space

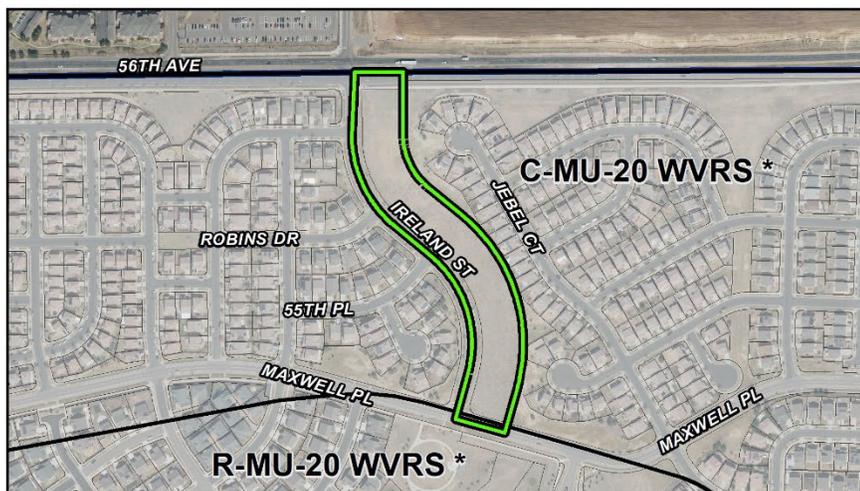
**Proposed Amendment**



**Existing Zoning**

- Former Chapter 59 Zone PUD's, PBG's, WVRs

**Proposed Amendment**

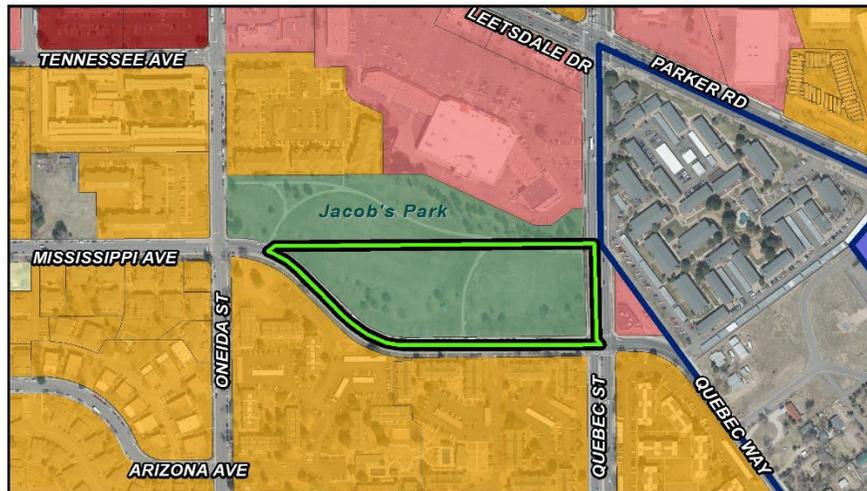


### 10.- Jacobs (Frances Weisbart) Park



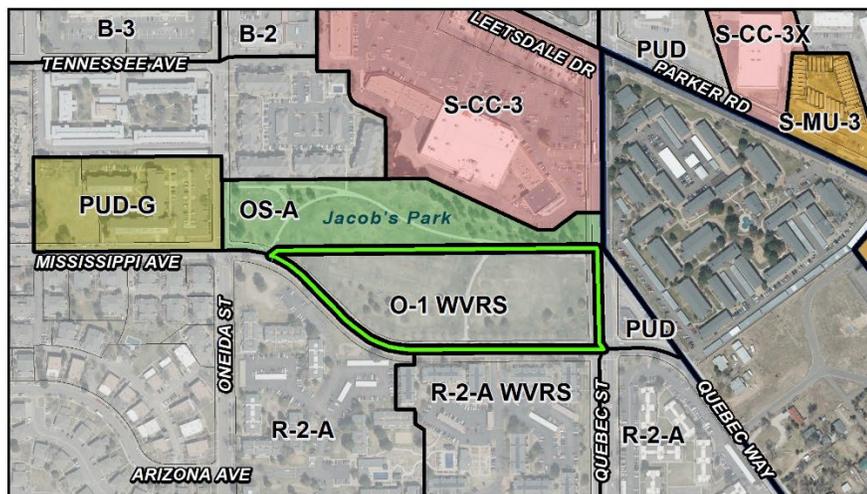
**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Public/Quasi-public
- Park/Open Space
- Proposed Amendment



**Existing Zoning**

- Multi Unit (MU, RH, RO)
- Commercial Corridor (CC)
- Open Space - Public Parks (OS-A)
- Planned Unit Development (PUD-D, PUD-G)
- Former Chapter 59 Zone PUD's, PBG's, WVRS
- Proposed Amendment



### 11.- Martinez (Joseph P) Park



**Existing Land Use**

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Public/Quasi-public
- Park/Open Space

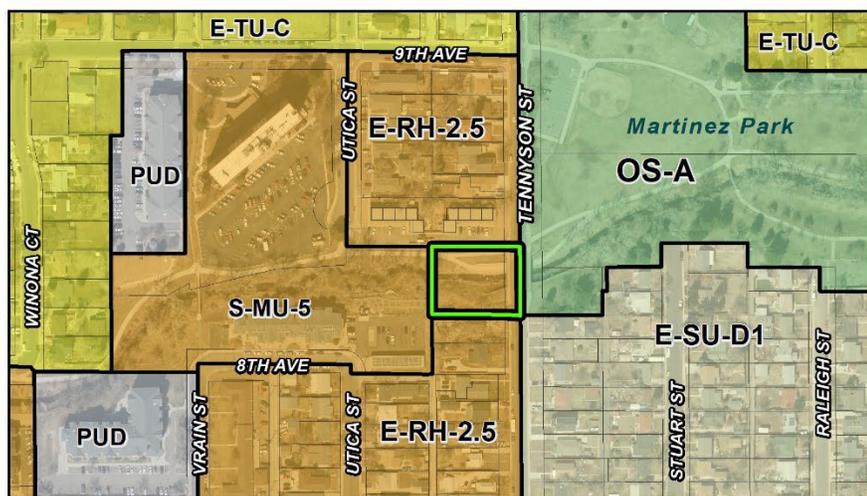
Proposed Amendment



**Existing Zoning**

- Single Unit (SU)
- Two Unit (TU)
- Multi Unit (MU, RH, RO)
- Open Space - Public Parks (OS-A)
- Former Chapter 59 Zone PUD's, PBG's, WVRS

Proposed Amendment



## 12.- Montclair Recreation Center



**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Park/Open Space

 Proposed Amendment



**Existing Zoning**

- Open Space - Public Parks (OS-A)
- Former Chapter 59 Zone PUD's, PBG's, WVRS

 Proposed Amendment



### 13.- Northfield Athletic Complex and Addition



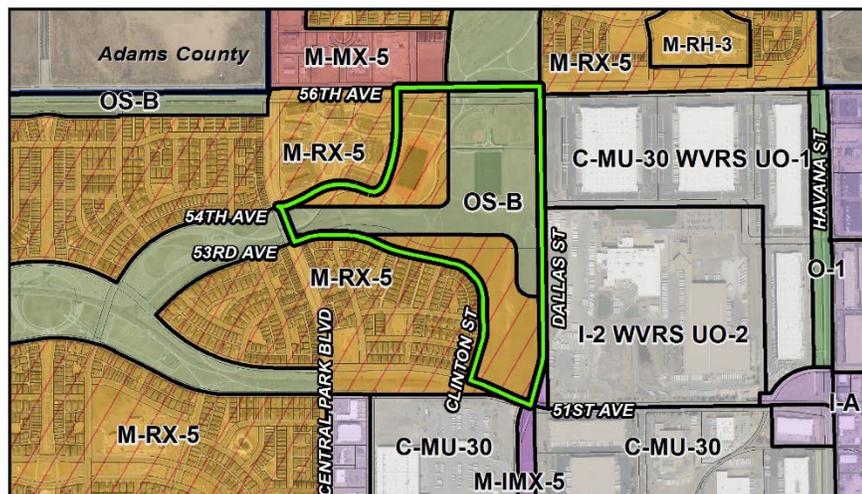
**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
- Public/Quasi-public
- Park/Open Space
- Proposed Amendment



**Existing Zoning**

- Multi Unit (MU, RH, RO)
- Residential Mixed Use (RX)
- Mixed Use (MX, M-GMX)
- Industrial - Light (I-A)
- Special (O-1)
- Open Space - Recreation (OS-B)
- Former Chapter 59 Zone PUD's, PBG's, WVRS
- Proposed Amendment



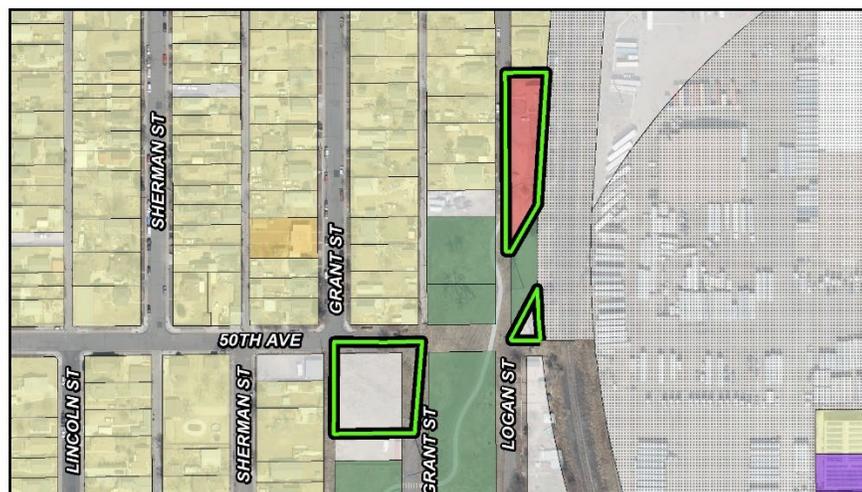
### 14.- Platte Farm Open Space (includes maintenance shop)



**Existing Land Use**

- Single-unit Residential
- Two-unit Residential
- Commercial/Retail
- Industrial
- Park/Open Space
- Trans/Comm/Utilities
- Vacant

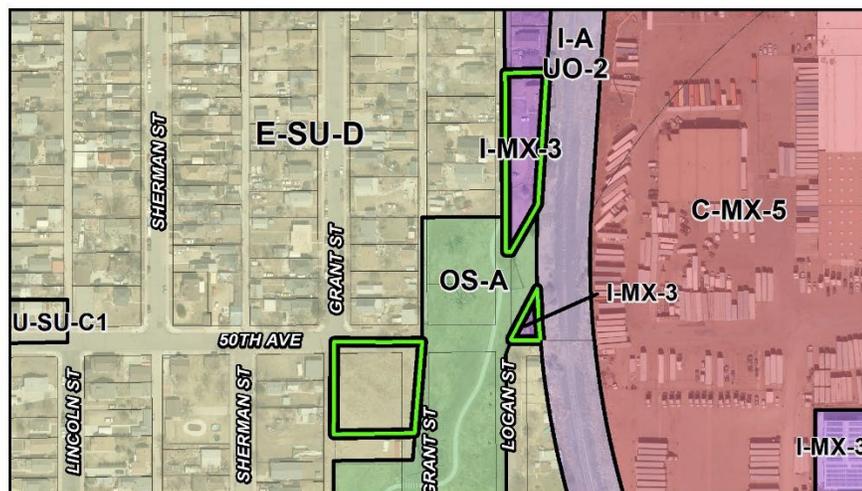
Proposed Amendment



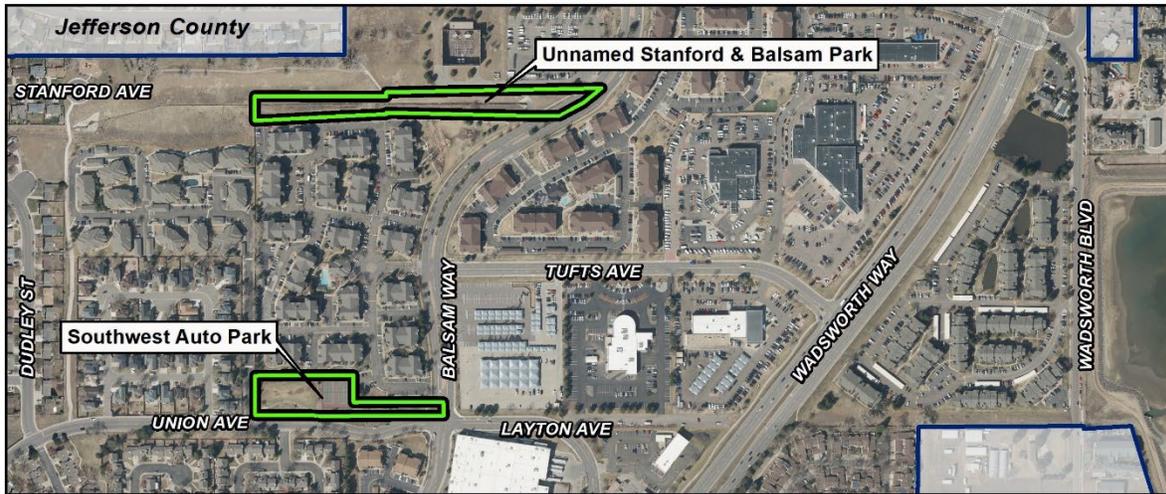
**Existing Zoning**

- Single Unit (SU)
- Mixed Use (MX, M-GMX)
- Industrial - Light (I-A)
- Industrial - General (I-B)
- Open Space - Public Parks (OS-A)

Proposed Amendment



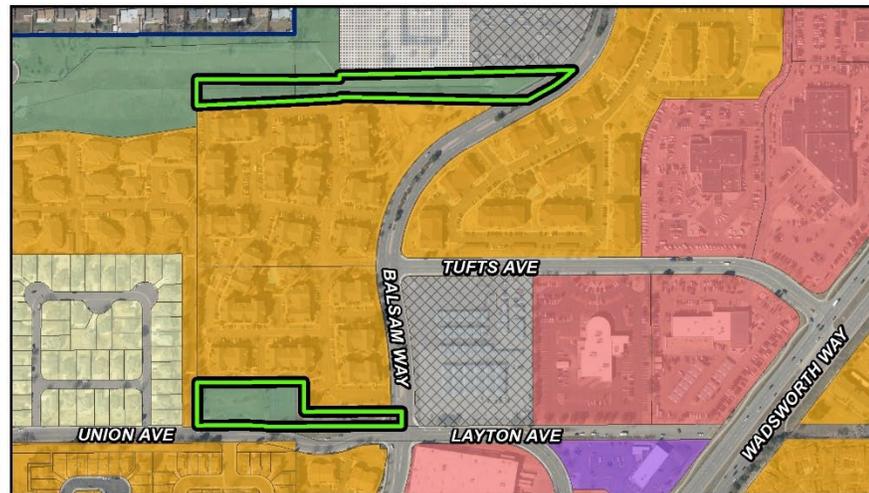
### 15 & 22.- Southwest Auto Park & Unnamed Stanford & Balsam Park



**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Industrial
- Park/Open Space
- Parking
- Trans/Comm/Utilities

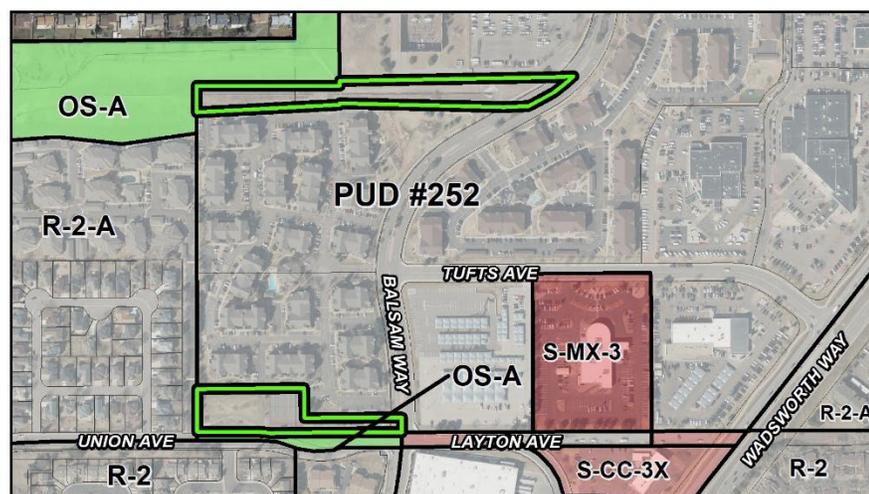
**Proposed Amendment**



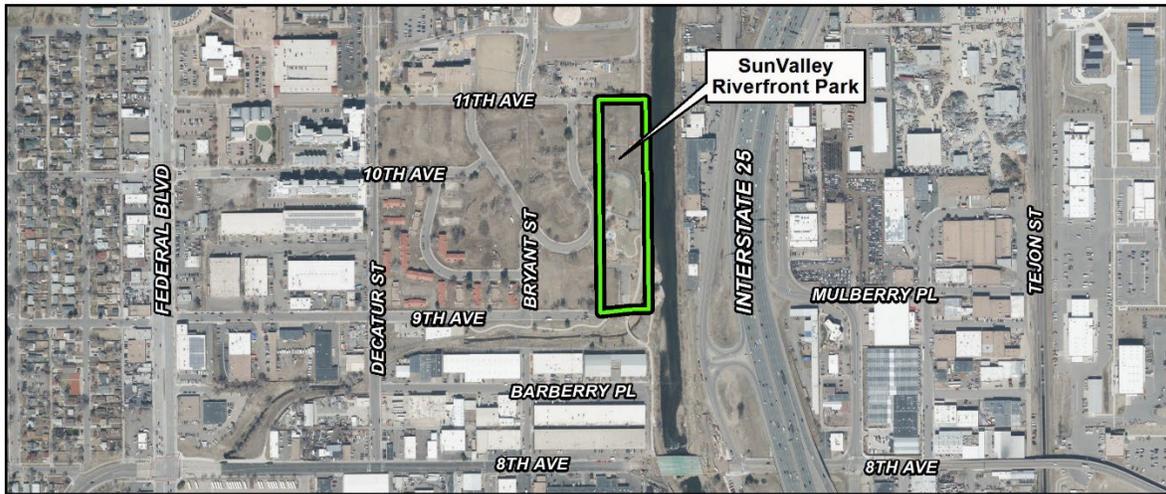
**Existing Zoning**

- Commercial Corridor (CC)
- Mixed Use (MX, M-GMX)
- Open Space - Public Parks (OS-A)
- Former Chapter 59 Zone PUD's, PBG's, WVRs

**Proposed Amendment**



### 16.- Sun Valley Riverfront Park



**Existing Land Use**

- Single-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Park/Open Space
- Parking
- Trans/Comm/Utilities
- Vacant
- Proposed Amendment

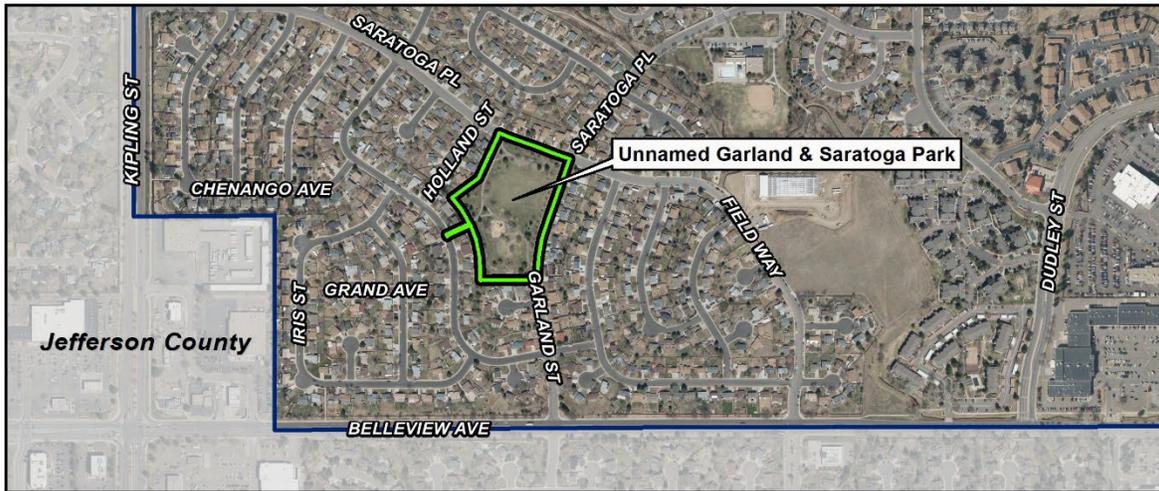


**Existing Zoning**

- Residential Mixed Use (RX)
- Mixed Use (MX, M-GMX)
- Industrial - Light (I-A)
- Industrial - General (I-B)
- Industrial - Mixed Use (I-MX, M-IMX)
- Open Space - Public Parks (OS-A)
- Open Space - Conservation (OS-C)
- Proposed Amendment



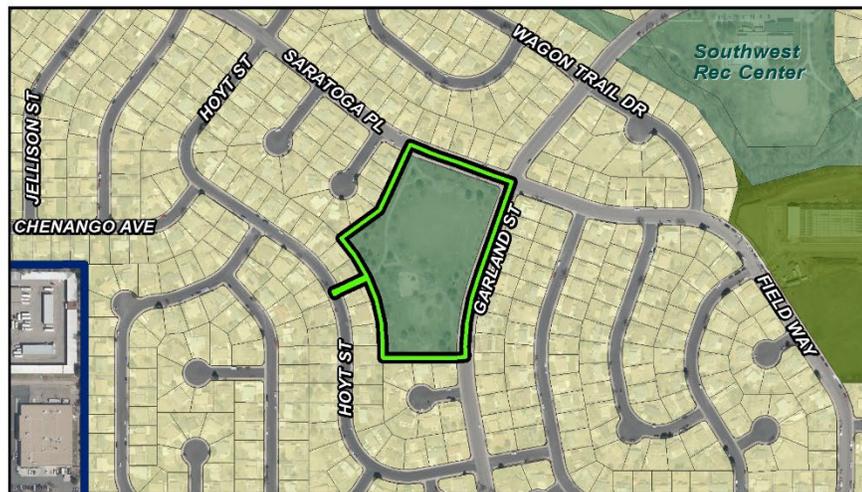
### 19.- Unnamed Garland & Saratoga Park



**Existing Land Use**

- Single-unit Residential
- Agriculture
- Park/Open Space

**Proposed Amendment**



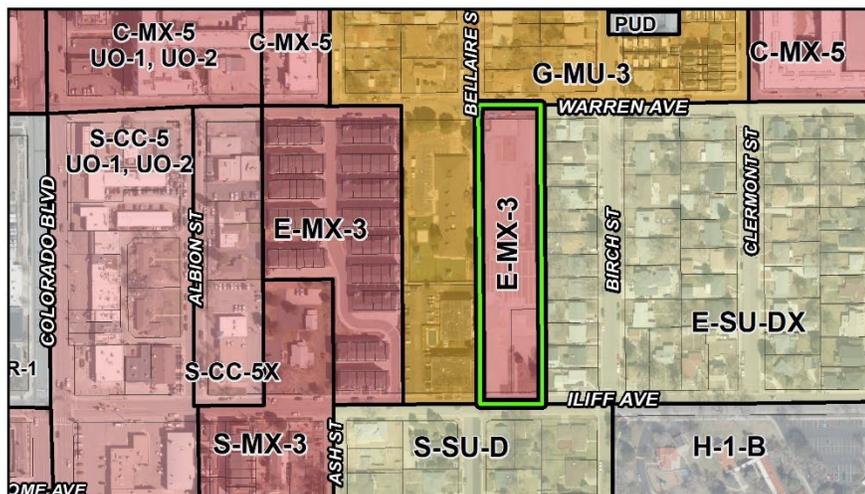
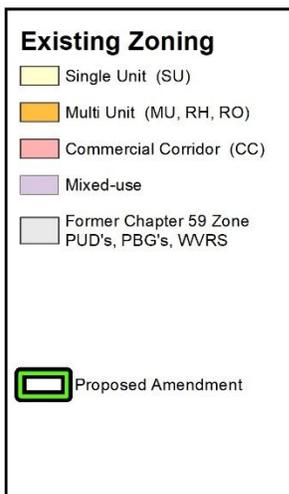
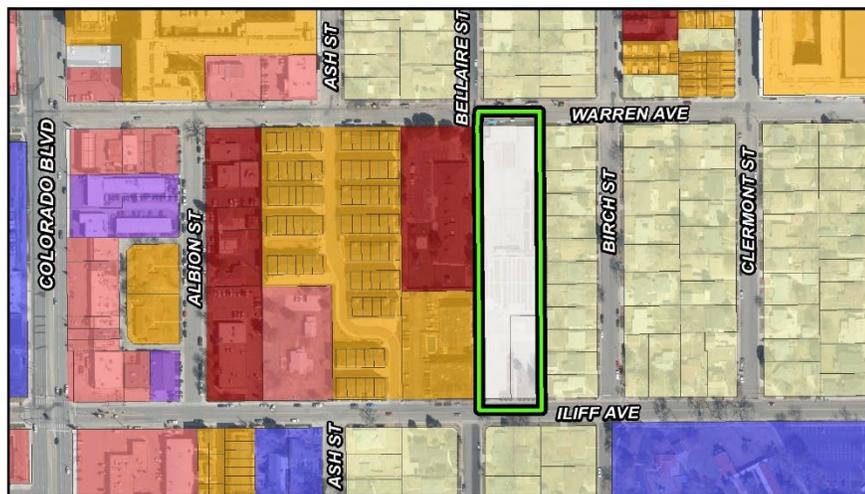
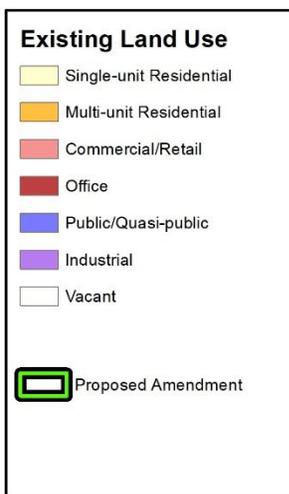
**Existing Zoning**

- Single Unit (SU)
- Open Space - Public Parks (OS-A)
- Former Chapter 59 Zone PUD's, PBG's, WWRS

**Proposed Amendment**



## 20.- Unnamed Iliff & Bellaire



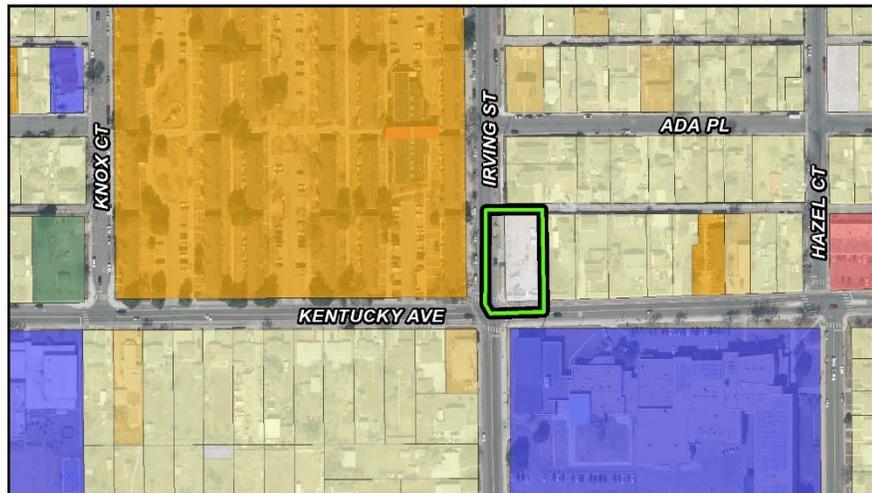
## 21.- Unnamed Kentucky & Irving



**Existing Land Use**

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Public/Quasi-public
- Park/Open Space
- Vacant

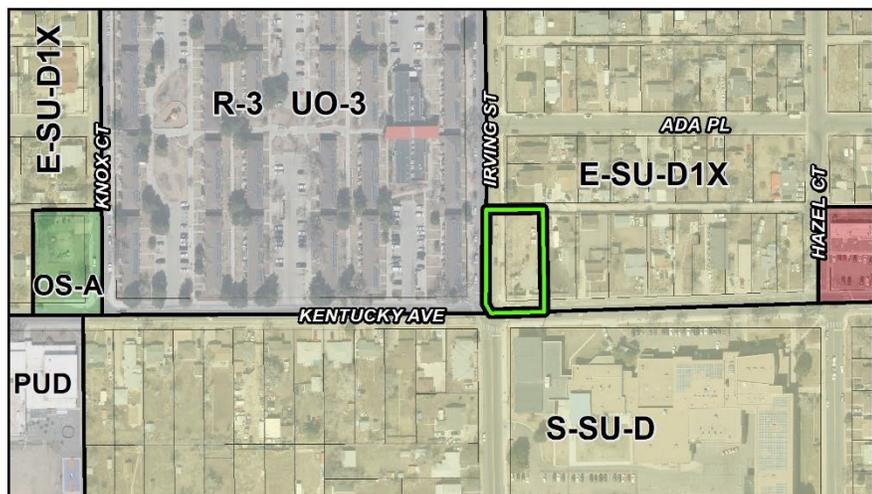
Proposed Amendment



**Existing Zoning**

- Single Unit (SU)
- Mixed Use (MX, M-GMX)
- Open Space - Public Parks (OS-A)
- Former Chapter 59 Zone PUD's, PBG's, WVRS

Proposed Amendment



## Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple (see attached list)	Representative Name	CPD Executive Director on behalf of Department of Parks and Recreation
Address	See Attached	Address	201 W Colfax Ave
City, State, Zip	See Attached	City, State, Zip	Denver, CO 80202
Telephone		Telephone	(720) 913-5860
Email		Email	Mallory.Roybal@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	See attached list		
Assessor's Parcel Numbers:	See attached list		
Area in Acres or Square Feet:			
Current Zone Districts:	See attached list		
PROPOSAL			
Proposed Zone Districts:	OS-A		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/>	<b>Consistency with Adopted Plans:</b> The proposed official map amendment is consistent with the City's adopted plans, <i>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.</i>	
	<input checked="" type="checkbox"/>	<b>Uniformity of District Regulations and Restrictions:</b> 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.	
	<input checked="" type="checkbox"/>	<b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.	

July 7, 2023

Laura Aldrete  
Executive Director  
Community Planning and Development

Dear Laura

I am writing to request the initiation of an official map amendment on behalf of Parks and Recreation to rezone 22 properties to Open Space zone district, OS-A.

Rezoning of these properties to OS-A will bring them into an appropriate zone district to allow them to be preserved for park and recreational purposes and to be developed and improved as parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provide for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

Equitable access to parks and recreation is an important part of the health, wellbeing, and resilience of our communities. These health and environmental benefits provide a sense of public pride and cohesion. As such, this map amendment will ensure these properties remain parks and recreational uses that benefit and enhance Denver's communities. Denver Parks & Recreation is excited to bring these properties into the open space context through this rezoning amendment.

Please contact Mallory Roybal at [Mallory.Roybal@denvergov.org](mailto:Mallory.Roybal@denvergov.org) if there are any questions or additional clarification is required. If this person becomes unavailable, I will designate another individual as a point-of-contact for this application.

Sincerely,



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

CC: Scott Gilmore  
Gordon Robertson  
Mallory Roybal

Rezoning of these properties to OS-A will bring them into an appropriate zone district to allow them to be preserved for park and recreational purposes and to be developed and improved as parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provide for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

### **Review Criteria:**

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

The following plans highlight goals, vision elements, strategies, and policies that are in line with and support the proposed properties for legislative rezoning.

#### **Comprehensive Plan 2040 (2019)**

Comprehensive Plan 2040 is the city's 20-year vision. The city's long-term goals are organized in this plan by six vision elements. Goals in four of these vision elements specifically support this map amendment: equitable, affordable and inclusive; strong and authentic neighborhoods; environmentally resilient; and healthy and active. The following goals and strategies are related to this proposed map amendment:

- **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.
      - Ensuring usable park space is within a 10-minute walk or roll from all residents is the goal of the Game Plan and improves quality of life for community.
  - **Goal 7:** Make neighborhoods accessible to people of all ages and abilities.
    - **Strategy B:** Prioritize infrastructure improvements that allow for residents of all abilities to access and live in any neighborhood.
      - Parks are designed to be accessible by users of all abilities. The infrastructure and amenities within the existing and future parks are designed to create opportunities for recreation, respite, and social interaction.
    - **Strategy C:** Design and program public spaces and recreation centers to accommodate people of all ages and abilities.
      - The design of park spaces anticipates use by users of all ages and abilities and provides for accessible and inclusive access to park amenities.

- **Vision Element:** Strong & Authentic Neighborhoods
  - **Goal 5:** Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods.
  
- **Vision Element:** Environmentally Resilient
  - **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.

### Blueprint Denver

Blueprint Denver is a citywide land use and transportation plan updated in 2019 that covers a 20-year-period of growing an inclusive city through complete neighborhoods and complete transportation networks; a measured, common-sense approach to new growth; and land-use decisions through the lens of social equity. In addition to general goals and policies, Blueprint Denver also discusses neighborhood context, future places, a growth strategy, street types, and equity.

### **Goals and Policies**

The proposed map amendment is consistent with the following goals from Blueprint Denver:

- **Goal 2:** Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities.
- **Goal 9:** Guide growth to maintain connections to the outdoors, respond to climate change and protect our environment and natural resources.
- **Goal 10:** Promote a healthy community with equitable access to healthy living for all residents.

Quality of Life Infrastructure Chapter:

- **Policy 1:** Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth.

### **Neighborhood Context**

As described in *Blueprint Denver*, “Neighborhood contexts help us understand the differences in the built environment between our neighborhoods. Many features—including the mix of uses, density, lot sizes, block pattern, street design, parking and the type of recreational opportunities—vary by neighborhood” (p. 185). From the least dense Suburban Neighborhood Context, which should have “Parks of various sizes” (p. 191) to the densest Downtown Neighborhood Context, which should have “A high quality, well-maintained network of parks, flexible outdoor spaces, plazas and landscaped streets” (p. 267), parks are not only appropriate but also needed in all neighborhood contexts. Therefore, the proposed rezoning is consistent with all neighborhood context designations.

### **Future Places**

*Blueprint Denver* defines the sites within the proposed rezoning as a variety of Future Places. While park uses, and therefore the OS-A and OS-B zone districts, are appropriate in all Future Places, the following sections describe how parks are intended to fit into specific Future Place designations.

- **Parks and Open Space**

The proposed rezoning includes properties in both future place categories of parks and open spaces: “public parks and open space,” and “other parks and open space.” As the plan describes, “these mapping categories represent areas that are open space/parks but are not a regional park (see the regional park place description on page 151)” (p. 152). Public parks and open space are described as “city-owned parks and open spaces that are planned to become or remain a park and/or open space in the future.” *Blueprint Denver* defines other parks and open space as “are privately-owned parks and/or open spaces. Some are publicly accessible, while others—such as golf courses—are not.”

- **Residential Areas**

Residential Areas are defined as “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). Because parks are considered an essential element of a complete neighborhood, they are an appropriate use in any residential area.

The proposed rezoning includes properties within the following residential designations: Low residential, in which “a wide range of designated parks and recreational amenities are prevalent”; Low-medium residential, in which “a wide variety of parks and outdoor spaces occur”; and High residential, with a “greater prevalence of privately owned, publicly accessible outdoor spaces such as parks, enhanced hardscaped plazas and pedestrian gathering spaces.”

- **Centers**

Centers are defined as “mixed-use places of varying scales. They are typically oriented around a shared space or set of spaces.” (p. 145). The proposed rezoning includes property within the local center designation, which is characterized by “smaller scale plazas or open

spaces [that] promote social interaction.” It also includes property within the community center designation, which includes the description that “Open spaces promote social interaction and respond to the distinct uses within the center. Trees, plants and green infrastructure provide moments of relief from the more intense activity” (p. 144).

- **Districts**

Districts are defined as “places with a specifically designed purpose.” (p. 151). The proposed rezoning includes property within the innovation/flex district. The description of this districts states that “A range of parks and outdoor spaces may occur.”

### **Growth Areas**

As described in Blueprint Denver, the growth strategy is intended to “strengthen our existing neighborhoods through carefully planned infill development” (p. 50). As the city experiences increase in population, it will also see an increase in the need for parks and open spaces. Preserving existing parks and facilitating the development of new parks is critical to supporting Denver’s growth strategy.

### **Street Types**

Blueprint Denver “establishes a framework for describing streets, linking their design and operation to the character and land use around them” (p. 154). Parks, and what is allowable within the OS-A and OS-B zone districts, vary greatly in intensity to respond to the surrounding context. They are appropriate in all future places, and therefore they are also appropriate adjacent to all street types.

### **Equity Concepts**

Blueprint Denver details three equity concepts to evaluate rezonings.

- **Improving access to opportunity** includes several metrics, including “the proximity of an amenity (including ... parks...), the affordability of that amenity, and the safety and ease of access to that amenity” (p. 32). Therefore, preserving existing parks and facilitating the development of new parks supports this equity concept and may, in some cases, improve this metric for some locations.
- **Reducing vulnerability to displacement** focuses on “stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents” (p. 37). Measures include characteristics of housing stock and the people living in a particular area. The rezoning is not expected to impact any of these measures; however, potential impacts will be studied and mitigated as part of citywide public investments.
- **Expanding housing and jobs diversity** is measured through metrics based on characteristics of housing stock and job density and types. Expanding the park system necessitates more employees for park maintenance. New properties are included in this rezoning that will be owned and maintained by Denver Parks and Recreation in the future and will create additional local job expansion for ongoing and seasonal maintenance work.

## Game Plan for a Healthy City

Game Plan for a Healthy City is the 20-year strategic, park and recreation plan for Denver's urban and mountain park systems. It establishes that safe and easy access to parks and open space, a healthy lifestyle, and a healthy environment are all basic rights for every resident. This plan is used to guide and inform the development of specific park improvement plans, new policies and regulations to protect and expand parks, and annual management actions and capital investments.

The following guiding principles relate to this proposed map amendment:

- **Goal 5:** Increase opportunities for people to experience and connect to nature.
- **Goal 6:** Ensure that parks, facilities, programs, and staff contribute to a high-quality, safe, and meaningful experience for park users and program participants.
- **Goal 15:** Recognize parks and public spaces as vital elements of urban infrastructure for the city.
- **Goal 20:** Provide opportunities to expand Denver's healthy, outdoor lifestyle to all.

These goals recognize the importance of access to parks and connection with nature. They also reflect the need to ensure that parks and facilities contribute to these experiences.

The following strategies relate to this proposed map amendment:

- **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.

## Parks Strategic Acquisition Plan (not an adopted plan)

While the Parks Strategic Acquisition plan is not a plan that is formally adopted by City Council, it guides implementation and decision-making for the maintenance of current parks and development of new parks in Denver. It is relevant to this rezoning because the areas within this proposed map amendment will be subject to these policies. The plan provides criteria that Denver Parks and Recreation uses to evaluate acquisitions while prioritizing and balancing growth opportunities across six acquisition focus areas: 10-Minute Walk or Roll, Mountain Parks, Facilities, Resilience and Habitat Restoration, Downtown, High-Density and Growth Areas, and Equity.

- Downtown, High-Density, & Growth Areas
  - **Goal:** Meet the increasing recreational, cultural, and ecological demands on parks and public spaces in downtown, high-density and growth areas.
- Facilities
  - **Goal:** Provide land and buildings throughout Denver for diverse recreation opportunities as well as accessible and efficient parks maintenance.
- 10-Minute Walk or Roll
  - **Goal:** Provide all residents with a quality park within a 10-minute walk or roll (or within a 5-minute walk or roll in Downtown Denver).

## Small Area Plans

The proposed rezoning includes properties that are included in multiple adopted plans that cover smaller areas within Denver:

1. 38th & Blake Station Area Height Amendments
2. 41st and Fox Station Area Plan
3. Athmar Park Neighborhood Perimeter Plan
4. Central Park Development Plan
5. Cherry Creek Greenway Master Plan
6. Cherry Creek Area Plan
7. East Central Area Plan
8. Far Northeast Area Plan
9. Globeville Neighborhood Plan
10. Lowry Reuse Plan
11. Near Northeast Area Plan (in process)
12. Near Southeast Area Plan
13. Sunnyside Neighborhood Plan
14. West Area Plan
15. Westwood Neighborhood Plan

While the specific language varies across these small area plans, they are all consistent with the citywide policy that parks are a critical part of all neighborhoods, and that they are appropriate across the city.

**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.**

**A.3: Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.**

Children that grow up in Denver are more obese than previous generations, especially in low income neighborhoods. According to the New York Times, by 2030 nearly one in two adults will be obese; no state will have less than 35 percent of residents who are obese. According to the Centers for Disease Control and Prevention (CDC), only 25 percent of American adults engage in recommended levels of physical activity, and 29 percent engage in no leisure-time physical activity at all. This sedentary lifestyle is contributing to an increased incidence of obesity along with obesity-related diseases, such as high blood pressure, diabetes, congestive heart failure, and stroke. A recent report by the Outdoor Foundation concluded that nearly half the US population did not participate in any outdoor recreation in

2018. The proposed rezoning to OS-A will allow Denver to continue adding parks and recreation facilities, which are proven to improve the health, safety and general welfare of the city in the following ways:

#### **Increase Physical Activity:**

- The closer people live to a park and the safer they feel in the park, the more likely they are to walk or bike to those places and utilize the park for physical activity (Trust for Public Land (TPL), 2016).
- A report by the U.S. surgeon general found that people who engage in regular physical activity benefit from “reduced risk of premature death; reduced risk of coronary heart disease, hypertension, colon cancer, and non-insulin-dependent diabetes; improved maintenance of muscle strength, joint structure, and joint function; reduced body weight and favorable redistribution of body fat; improved physical functioning if they suffer from poor health; and healthier cardiovascular, respiratory, and endocrine systems” (CDC, 1996).
- A group of studies reviewed in the American Journal of Preventive Medicine showed that “creation of or enhanced access to places for physical activity combined with informational outreach” produced a 48.4 percent increase in the frequency of physical activity (Kahn, et al, 2006)
- The same studies showed that easy access to a place to exercise results in a 5.1 percent median increase in aerobic capacity, along with weight loss, a reduction in body fat, improvements in flexibility, and an increase in perceived energy (Kahn, et al, 2006)
- A RAND Corporation study found that Los Angeles residents who live near parks visit them and exercise more often than people who live greater distances from green spaces. (RAND, 2005)
- A positive correlation between environmental infrastructure (such as trails and recreation facilities and enjoyable scenery) and physical activity was found in a study of environmental determinants. The national study included 1,818 people, a majority of whom were low income (Brownson et al., 2001).

#### **Increase Mental Health:**

- Research on recreational activities has shown that green space is associated with enhanced mental alertness, attention, and cognitive performance (Frumkin, 2003).
- The development of parks and open space provides environmental benefits by reducing air and water pollution, protecting areas from inappropriate development, and mitigating urban heat islands.
- Parks and recreation centers help people reduce their risk of illness and injury by providing safe spaces where people can play and exercise away from busy streets and commercial zones.

#### **Decrease Stress:**

- A study done in the UK found that people living 1 kilometer away from a green space have nearly 50 percent higher odds of experiencing stress than those living less than 300 meters from a green space (NRPA, 2016).
- Respondents who do not report stress have more than 50 percent higher odds of visiting a green space at least a few days a week than those reporting stress. Results also showed that the more often respondents visited green spaces, the less stress they experienced (Stigsdotter, 2010).
- People who lived in close proximity to natural space had significantly improved mental health up to three years after their move. Compared to pre-move mental health scores, individuals who

moved to greener areas had significantly better mental health recorded three years after the move (Stigsdotter, 2010),).

- Scientists in the Netherlands found that people who lived in residential areas with the least green spaces had a 44 percent higher rate of physician-diagnosed anxiety disorders than people who lived in the greenest residential areas. The effect was strongest among those most likely to spend their time near home, including children and those with low levels of education and income (Stigsdotter, 2010)

DPR Properties to be Rezoned OS-A (August 2023)					
Not highlighted: DPR owned properties to be prioritized in July 2023 rezoning application					
Highlighted in blue: Not currently DPR owned but starting construction to become a DPR park;					
PARK NAME	ADDRESS	ASSESSOR'S NUMBER	OWNER	EXISTING ZONE DESCRIPTION	
1	4400 Pearl St	4400 Pearl St	0222137035000	City and County of Denver	Mixed Use (U-MX-3 , UO-1, UO-2)
2	Bear Valley Park	5750 W Dartmouth Ave	0436500040000	City and County of Denver	Open Space - Recreation (OS-B)
3	Carla Madison Rec Center	2401 E Colfax Ave	0236300018000	City and County of Denver	Main Street (MS)
4	City of Karmiel Park	3300 E Cherry Creek North Dr	No parcel	City and County of Denver	Open Space - Conservation (OS-C)
5	City of Takayama Park	3700 E Cherry Creek North Dr	No parcel	City and County of Denver	Open Space - Conservation (OS-C)
6	Four Mile Historic Park	715 S Forest St	06184-00-025-000	City and County of Denver	Former Chapter 59 Zone
7	Gateway Landing	4951 N Telluride St	00161-00-175-000	City and County of Denver	Former Chapter 59 Zone
8	High Point Park	19202 High Point Blvd	00031-09-002-000	ACM HIGH POINT VI C LLC	Former Chapter 59, C-MU-30 , UO-1, AIO
9	Highline Canal (Maxwell to 56th)	5589 N Jebel Ct	00142-00-019-000	City and County of Denver	Former Chapter 59 Zone
10	Jacobs (Frances Weisbart) Park	1099 S Quebec St	06201-00-068-000	City and County of Denver	Former Chapter 59 Zone
11	Martinez (Joseph P) Park	800 N Tennyson St	05066-16-008-000	City and County of Denver	Multi Unit (MU, RH, RO, TH)
12	Montclair Recreation Center	729 N Ulster Way, 7900 E 8th Ave	06043-11-002-000	City and County of Denver	Former Chapter 59 Zone
13	Northfield Athletic Complex and Addition	9550 E 56th Ave, 5201 N Dayton St	01152-00-021-000, 01152-00-022-000	City and County of Denver	Open Space - Recreation (OS-B); Residential Mixed Use (RX)
14	Platte Farm Open Space (includes maintenance shop)	401 E 50th Ave, 5060 N Logan St; 4987 N Grant St	02154-00-031-000, 02154-00-049-000,	City and County of Denver	Industrial - Mixed Use (I-MX, M-IMX); Single Unit (SU)
15	Southwest Auto Park	8301 W Union Ave, 4601 S Carr St Apprx	09112-00-044-000, 09101-00-008-000	City and County of Denver	Former Chapter 59 Zone
16	Sun Valley Riverfront Park	970 N Alcott Way TR A	05054-00-033-000	Denver Housing LLC	C-RX-8 (Urban Center Residential Mixed Use)
17	Town Center Park (includes GVR Rec Center)	4892 & 4890 N Argonne Way, 4892 N Argonne Way	00153-00-050-000, 00153-00-049-000	City and County of Denver	Former Chapter 59 Zone
18	Unnamed 47th & Telluride Park	17748 E 47th Ave	00211-00-052-000	City and County of Denver	Former Chapter 59 Zone
19	Unnamed Garland & Saratoga Park	4907 S Garland St	09103-14-056-000	City and County of Denver	Former Chapter 59 Zone
20	Unnamed Iliff & Bellaire	4301 E Iliff Ave, 4307 E Iliff Ave	06302-12-014-000, 06302-12-001-000	City and County of Denver	Mixed Use (MX, M-GMX)
21	Unnamed Kentucky & Irving	876 S Irving St	05173-15-010-000	City and County of Denver	Single Unit (SU)
22	Unnamed Stanford & Balsam Park	4601 S Carr St Apprx, 4500 S Carr St Apprx	09112-00-031-000, 09112-00-037-000, 09101-00-006-000, 09101-00-012-000, 09101-00-019-000	City and County of Denver	Former Chapter 59 Zone

**From:** [Parady, Sarah - CC XA1404 Member Denver City Council](#)  
**To:** [Roybal, Mallory C. - DPR CE0429 City Planner Senior](#)  
**Cc:** [Burley, Zachary - CC YA2246 City Council Aide Senior](#)  
**Subject:** RE: Parks Rezoning Proposal Information  
**Date:** Monday, August 21, 2023 6:29:45 PM  
**Attachments:** [image003.png](#)

---

Hi Mallory, could you give us some more context about the two properties that are included and not yet owned by the city (reflected on the appendix to the application)? Just curious/orienting myself!

	<b>AT-LARGE</b> DENVER CITY COUNCIL	<b>Sarah Parady</b>   Councilmember At Large Office of City Council   City and County of Denver <a href="#">Pronouns</a>   She/He/Hers phone: (720) 337-7713
<a href="#">311 for city services</a>   <a href="https://denvergov.org/citycouncil">denvergov.org/citycouncil</a>   <a href="#">Denver 8 TV</a>   <a href="#">Facebook</a>   <a href="#">Twitter</a>		

---

**From:** Roybal, Mallory C. - DPR CE0429 City Planner Senior <Mallory.Roybal@denvergov.org>  
**Sent:** Monday, August 21, 2023 11:44 AM  
**To:** Parady, Sarah - CC XA1404 Member Denver City Council <Sarah.Parady@denvergov.org>  
**Subject:** Parks Rezoning Proposal Information

Dear Councilwoman Parady:

The Executive Director of Community Planning and Development has recently initiated a legislative rezoning proposal on behalf of Denver Parks and Recreation for 26 properties to the [OS-A Zone District](#). This proposal would rezone 26 properties from a mix of residential, industrial, commercial, and other zone districts to Open Space (OS-A). This rezoning intends to bring the properties into an appropriate zone district to allow them to be developed and improved as parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provides for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

This rezoning is being done to ensure all parks are zoned in the most appropriate zoning, and it is not resulting in park land access or changing parks in any other way.

Planning Board and City Council hearing dates, as well as staff reports and other information, will be published on the following webpage: <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Map-Amendments/Multiple-properties-DPR-Rezoning>.

If your office receives inquiries that require follow-up, please direct them to DPR: Mallory Roybal, Senior Planner, who is representing DPR through the rezoning process ([Mallory.Roybal@denvergov.org](mailto:Mallory.Roybal@denvergov.org)).

Respectfully,



**DENVER**  
THE MILE HIGH CITY

**Mallory Roybal** | East Denver Parks District Planner  
Planning, Design, & Construction  
Parks and Recreation | City and County of Denver  
[Pronouns](#) | She/Her/Hers  
p: (720) 913-5860

[311](#) | [pocketgov.com](https://pocketgov.com) | [denvergov.org](https://denvergov.org) | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

**From:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)  
**To:** [Roybal, Mallory C. - DPR CE0429 City Planner Senior](#)  
**Cc:** [Simonet, Stacy B. - CC YA3362 Marketing and Communications Specialist](#); [Montano, Dana D. - CC YA3153 Administrator II](#)  
**Subject:** RE: Parks Rezoning Proposal Information  
**Date:** Monday, August 21, 2023 6:29:32 PM  
**Attachments:** [image001.png](#)

---

Hi, Mallory. We did receive some inquiries about it after the 200-foot notifications were mailed and before I was informed of it, and it was along the lines of how come the councilman doesn't know what's going on in his own back yard? Garland-Saratoga Park is just over my back yard fence.

I addressed it on my neighborhood Facebook page later.

Kevin

---

**From:** Roybal, Mallory C. - DPR CE0429 City Planner Senior <Mallory.Roybal@denvergov.org>  
**Sent:** Monday, August 21, 2023 11:34 AM  
**To:** Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>  
**Cc:** Simonet, Stacy B. - CC YA3362 Marketing and Communications Specialist <Stacy.Simonet@denvergov.org>  
**Subject:** Parks Rezoning Proposal Information

Dear Councilman Flynn:

The Executive Director of Community Planning and Development has recently initiated a legislative rezoning proposal on behalf of Denver Parks and Recreation for 26 properties to the [OS-A Zone District](#). This proposal would rezone 26 properties from a mix of residential, industrial, commercial, and other zone districts to Open Space (OS-A). This rezoning intends to bring the properties into an appropriate zone district to allow them to be developed and improved as parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provides for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

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Respectfully,



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Planning, Design, & Construction  
Parks and Recreation | City and County of Denver  
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p: (720) 913-5860

[311](#) | [pocketgov.com](#) | [denvergov.org](#) | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [Roybal, Mallory C. - DPR CE0429 City Planner Senior](#)  
**Cc:** [Brigner, Owen - CC YA2245 City Council Aide](#)  
**Subject:** Re: Parks Rezoning Proposal Information  
**Date:** Monday, August 21, 2023 3:43:38 PM  
**Attachments:** [image001.png](#)

---

Good afternoon Mallory,

Thanks for the update!

I just wanted to confirm, I'm seeing three areas in D5:

1. Montclair Rec center
2. Jacobs Park
3. Maintenance area at 8540 Lowry Blvd

Did I miss any?

The other question I had personally was, would this rezoning bring all or almost all of DPRs land into OS and the new code?

I guess what I'm really asking is do you happen to have a list or percentages of the underlying zoning for DPR land?

Let me know if that makes sense!

Sincerely,



**Logan Fry**  
Senior Council Aide District 5  
Phone: 720-786-3031  
1437 Bannock St, Rm. 451  
Denver, CO 80202

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---

**From:** Roybal, Mallory C. - DPR CE0429 City Planner Senior <Mallory.Roybal@denvergov.org>  
**Sent:** Monday, August 21, 2023 11:37:41 AM  
**To:** Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>  
**Cc:** Fry, Logan M. - CC YA2246 City Council Aide Senior <Logan.Fry@denvergov.org>  
**Subject:** Parks Rezoning Proposal Information

Dear Councilwoman Sawyer:

The Executive Director of Community Planning and Development has recently initiated a legislative rezoning proposal on behalf of Denver Parks and Recreation for 26 properties to the [OS-A Zone District](#). This proposal would rezone 26 properties from a mix of residential, industrial, commercial, and other zone districts to Open Space (OS-A). This rezoning intends to bring the properties into an appropriate zone district to allow them to be developed and improved as parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provides for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

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Respectfully,

	<b>DENVER</b> THE MILE HIGH CITY	<b>Mallory Roybal</b>   East Denver Parks District Planner Planning, Design, & Construction Parks and Recreation   City and County of Denver <a href="#">Pronouns</a>   She/Her/Hers p: (720) 913-5860 <a href="#">311</a>   <a href="http://pocketgov.com">pocketgov.com</a>   <a href="http://denvergov.org">denvergov.org</a>   <a href="#">Denver 8 TV</a>   <a href="#">Facebook</a>   <a href="#">Twitter</a>   <a href="#">Instagram</a>
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**From:** [Fry, Logan M. - CC YA2246 City Council Aide Senior](#)  
**To:** [Roybal, Mallory C. - DPR CE0429 City Planner Senior](#)  
**Cc:** [Brigner, Owen - CC YA2245 City Council Aide](#)  
**Subject:** Re: Parks Rezoning Proposal Information  
**Date:** Monday, August 21, 2023 3:43:38 PM  
**Attachments:** [image001.png](#)

---

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Sincerely,



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---

**From:** Roybal, Mallory C. - DPR CE0429 City Planner Senior <Mallory.Roybal@denvergov.org>  
**Sent:** Monday, August 21, 2023 11:37:41 AM  
**To:** Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>  
**Cc:** Fry, Logan M. - CC YA2246 City Council Aide Senior <Logan.Fry@denvergov.org>  
**Subject:** Parks Rezoning Proposal Information

Dear Councilwoman Sawyer:

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Respectfully,

	<p><b>DENVER</b> THE MILE HIGH CITY</p>	<p><b>Mallory Roybal</b>   East Denver Parks District Planner Planning, Design, &amp; Construction Parks and Recreation   City and County of Denver <a href="#">Pronouns</a>   She/Her/Hers p: (720) 913-5860 <a href="tel:311">311</a>   <a href="http://pocketgov.com">pocketgov.com</a>   <a href="http://denvergov.org">denvergov.org</a>   <a href="#">Denver 8 TV</a>   <a href="#">Facebook</a>   <a href="#">Twitter</a>   <a href="#">Instagram</a></p>
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**From:** [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**To:** [Roybal, Mallory C. - DPR CE0429 City Planner Senior](#)  
**Cc:** [Clark, Haley - CC YA2245 City Council Aide](#); [Oren, Shelly - CC City Council Aide](#)  
**Subject:** Re: Parks Rezoning Proposal Information  
**Date:** Monday, August 21, 2023 12:12:52 PM  
**Attachments:** [image001.png](#)

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Thank you for sharing! There's only 1 property in D10, and that's Carla Madison. I don't know how it was built with MS zoning, so it's good that it's being rezoned to park space.

---

**From:** Roybal, Mallory C. - DPR CE0429 City Planner Senior <Mallory.Roybal@denvergov.org>  
**Sent:** Monday, August 21, 2023 11:42 AM  
**To:** Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>  
**Cc:** Clark, Haley - CC YA2245 City Council Aide <Haley.Clark@denvergov.org>; Oren, Shelly - CC City Council Aide <Shelly.Oren@denvergov.org>  
**Subject:** Parks Rezoning Proposal Information

Dear Councilman Hinds:

The Executive Director of Community Planning and Development has recently initiated a legislative rezoning proposal on behalf of Denver Parks and Recreation for 26 properties to the [OS-A Zone District](#). This proposal would rezone 26 properties from a mix of residential, industrial, commercial, and other zone districts to Open Space (OS-A). This rezoning intends to bring the properties into an appropriate zone district to allow them to be developed and improved as parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provides for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

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If your office receives inquiries that require follow-up, please direct them to DPR: Mallory Roybal, Senior Planner, who is representing DPR through the rezoning process ([Mallory.Roybal@denvergov.org](mailto:Mallory.Roybal@denvergov.org)).

Respectfully,

 **DENVER**  
THE MILE HIGH CITY

**Mallory Roybal** | East Denver Parks District Planner  
Planning, Design, & Construction  
Parks and Recreation | City and County of Denver

**From:** [Brooks, Andrew - CC YA2245 City Council Aide](#)  
**To:** [Roybal, Mallory C. - DPR CE0429 City Planner Senior](#); [Romero Campbell, Diana - CC XA1404 Member Denver City Council](#)  
**Cc:** [Conant, Macy - CC YA2246 City Council Aide Senior](#)  
**Subject:** RE: Parks Rezoning Proposal Information  
**Date:** Wednesday, August 23, 2023 10:29:21 AM  
**Attachments:** [image001.png](#)

---

Thanks Mallory! We are looking forward to this!



**DENVER**  
THE MILE HIGH CITY

**Andrew Brooks** | Council Aide  
Denver City Council | District 4  
[Pronouns](#) | He/Him/His  
3540 S. Poplar St., Ste. 100 | Denver, CO 80237  
phone: (720) 337-4444

[311](#) | [Denver 8 TV](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Newsletter](#)

---

**From:** Roybal, Mallory C. - DPR CE0429 City Planner Senior <Mallory.Roybal@denvergov.org>  
**Sent:** Monday, August 21, 2023 11:37 AM  
**To:** Romero Campbell, Diana - CC XA1404 Member Denver City Council  
<Diana.RomeroCampbell@denvergov.org>  
**Cc:** Brooks, Andrew - CC YA2245 City Council Aide <Andrew.Brooks@denvergov.org>; Conant, Macy - CC YA2246 City Council Aide Senior <Macy.Conant@denvergov.org>  
**Subject:** Parks Rezoning Proposal Information

Dear Councilwoman Romero Campbell:

The Executive Director of Community Planning and Development has recently initiated a legislative rezoning proposal on behalf of Denver Parks and Recreation for 26 properties to the [OS-A Zone District](#). This proposal would rezone 26 properties from a mix of residential, industrial, commercial, and other zone districts to Open Space (OS-A). This rezoning intends to bring the properties into an appropriate zone district to allow them to be developed and improved as parks, open space, recreational, and park maintenance uses. Specifically, the open space context allows for public and private parks and open spaces and provides for access to passive and active recreational opportunities to enhance health and wellbeing. The OS-A district is intended to protect and preserve public parks that are owned, operated, or leased by the city for park purposes.

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[Development/Denver-Zoning-Code/Map-Amendments/Multiple-properties-DPR-Rezoning.](#)

If your office receives inquiries that require follow-up, please direct them to DPR: Mallory Roybal, Senior Planner, who is representing DPR through the rezoning process ([Mallory.Roybal@denvergov.org](mailto:Mallory.Roybal@denvergov.org)).

Respectfully,

 <p><b>DENVER</b> THE MILE HIGH CITY</p>	<p><b>Mallory Roybal</b>   East Denver Parks District Planner Planning, Design, &amp; Construction Parks and Recreation   City and County of Denver <a href="#">Pronouns</a>   She/Her/Hers p: (720) 913-5860 <a href="#">311</a>   <a href="http://pocketgov.com">pocketgov.com</a>   <a href="http://denvergov.org">denvergov.org</a>   <a href="#">Denver 8 TV</a>   <a href="#">Facebook</a>   <a href="#">Twitter</a>   <a href="#">Instagram</a></p>
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# Planning Board Comments



Submitted on	20 August 2023, 2:30PM
Receipt number	564
Related form version	3

## Your information

Name	John Martin
Address or neighborhood	714 S Flamingo Ct
ZIP code	80246-2321
Email	martinjohnk@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	715 S. Forest St
Case number	

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

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Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

---

Name of project you would like to comment on

## Submit your comments

---

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

When I moved into my present home some fifteen years ago one of the deciding factors in purchasing my house was the beautiful view of the historic home across the street. This spring for the first time the people who run Four Mile Park decided to erect giant plastic apparitions all over the lawn lit by flashing colored lights. They also jury-rigged an ugly privacy fence. It now looks like I live across from the city dump, which is going to seriously reduce my property value. This eyesore is scheduled to be up for around five months.

Now the same people who created this abomination are trying to change the zoning designation of the property so that they are not subject to the same restrictions as all of the neighboring residents. With the new designation a few Denver politicians will be able to decide what can and cannot be built in the park. Under this designation they would not have to follow the same rules as the other residents in the area. Given what happened this spring my heart shudders to think about what might happen to this historic property whose managers seem to be trying to convert into a techno concert stage. I strongly suspect that if I were to erect a twenty-foot high plastic dragon in my front yard I would be asked to take it down. I believe that the Four Mile House should keep it's current zoning status and would request that the zoning board investigate whether these giant plastic apparitions are legal under the current zoning code.

Thank you.

J John Martin

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If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submitted on	9 October 2023, 3:54PM
Receipt number	579
Related form version	3

## Your information

Name	Murray Hawthorne
Address or neighborhood	20162 E 53rd Pl
ZIP code	89249
Email	mhawthorne812@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	
Case number	23i-00084

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

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Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

---

Name of project your would like to comment on

## Submit your comments

---

Would you like to express support or opposition to the project?

Strong support

Your comment:

The open space at Ireland and 56th Ave would be an excellent location for a Dog Park, a Sledding Hill (winter time), and playground for kids. It's a large enough tract to accomodate all 3.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.