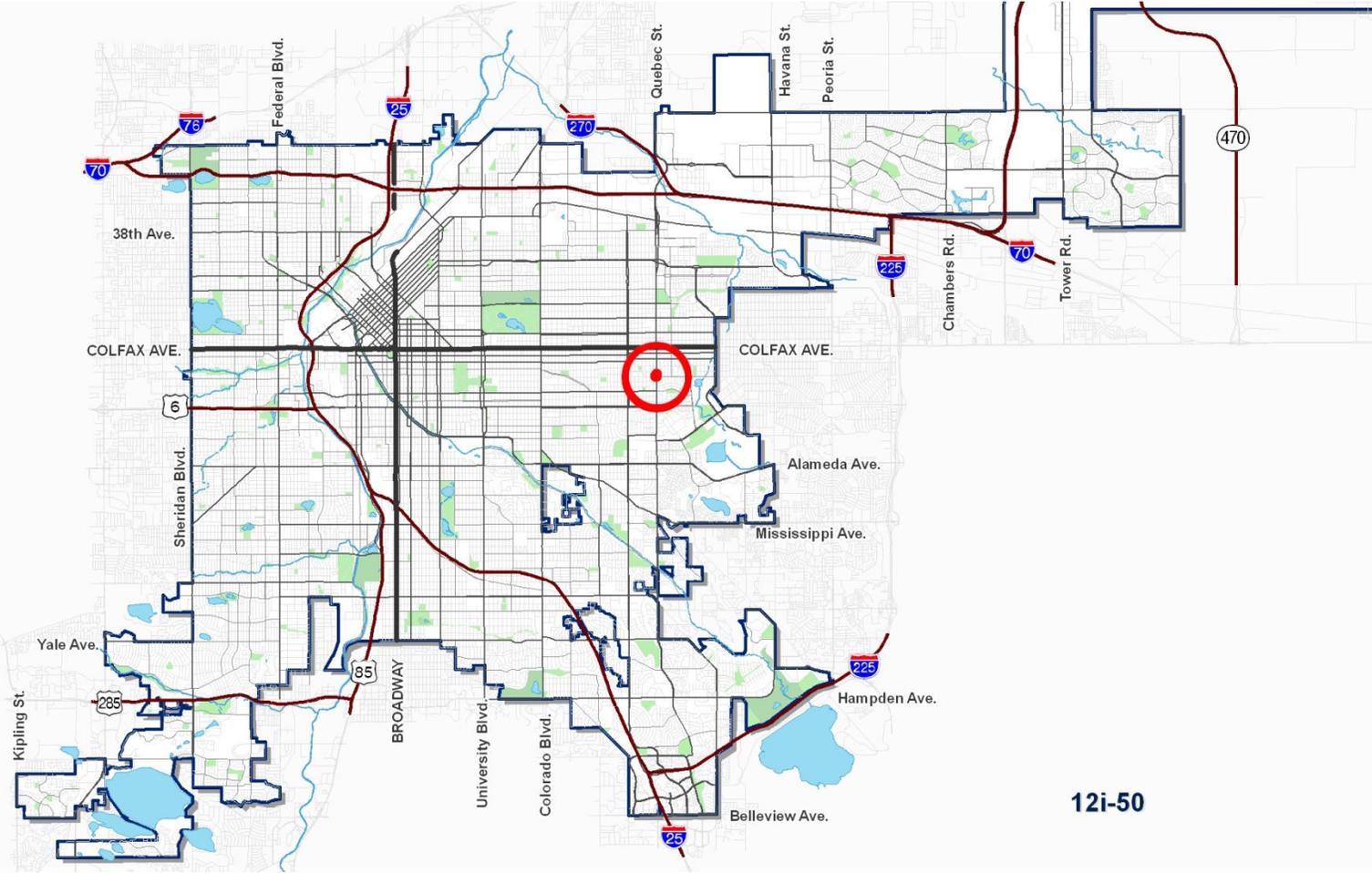


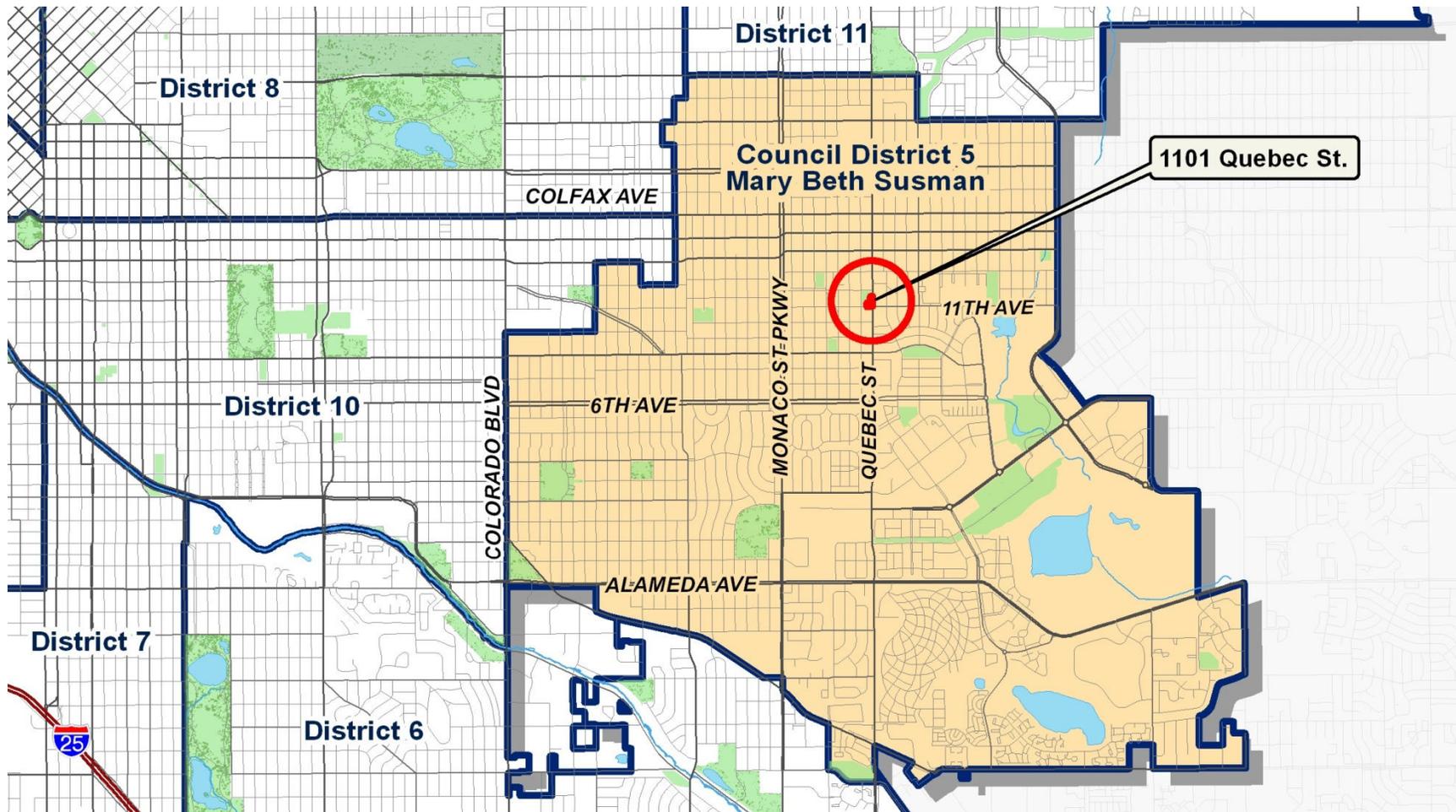
1101 NORTH QUEBEC STREET

E-SU-Dx to OS-A

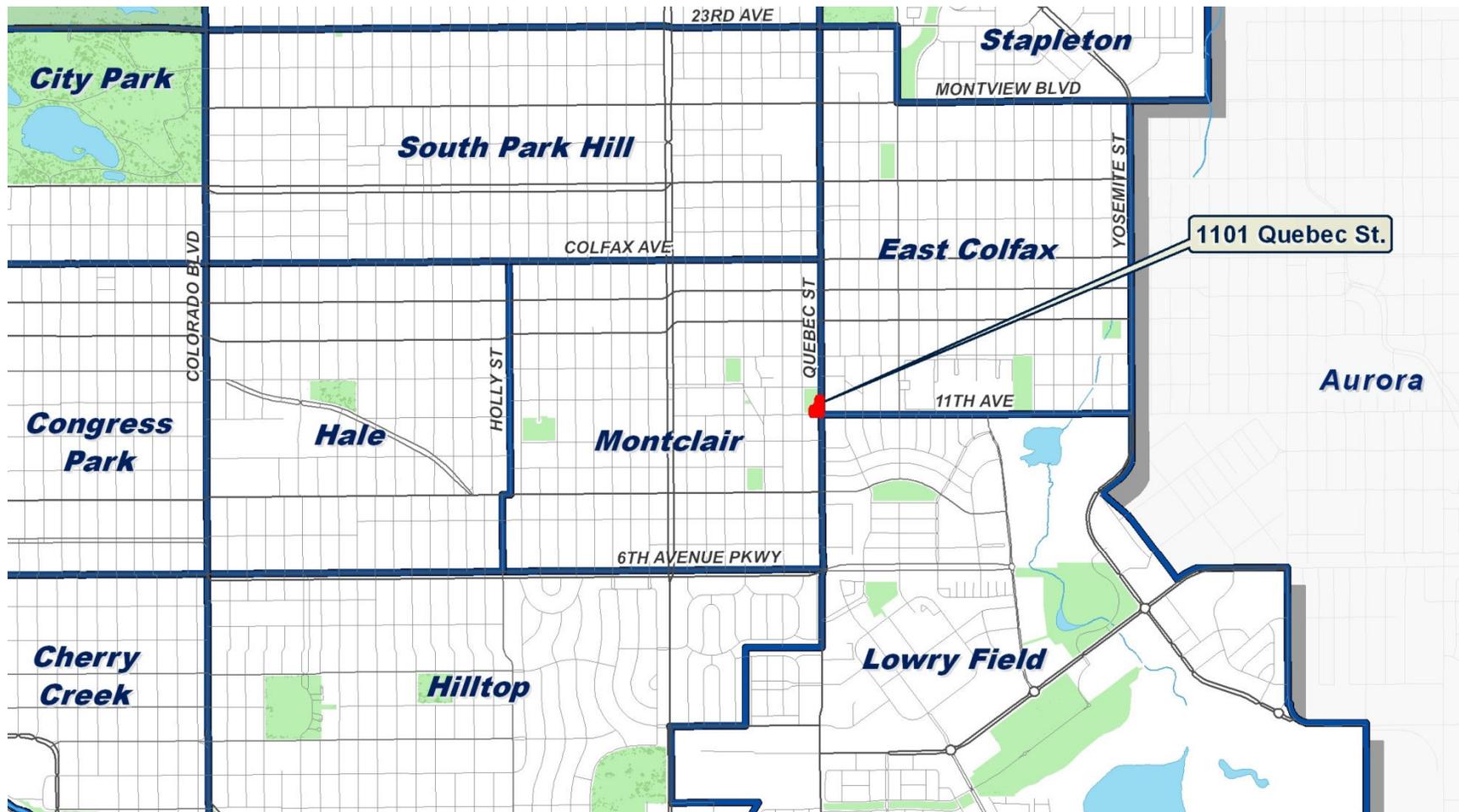
Location E-SU-Dx to OS-A



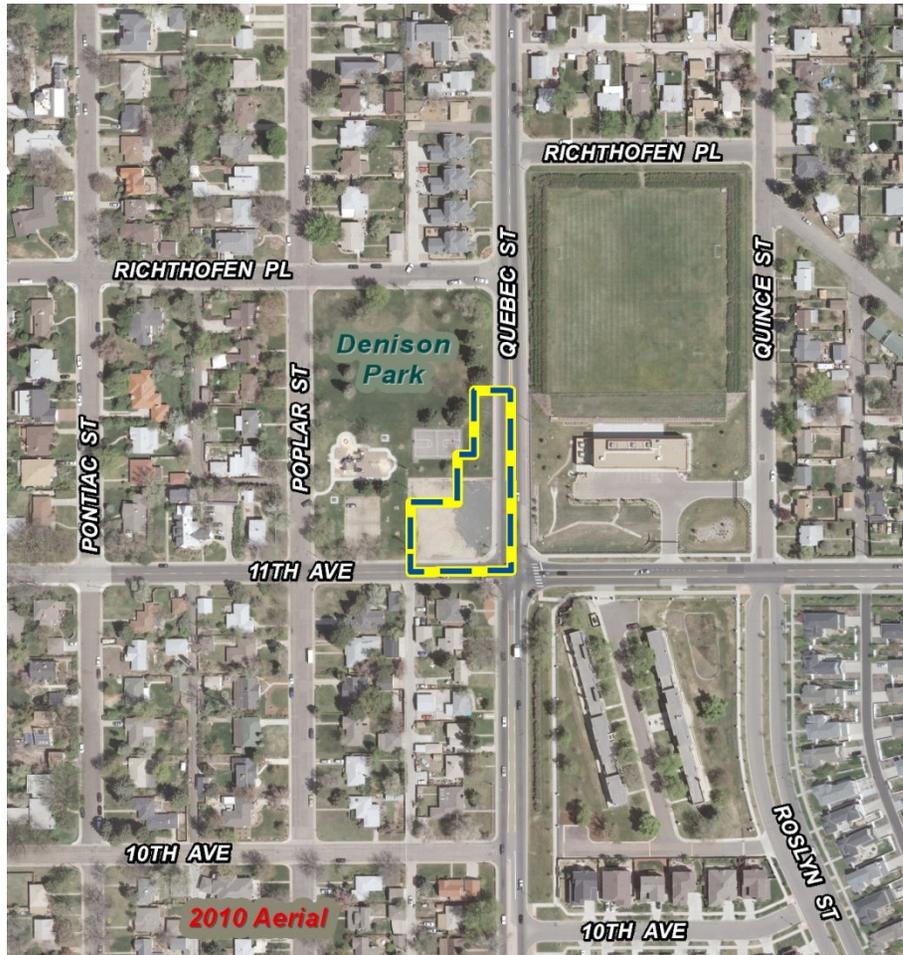
Council District #5



Montclair Neighborhood

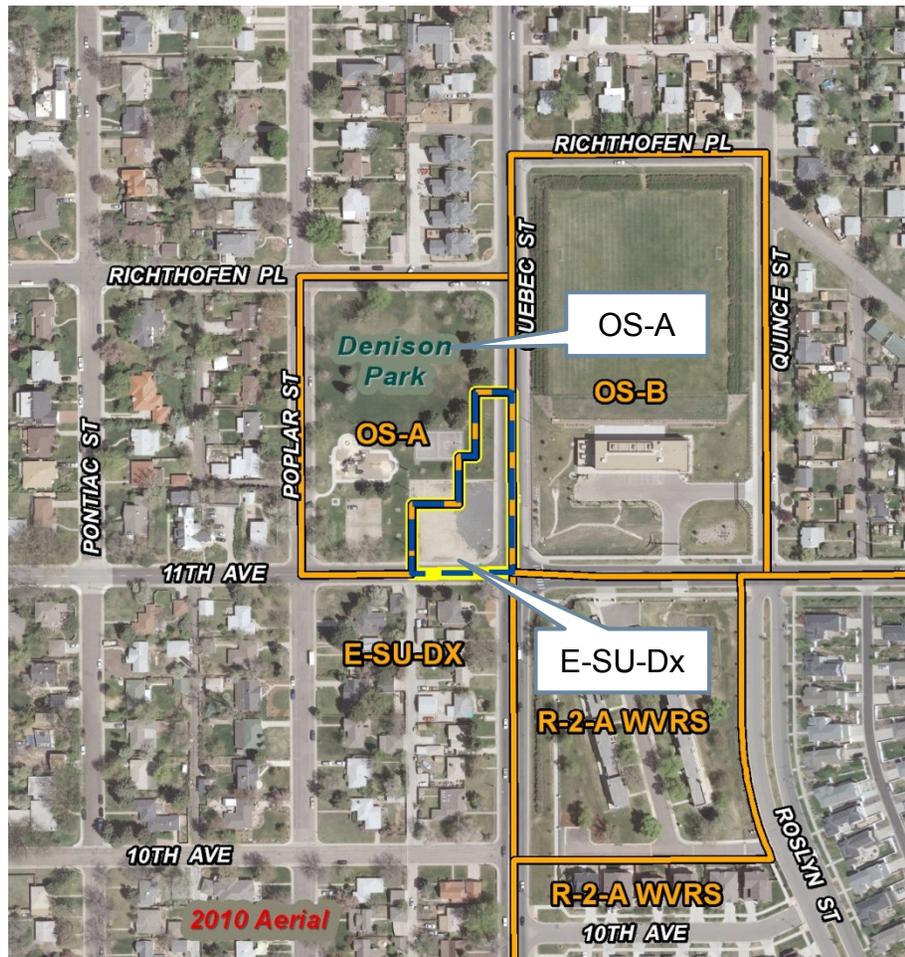


1101 Quebec Street



- Northeast Corner of 11th Avenue and Quebec Street
- Adjacent to existing Denison Park
- Northwest of Lowry development

E-SU-Dx to OS-A



- Property:
 - 19, 200 SF
 - Vacant
- Property Owner:
 - City and County of Denver
 - Requesting rezoning to add the property to Denison Park
- Rezone from E-SU-Dx to OS-A

Request: OS-A

Open Space - A

Article 9, Special Contexts and Districts
Division 9.3 Open Space Context

SECTION 9.3.2
To carry out the purposes of this Division, the following Open Space Contexts are established:

Open Space Contexts:
OS-A
OS-B
OS-C

9.3.2.1

DIVISION 9.3 OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)
Article 9, Special Contexts and Districts
Division 9.3 Open Space Context

SECTION 9.3.1 OPEN SPACE CONTEXT DESCRIPTION



General Character: The Open Space Context consists of all forms of public and private parks and open spaces. The context accommodates sites ranging from very active to completely passive, and from those embedded in a neighborhood to sites that are large enough to stand alone. Active sites may include high use areas such as ball fields, while passive areas focus on resource protection, trails, walking and biking.

Street, Block, and Access Patterns: The Open Space Context can be widely varied, ranging from active parks with extensive access to environmentally sensitive areas where only limited access is appropriate.

Building Placement and Location: Buildings in the Open Space Context are typically placed where access is highest, and are often located away from view of the general public.

Building Height: Buildings are typically low in scale, although some open space areas with active recreational uses support large-scale facilities.

Mobility: Priority is given to pedestrians and bicyclists. The automobile is accommodated through fringe parking areas. The Open Space Context has varying levels of access to the multi-modal transit system.

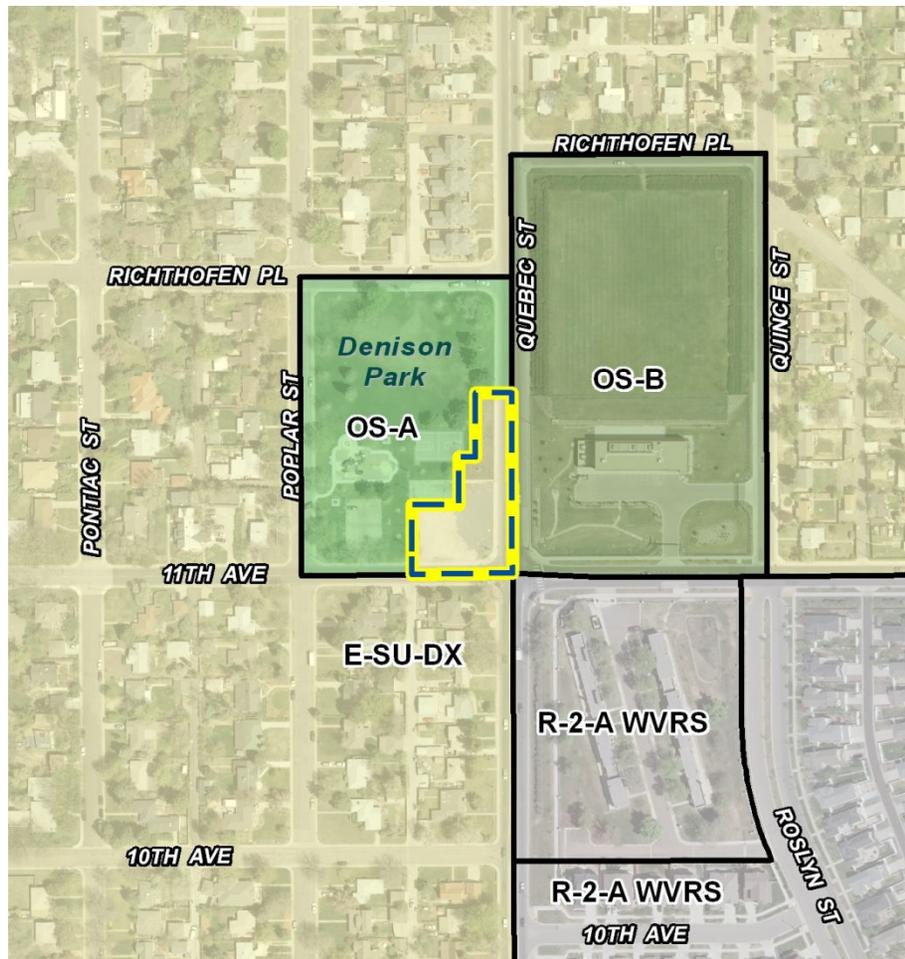
Amendment 2

DENVER ZONING CODE
June 25, 2010

9.3-21 | 9.3-1



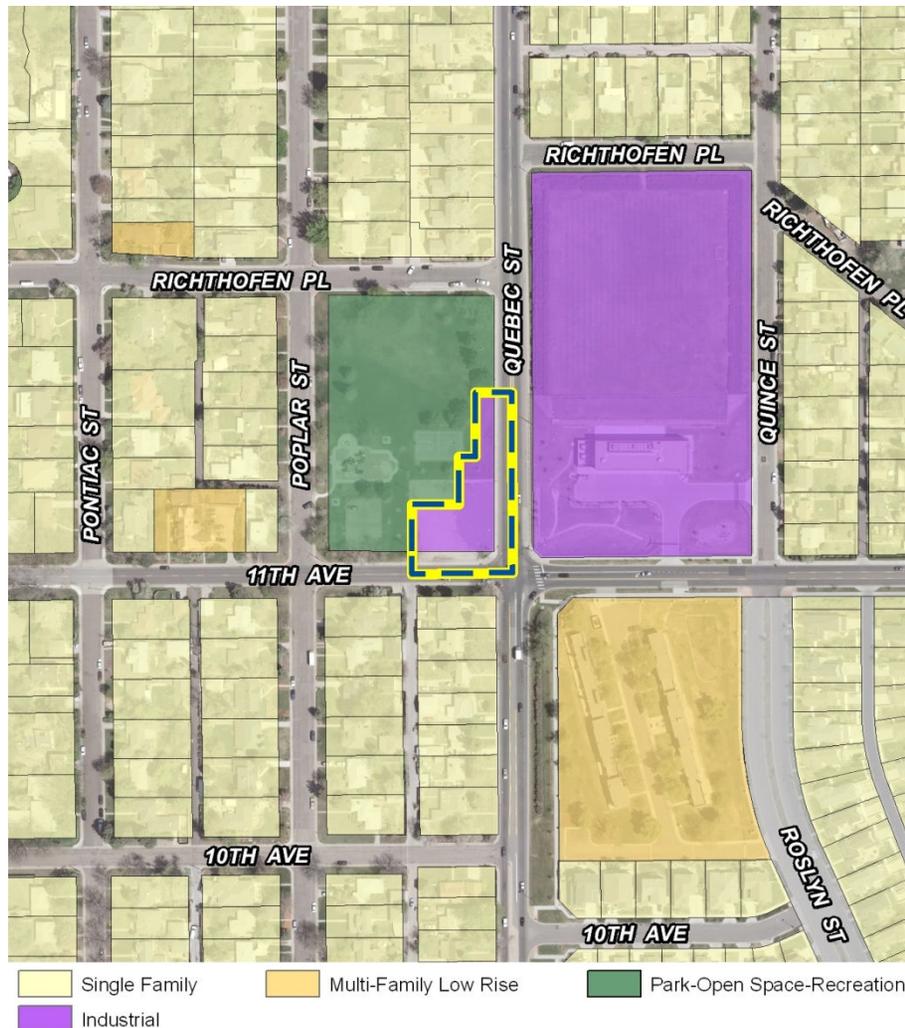
Existing Context - Zoning



- Open Space - Public Parks (OS-A)
- Open Space - Recreation (OS-B)
- Former Chapter 59 Zone
- Single Unit (SU)

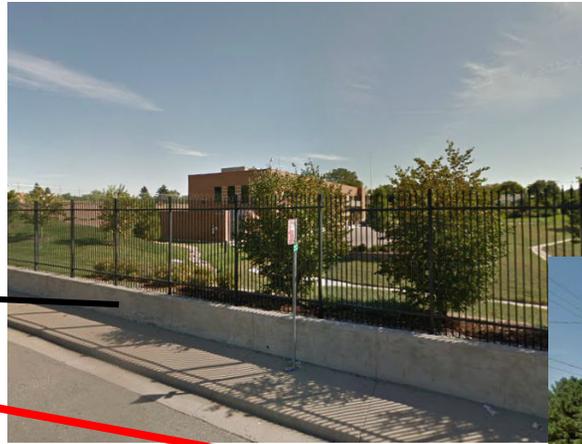
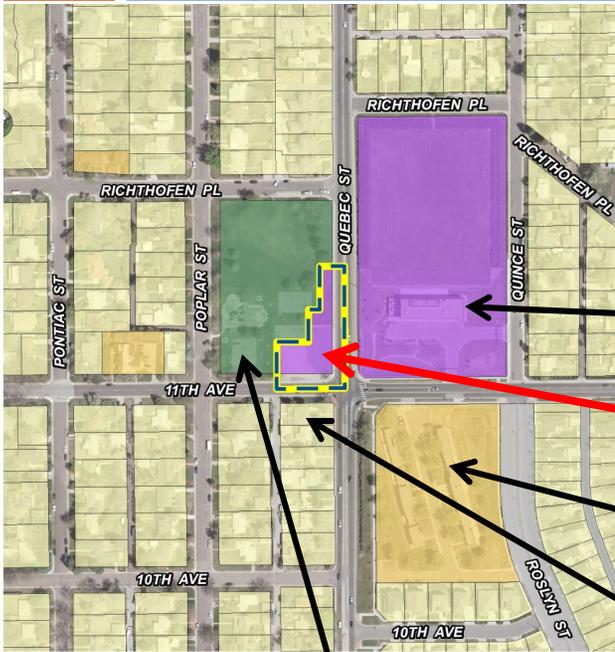
- General Character
 - ▣ Predominately low-scale residential
- Street, Block, Access Pattern
 - ▣ Street pattern is grid and modified grid with alleys
 - ▣ Block shapes are rectilinear and at Lowry shaped by the modified grid.
- Mobility
 - ▣ High Reliance on Automobiles

Existing Context – Land Use



- Predominately Single family with some low-scale multi-unit
- Adjacent Land Uses:
 - North - SF Residential
 - South - SF Residential /Multi-unit Residential
 - East – Denver Water Warehouse

Existing Context – Building Form/Scale



Process



- Planning Board – April 3, 2013
- LUTI – April 16, 2013
- City Council
- Public Outreach
 - ▣ RNOs
 - East Montclair Neighborhood Association, Historic Montclair Community Association Inc., Lowry United Neighborhoods, Lowry Community Master Association, Denver Neighborhood Association, Inc., Inter-Neighborhood Cooperation
 - ▣ Notification signs posted on property
 - ▣ To date no public comment received

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ Comprehensive Plan 2000
 - ▣ Blueprint Denver: A Land Use and Transportation Plan
 - ▣ Area Plan?
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria:

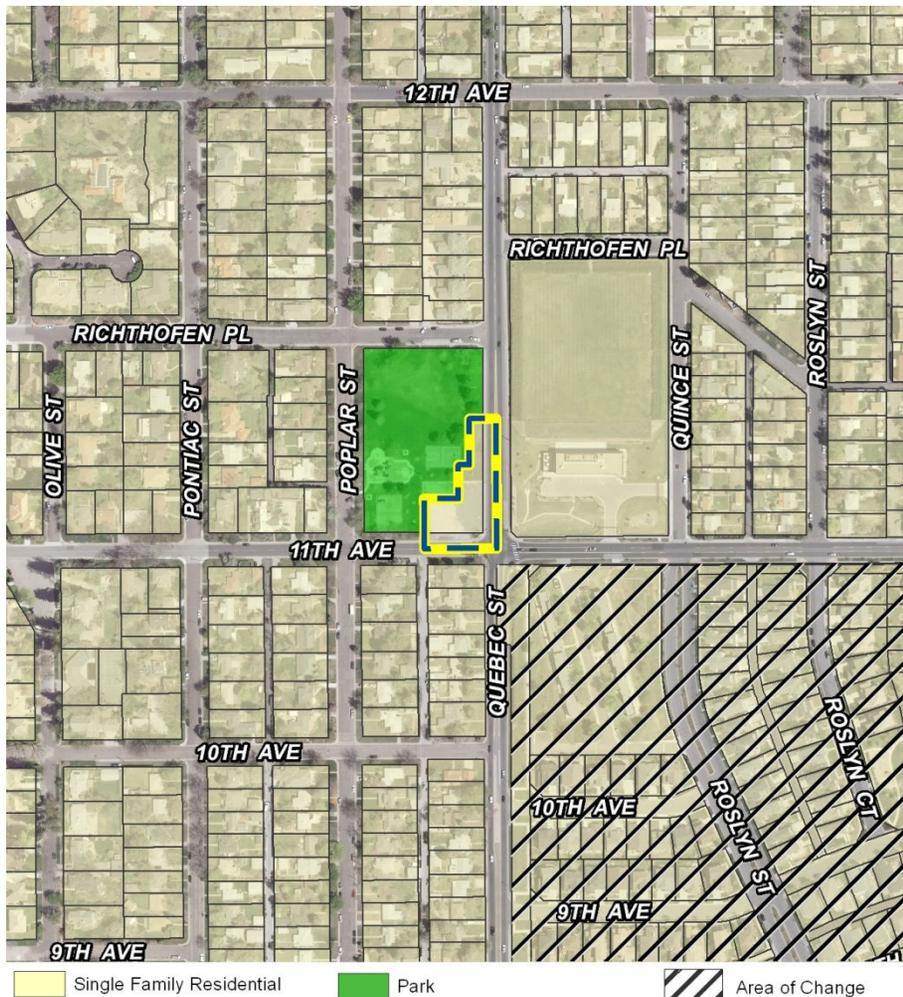
Consistency with Adopted Plans

Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 4-C – **Respect, conserve and expand** wildlife habitat, watersheds, **open space** and other natural resources when planning, designing and building new projects.
- Land Use Strategy 3-D – **Identify and enhance existing focal points in neighborhoods**, and encourage the development of such focal points where none exist.
- Land Use Strategy 3-B – **Encourage quality infill development** that is consistent with the character of the surrounding neighborhood; **that offers opportunities for** increased density and **more amenities**; and that broadens the variety of compatible uses.
- Economic Activity Strategy 5-A – **Deploy City resources to** make these neighborhoods clean and safe, **provide park, recreational and cultural amenities nearby.**

Review Criteria: Consistency with Adopted Plans



Blueprint Denver (2002)

- Land Use Concept:
 - ▣ Single Family Residential
 - ▣ Area of Stability
- Future Street Classification
 - ▣ Quebec Street – Residential Arterial
 - ▣ 11th Avenue – Undesignated Local

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - ▣ CPD finds the rezoning is consistent with Comprehensive Plan 2000, Blueprint Denver: A Land Use and Transportation Plan
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. **Justifying Circumstances**
 - ▣ **Changed or Changing Conditions**
 - Adopted plan recommendations state that redevelopment of the area is desired and that enhancing existing cultural uses in the area will expand Denver as a focal point for the region.
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation



CPD recommends approval of the OS-A zone district based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

