

Proposed Denver Zoning Code Text & Map Amendment

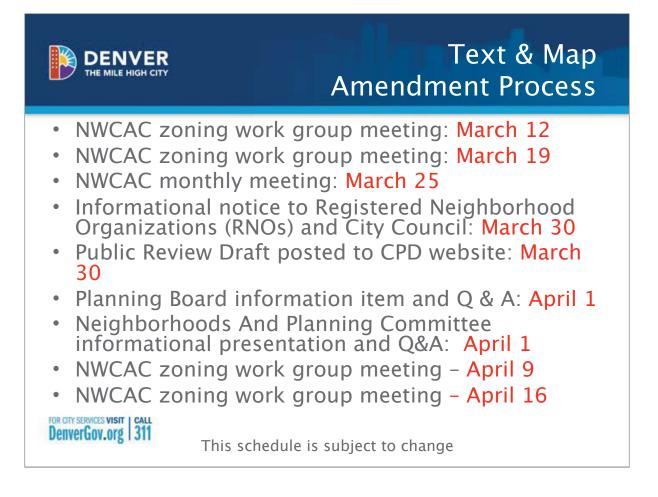
National Western Center Zoning Text and Map NWCAC Zoning Work Group 3/12/15

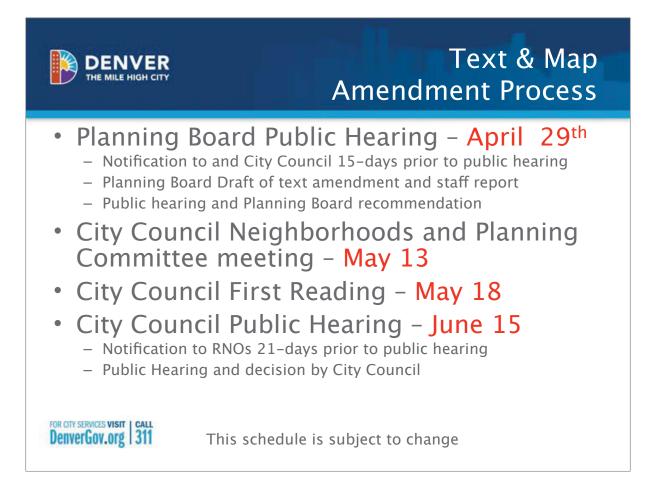
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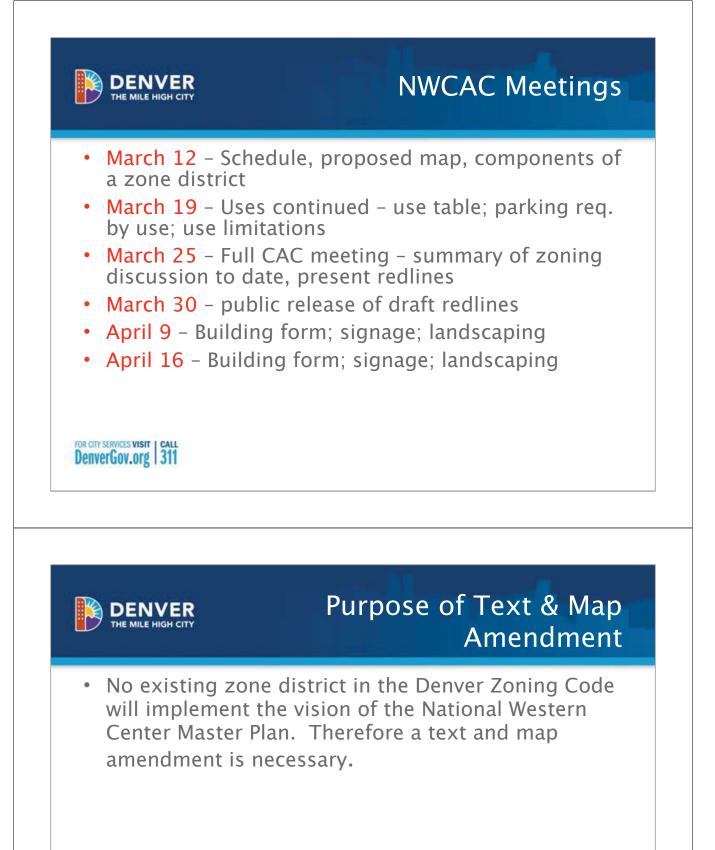
Globeville Neighborhood Plan Northside/Heron Pond/Heller Open Space

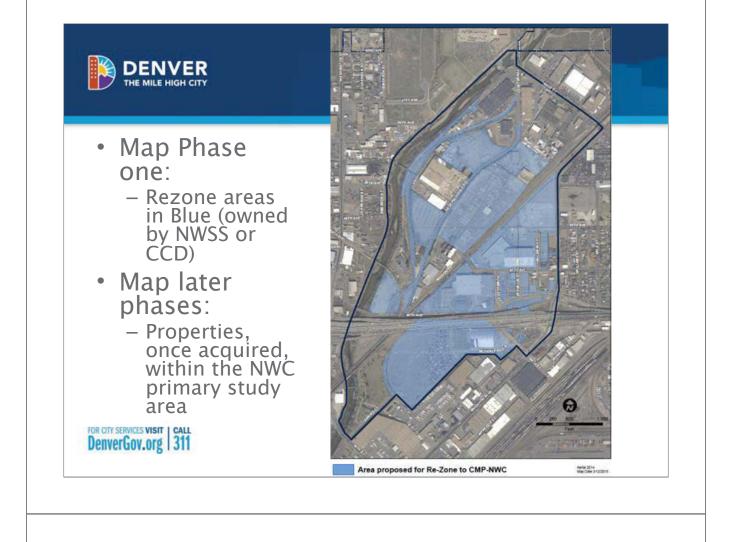


- B10D. Create a Regional Open Space Amenity. Create a large, regional, and consolidated park amenity by integrating Heller Open Space, Heron Pond, portions of Northside Park, and a portion of new acreage known as 52nd Avenue and Emerson Street and re-designing the area primarily as a natural area with educational and passive recreational activities.
 - Respect and enhance the natural area designation with natural and native plantings and soft trails, etc.
 - · Integrate stormwater management facilities with the park design.
 - Increase "eyes on the park" by surrounding it with a mixture of uses, including mixed-use development along the southern edge of the 52nd Avenue and Emerson Street site fronting 51st Avenue. Ensure that future development on this portion of the site benefits the neighborhood by restricting its sale to a community-serving user such as a senior housing provider, education or recreation center, or other uses to be defined with neighborhood input at a later date.
 - Connect this new regional open space amenity to the proposed Mixed Use Concept Land Use redevelopment area to the south.
 - Look for opportunities to create synergy and capitalize on proximity to the proposed National Western Center.
 - Enhance the routes to the park from Washington Street and the South Platte River.
 - Engage with the community in creating the specific integrated park design moving forward.







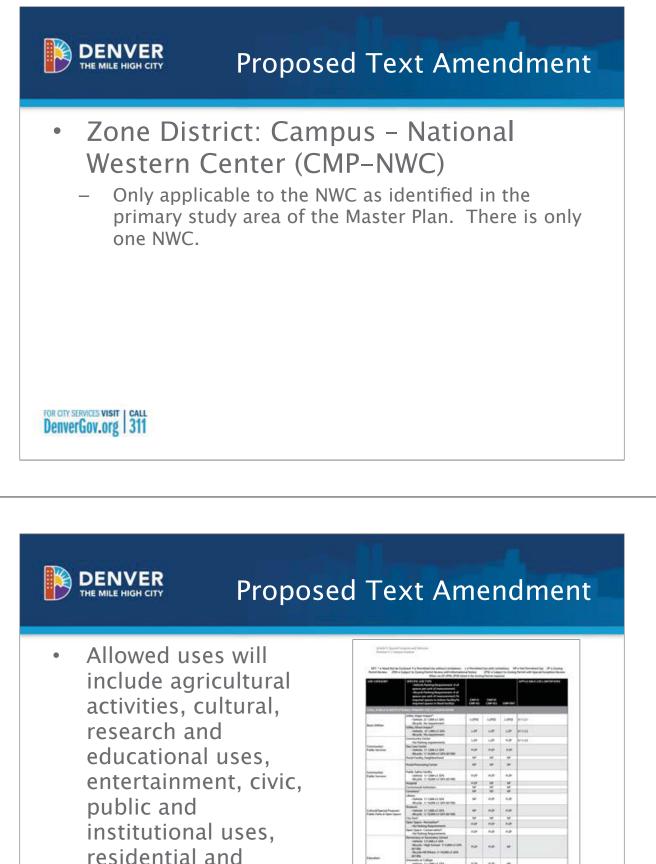


Proposed Text Amendment

- Introduce a new Zone District to begin the implementation of the National Western Center Campus
 - Denver Zoning Code Division 9.2, Campus Context
 - Exiting Campus districts in the Denver Zoning Code
 - CMP-H (Campus Healthcare)
 - CMP-EI (Campus Education and Institution)
 - CMP-ENT (Campus Entertainment)



DENVER



commercial uses

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Use table example

DENVER ZONING CODE

92.021



Use Category	Use	Permitted / Not permitted
	Dwelling, Single Unit	Permitted
Residential	Dwelling, Two Unit	Permitted
	Dwelling, Multi-unit	Permitted
	Dwelling, Live / Work	Permitted
	Assisted Living Facility	Permitted
	Community Correction Facility	Not Permitted
	Nursing Home, Hospice	Permitted
	Residence for older Adults	Permitted
Group Living	Residential Care, Small or Large	Permitted
	Rooming and Boarding	Permitted
	Shelter for the Homeless Not Permit	Not Permitted
	Student Housing	Permitted

se Category	Use	Permitted / Not permitted
Basic Utilities	Utility, major	Permitted
	Utility, minor	Permitted
Community/Public Services	Community Center	Permitted
	Day Care Center	Permitted
	Postal facility	Permitted
	Postal Processing Center	Not Permitted
	Public Safety Facility	Permitted
	Hospital	Not Permitted
	Correctional Institution	Not Permitted

Use Category	Use	Permitted / Not permitted
	Cemetery Not Permitted	Not Permitted
Cultural/Special	Library	Permitted
	Museum	Permitted
Purpose/Parks	City Park	Not Permitted
	Open Space - Recreation	Permitted
	Open Space - Conservation	Permitted
	Elementary or Secondary School	Permitted
	University or College	Permitted
	Vocational or Professional School	Permitted
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Use Category	Use	Permitted / Not permitted
Public and Religious Assembly	All types	Permitted
Adult Business	All Types	Not Permitted
Arts, Recreation and Entertainment	Arts, Recreation and Entertainment Services Indoor	Permitted
	Arts, Recreation and Entertainment Services Outdoor	Permitted
	Sports and/or Entertainment Arena or Stadium	Permitted
Eating and Drinking Establishments	All Types	Permitted
Lodging and	Bed and Breakfast	Permitted
Accommodations	Lodging all others	Permitted



Use Category	Use	Permitted / Not permitted
	Dental / Medical Office or Clinic	Permitted
Office	Office all others	Permitted
	Animals Sales and Service	Permitted
Retail	Food Sales or Market	Permitted
	All others	Permitted
Industrial Uses	Manufacturing Custom and General	Permitted
	All others	Not Permitted
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lse Category	Use	Permitted / Not permitted
Agricultural	Keeping of Animals	Permitted
	Animal Husbandry	Permitted
	Urban garden	Permitted
	Plant Nursery	Permitted
	Plant Husbandry	Not Permitted