

National Western Center – Citizens Advisory Committee

Zoning Breakout Group #2

March 19, 2015

Park Master Planning

- Open space areas that are made up of Heron Pond, Heller Open Space, Northside Park, 20 acre Wastewater property, and the 4 acre parcel that is owned by the city.
 - Heron Pond - Denver Park covered by conservation easement, managed by Parks
 - Heller Open Space - Denver Park covered by conservation easement, managed by Parks
 - Northside Park - Denver Park, restoration efforts funded by Natural Resource Damage funds (\$800,000) to convert grass turf areas to native grasses and natural open space. Start date to still be determined. Managed by Parks
 - Wastewater Parcel - Twenty acre wastewater parcel that was to become regional retention/water quality site. Wastewater/Public works has determined that they will utilize the existing channel on site for their retention/water quality needs. This consist of approximately 12 acres of the 20 acres. The goal is to take the remaining eight acres and half will be open space and the other four acres directly north of the proposed 51st Ave will be developed. This is all shown in the attached map and is part of Recommendation #3 B10 of the Globeville Neighborhood Plan (attached). Managed by Public Works
 - The 4 acre parcel - This parcel is owned by the City and is under Parks management. As part of the Globeville Neighborhood Plan, this parcel could be sold off for possible development using the money raised to purchase the interior parcel of the Wastewater parcel (approximately 4 acres). Managed by Parks
- Either sometime this year (if the city is able to identify a funding source) or at the beginning of next year, the Parks Department working with NDCC and the community will look to start a comprehensive master plan study for the South Platte River Corridor which would include the parcels above, open spaces within the National Western Center (along the river), and the South Platte River Corridor all the way north to Globeville landing.
- There is a desire to initiate the discussion about Heller/Heron/Northside sooner than 2016.
- There needs to be clarity about the different studies that have taken place, especially as it relates to Northside Park.
- Folks want to make sure the entire area, not just the NWC are thought about holistically.

- The city will return to the April meeting to provide more details related to park, wastewater, and open space issues in this area. Wastewater, Parks and Real Estate will be asked to be present. Here are some items we need to address:
 - Where is Parks at with the Natural Resource Damage funds grant for Northside Park?
 - What is the timing for the Open Space study for this area?
 - What is the status of the Wastewater Project on the 20 acres? What is needed and what is not?
 - What is the future of the 4 acres parcel?

Zoning

- Quick review of the entitlement process from planning to building.
- Reviewed draft text matrix.
- There were a number of questions about why zoning was the next step.
- Discussion about not precluding housing and programs that provide care and transition from homelessness.
- There was a question about how deceased animals would be handled on site.

RECOMMENDATION 3: An Integrated, Complete, and Diverse Park System



The South Platte River Trail



Northside Park

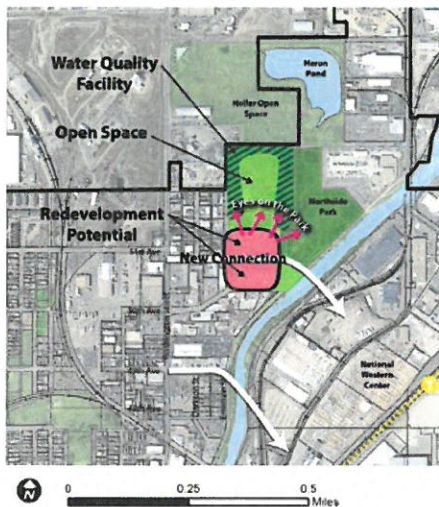


Diagram showing a potential large, regional open space that is integrated with Heller Open Space, Heron Pond, and portions of Northside Park. New development fronts 51st Avenue, with the northern parcel adjacent to the open space being reserved for a community-serving use.

B10. EMBRACE THE SOUTH PLATTE RIVER.

By embracing the South Platte River, Globeville can maximize the benefits of many of its existing green space assets.

- **B10A. Create a Waterfront Destination.** Create a waterfront destination along the South Platte River that reflects the community and its unique character, provides a diversity of activities and events throughout the year, and is welcoming and safe.
- **B10B. An Activated Waterfront Plaza.** Consider creating a waterfront plaza amenity close to the South Platte River for year-round activities with opportunities for synergy with the proposed National Western Center. Ensure that the plaza is well-connected to nearby green space, the South Platte River Trail, and the local street network.
- **B10C. Integrate Regional, Sub-Regional, and On-Site Water Quality and Green Infrastructure.** To ensure that the South Platte River and amenities along the river are safe for the public and support habitat, water quality facilities should be incorporated into new parks.
- **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.
- **B10E. Enhance the South Platte River Trail Access Points.** Improve awareness of and accessibility to the South Platte River Trail through a

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combination of strategies:

- Provide clear and well-marked signage along streets that lead to the point of access.
- Consider providing identifiable gateway structures to indicate the point of access.
- Ensure that all trail access points are accessible to people of all ages and physical abilities.
- Incorporate surrounding land uses and site design to better announce and celebrate the trail access points.
- Create new publicly-accessible trail access points in conjunction with new development, or as opportunities arise.

B11. STRENGTHEN EXISTING PARK AND RECREATIONAL ASSETS.

Enhance existing parks and recreational facilities throughout Globeville to provide a vibrant system of parks and recreation centers, each with its own identity and service niche.

- **B11A. Argo Park.** This park is located in the center of Globeville and is highly valued by residents as a neighborhood destination and gathering place. Continue to explore enhancements to the park, including but not limited to:
 - Walking and biking paths to provide improved circulation around and through the park.
 - Organized events in addition to those already occurring such as Old Globeville Days.
 - A community message board for the public posting of events and flyers. This amenity would provide a new outlet for grassroots communication and further solidify Argo Park as the heart of the neighborhood.
 - Other amenities that may be deemed appropriate for the park subject to additional public input and discussion.
- **B11B. Stapleton Recreation Center and Broadway Park.** This is Globeville's City-run recreation center. The adjacent small park features a playground. Recommendations include, but are not limited to:
 - Consider changing the name of the Stapleton Recreation Center to a different name. The name "Stapleton Recreation Center" is confusing as the name "Stapleton" is now more commonly known as a new neighborhood in east Denver with some 17,000 residents.
 - Explore facilities planning and funding opportunities to improve and update the amenities and services that are provided at the Center.



Stapleton Recreation Center



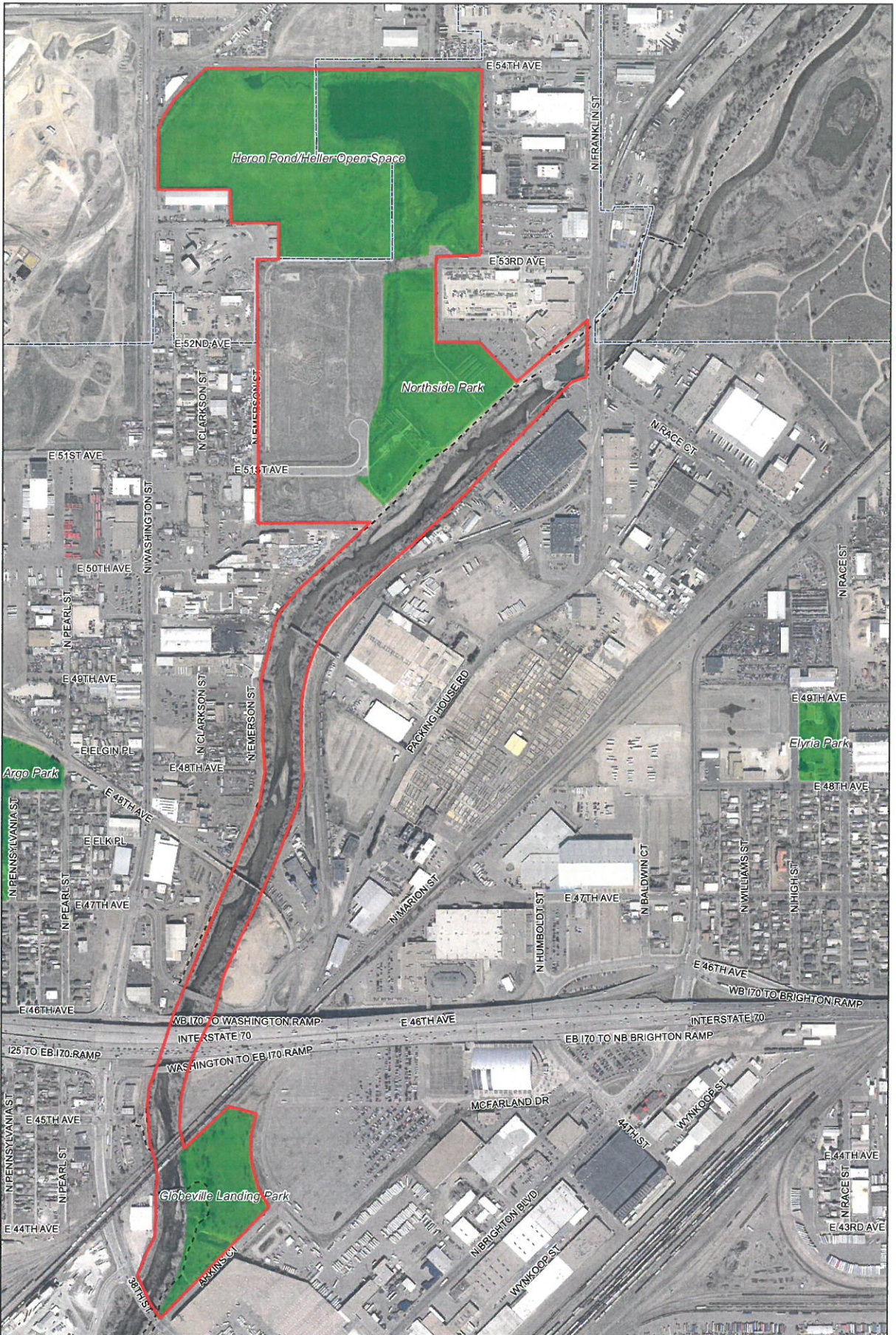
Argo Park



HIA STRATEGIES RELATED TO THIS RECOMMENDATION:

D8. Incorporate Water Quality in Open Space Design. Implement recommendations from the *River North Greenway Master Plan* to improve water quality. Where possible, use existing park areas without affecting existing uses to incorporate water quality treatment features, such as wetlands, to restore wildlife habitat along the river or in Heron Pond.

D13. Connect to Greenspace. Improve connectivity to parks, trails and recreation, especially to the South Platte River trails and parks.



Heron Pond/Northside Park
 Master Plan Project Boundary



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