



**TO:** Denver City Council  
**FROM:** Libbie Glick, AICP  
**DATE:** February 26, 2026  
**RE:** Official Legislative Zoning Map Amendment Proposal #2025I-00025

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, CPD Staff recommends approval for legislative proposal #2025I-00025 to rezone the W. 32<sup>nd</sup> Avenue corridor in West Highland.

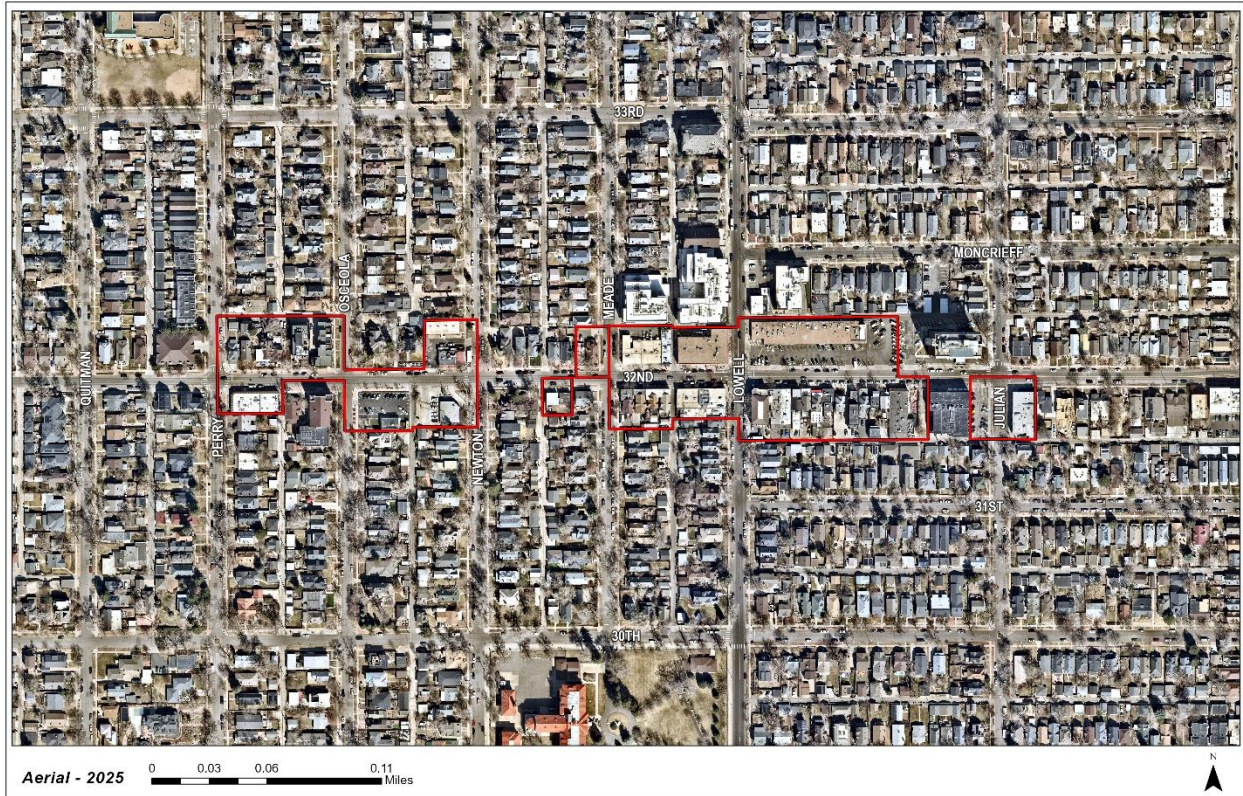
### Request for Rezoning

Address: W. 32<sup>nd</sup> Avenue between Perry and Julian in West Highland  
Neighborhood/Council District and CM: West Highland / Council District 1, CP Sandoval  
RNOs: West Highland Neighborhood Association and Inter-Neighborhood Cooperation (INC)  
Area of Property: 11.33 acres  
Current Zoning: U-MX-2, PUD 162, and U-MS-3  
Proposed Zoning: U-MX-3, DO-8 and U-MS-3, DO-8  
Property Owner(s): Multiple (see attached list)  
Rezoning Sponsor: Council President Sandoval

### Summary of Rezoning Request

- Council President Sandoval is sponsoring a map amendment to rezone the mixed-use 2-story and main street 3-story zone districts along W. 32<sup>nd</sup> Avenue between North Perry and Julian in the West Highland neighborhood to 3 story districts with the Active Centers and Corridors Design Overlay (DO-8).
- W. 32<sup>nd</sup> Avenue between North Perry and Meade streets is zoned U-MX-2 (2-story mixed-use district), and it is proposed to be rezoned to U-MX-3 (3-story mixed-use district) with the DO-8.
- There's one property at W. 32<sup>nd</sup> Avenue and North Newton Street that is zoned PUD 162, this is a Former Chapter 59 zone district that is proposed to be rezoned to U-MX-3, DO-8.
- The area of the corridor between North Meade and Julian streets is zoned U-MS-3 (three-story main street district), and it is proposed to be rezoned to include the DO-8.
- Council President Sandoval is proposing to rezone this as a traditional main street commercial area by requiring a portion of the ground floor to be nonresidential active uses.
- Further details of the requested zone district(s) can be found in the proposed zone district section of the staff report (below) and in Articles 5 and 9 of the Denver Zoning Code (DZC).

## Existing Context

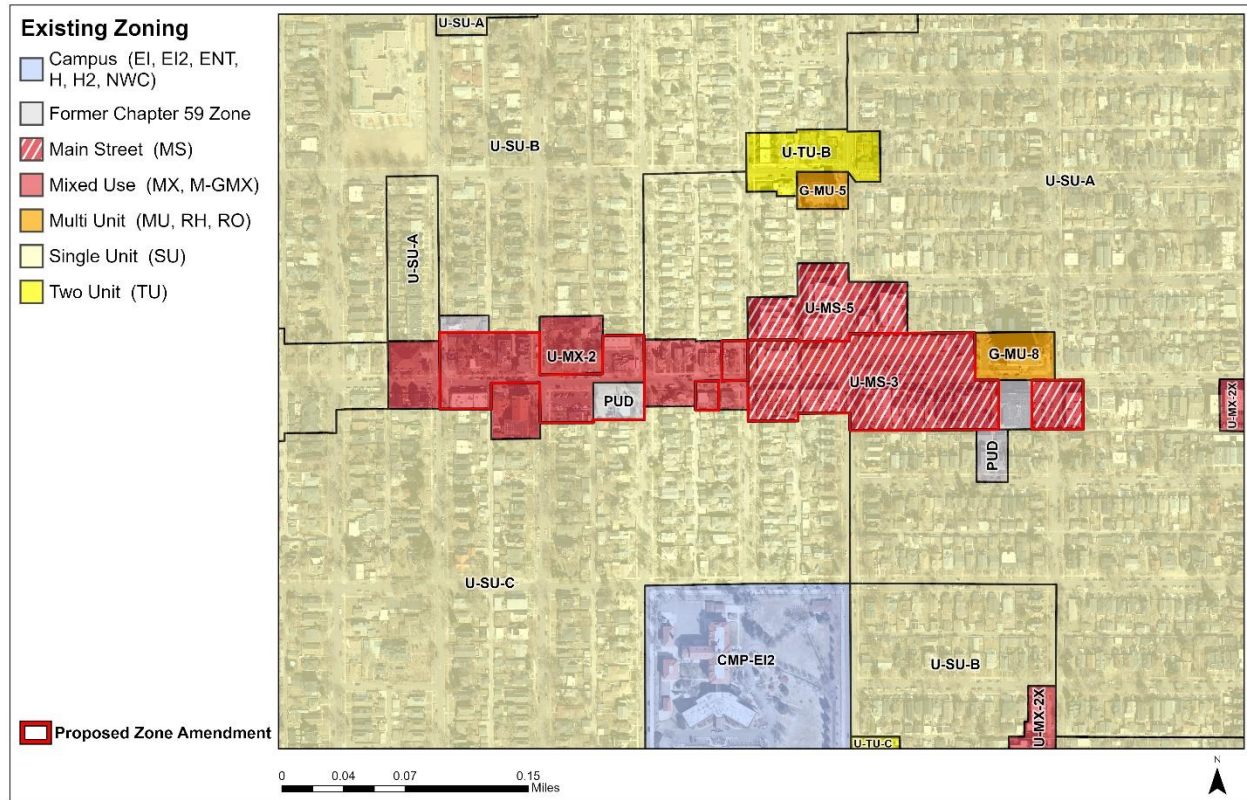


The West Highland neighborhood generally has regular lots and blocks. However, the blocks west of North Lowell Boulevard run north and south whereas the blocks east of North Lowell Boulevard are oriented east west. West 32<sup>nd</sup> Avenue is a commercial corridor embedded within a largely residential neighborhood. There are several Denver Landmark Historic Districts in this area including, Packard's Hill to the north of the corridor and Wolff Place and Allen M. Ghost to the south. There are a few buildings along W. 32<sup>nd</sup> Ave. that are contributing structures to these historic districts, but they are not included in this rezoning.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-MX-2, PUD 162 and U-MS-3	Commercial/retail, office, multi-unit residential	Mainly commercial buildings with heights ranging from 1 to 2 stories and shallow primary street setbacks. There are a few structures that are 3 stories.	Generally regular grid of streets. Block sizes and shapes are generally consistent and rectangular. Parking varies from in front of the buildings to the rear of buildings and on-street.
North	U-SU-A and U-SU-B	Single-unit residential	1 and 2-story homes with alley access	
South	U-SU-C and U-SU-A	Single-unit residential	1 and 2-story homes with alley access	
East	G-MU-8 and U-SU-A	Single- and multi-unit residential	1 and 2-story homes with alley access. 13-story apartment structure with driveway.	
West	U-SU-A	Single-unit residential	1 and 2-story homes with alley access	

## 1. Existing Zoning



The existing zone district for the western portion of the corridor is Urban – Mixed Use – 2 stories. The Mixed Use zone districts “are focused on creating mixed, diverse neighborhoods. The Mixed Use districts are intended for corridors, embedded neighborhood business areas and larger sites” (DZC 5.2.3.1.D.). It allows the Townhouse, Drive Thru Services, Drive Thru Restaurant, General, and Shopfront building forms with heights up to 2 stories or 30 feet.

PUD 162 allows a paint shop, allowed uses under the B-2 district and adult uses in the Former Chapter 59 zoning code. It allows for a maximum height of 1 story or 18 feet with parking spaces for 14 vehicles.

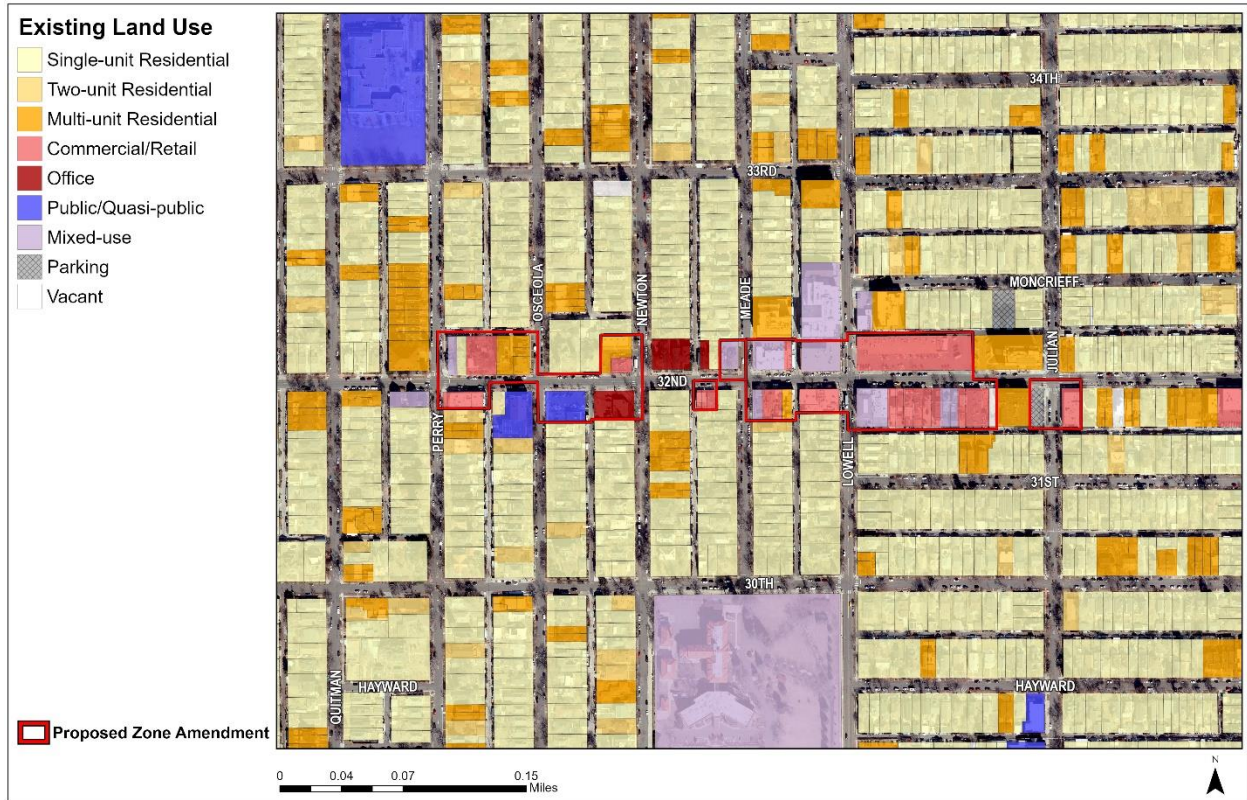
The eastern portion of the corridor is zoned Urban – Main Street – 3 stories. The purpose of the Main Street districts is to “promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high, and the maximum building coverage is significant” (DZC 5.2.5.1.G). This district allows the Townhouse, Drive Thru Services, Drive Thru Restaurant, and Shopfront building forms. The maximum height permitted is 3 stories or 45 feet.

## 2. Large Development Review

Denver Zoning Code Section 12.4.12.2 defines the applicability of the Large Development Review (LDR) process. There is no specific development concept for this legislative map amendment proposal, no adopted plan recommends use of the LDR process for this legislative

proposal, and no infrastructure network or system improvement are anticipated at this time. Therefore, although the area of the rezoning is larger than 5 acres, LDR was found to be inapplicable

### 3. Existing Land Use Map



#### 4. Existing Building Form and Scale

Images from Google images.



View of rezoning area at W. 32<sup>nd</sup> Ave. and N. Newton St. (currently zoned PUD 162) looking south.



View of proposed rezoning at W. 32<sup>nd</sup> Ave. and N. Lowell Blvd. (zoned U-MS-3) looking north.



View of proposed rezoning at W. 32<sup>nd</sup> Ave. and N. Lowell Blvd. (zoned U-MS-3) looking south.

### **Proposed Zoning**

The area west of N. Meade St. is proposed to be rezoned from U-MX-2 to U-MX-3. This district has a maximum height of 3 stories or 45' with allowable encroachments. The Active Centers and Corridors Design Overlay (DO-8) is proposed along the entire corridor and intended to “encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential dwellings” (DZC 9.4.5.12.B). The design overlay adds or modifies the existing standards in the underlying zone districts and does not affect any permitted uses or allowed height limits. If approved, the DO-8 district will:

- Limit allowed building forms for primary structures to the Shopfront and Town House
- Increase the build-to range from 0-5' to 0-10' in the Shopfront form to encourage more space for outdoor dining and similar uses
- Establish a minimum 2-foot primary street setback in the Shopfront form to increase pedestrian space
- Require a 7-foot primary street setback in the Shopfront form for any ground floor residential units to create more space for transitions between the public sidewalk and private residential areas, and require individual ground floor residential units to provide an entrance with entry feature (porch, patio, stoop, etc.)
- Require parking to be located to the rear or side of buildings
- Eliminate all alternatives to transparency requirements except for permanent art to encourage more windows at the street level
- Require a minimum ground floor height to support the viability of nonresidential uses
- Ensure that a portion of the ground floor on lots more than 37.5 feet wide includes nonresidential active uses to support a mix of uses and contribute goods and services to the local neighborhood

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-MX-2, PUD 162 and U-MS-3	U-MX-3, DO-8 and U-MS-3, DO-8 (Proposed)
Primary Building Forms Allowed	Town House, Drive Thru Services, Drive Thru Restaurant, General (U-MX-2), Shopfront	Town House and Shopfront
Stories/Heights (max)	2/30', 1/18', and 3/45'	3/45'
Primary Build-To Percentages (min)	50%-75%**	70-75%**
Primary Build-To Ranges	5' to 15'**	2' to 10'
Minimum Zone Lot Size/Width	N/A	N/A
Primary Setbacks (min)	0'	2' (nonresidential), 7' (residential)
Building Coverages	N/A	N/A

\*\*Standard varies between building forms

### 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:** Approved – No Comments

**Denver Parks and Recreation:** Approved – No Response

**Public Works – R.O.W. - City Surveyor:** Approved – See comments below

There are no survey elements to review.

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

**Development Services – Wastewater:** Approved – No Response

**Development Services – Project Coordination:** Approve Rezoning Only – see comments below:

- A number of properties in the proposed rezoning area are designated State Register Historic Properties. While Denver does not specifically honor State Registered property designations if they are not also designated by Denver's Landmark process, the State Register designation will have strict limitations on how the buildings can be modified and may prevent demolition for redevelopment. These designations may result in a number of properties being considered compliant with regards to DO-8 standards if building modifications or redevelopment occur in the

future that will limit their ability to incorporate changes meeting the intent of the DO-8 overlay and the purpose of the rezoning.

- There does not appear to be any active SDP or Concept reviews on the properties proposed for the rezoning.

**Development Services – Fire Prevention:** Approve Rezoning Only – will require additional information at site plan review.

### Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>10/16/25</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>12/2/25</b>
Planning Board Public Hearing Planning Board voted unanimously to recommend approval of the rezoning.	<b>12/17/2025</b>
CPD written notice of the Community Planning and Housing Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten (10) working days before the meeting	<b>1/6/2026</b>
Community Planning and Housing Committee of the City Council moved the bill forward	<b>1/20/2026</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>2/9/2026</b>
City Council Public Hearing:	<b>3/2/2026</b>

- **Planning Board Public Hearing**
  - The Denver Planning Board unanimously recommended approval of the rezoning on December 17. Six members of the community spoke. Some wanted more information on the rezoning, others were concerned with parking, and a few were in support of the rezoning. Questions from the Board were around landmark structures and districts and lot depths.
  
- **Public Outreach and Input**
  - **Property Owner Outreach**
    - Council President Sandoval sent mailers, held four town halls, and set up a webpage with information on the proposed rezoning to make property owners and residents aware of the proposal.  
  
Mailers
      - May 9, 2024 – notice of May 22<sup>nd</sup> virtual town hall
      - July 11, 2024 – notice of August 1<sup>st</sup> virtual town hall
      - February 6, 2025 – notice of February 25<sup>th</sup> in-person town hall
      - April 29, 2025 – notice of proposal and link to information
      - June 18, 2025 – notice of proposal and link to informationTown Halls
      - May 22, 2024 (virtual)
      - August 1, 2024 (virtual)
      - February 25, 2025 (in person)
      - June 5, 2025 (in person)
  - Letters of Support
    - With the application, Council President Sandoval submitted several letters of support from property owners, residents, and Registered Neighborhood Organizations.
      - Nineteen property owners and residential along and near the corridor expressed their support for the overlay citing that it will preserve the commercial character along the corridor.
      - One property owner is concerned about parking along the street.
  - **General Public Comments**
    - Staff received one question from a resident asking to learn more about the proposal. Another member of the community commented while they are in support of adding the DO-8, they do not think allowing up to three stories will retain the character of the neighborhood.
    - Staff received a letter in support from the West Highland Neighborhood Association.

## Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

### **DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

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

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)

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

The proposed DO-8 text amendment and rezoning proposal will ensure much needed goods and services remain along W. 32<sup>nd</sup> Avenue, a long-standing mixed-use area, and continue to provide residents with the high quality of life they have experienced for decades consistent with the following Equitable, Affordable and Inclusive goal:

- Equitable, Affordable and Inclusive Goal 1, 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” (p. 28).

The regulations in the DO-8 for ground floor active uses and enhanced pedestrian-oriented design will ensure new development along W. 32<sup>nd</sup> Ave. is consistent with the existing mixed-use character consistent with the following Strong and Authentic Neighborhoods recommendations:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – “Build a network of well-connected, vibrant, mixed-use centers and corridors” (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – “Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities” (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy C – “Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm” (p. 34).

Similarly, the map amendment will help maintain and grow the availability of commercial space in embedded local corridors, thereby reducing competition and business displacement consistent with the following Economically Diverse and Vibrant goal:

- Economically Diverse and Vibrant Goal 3, Strategy A – “Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver” (p. 46).

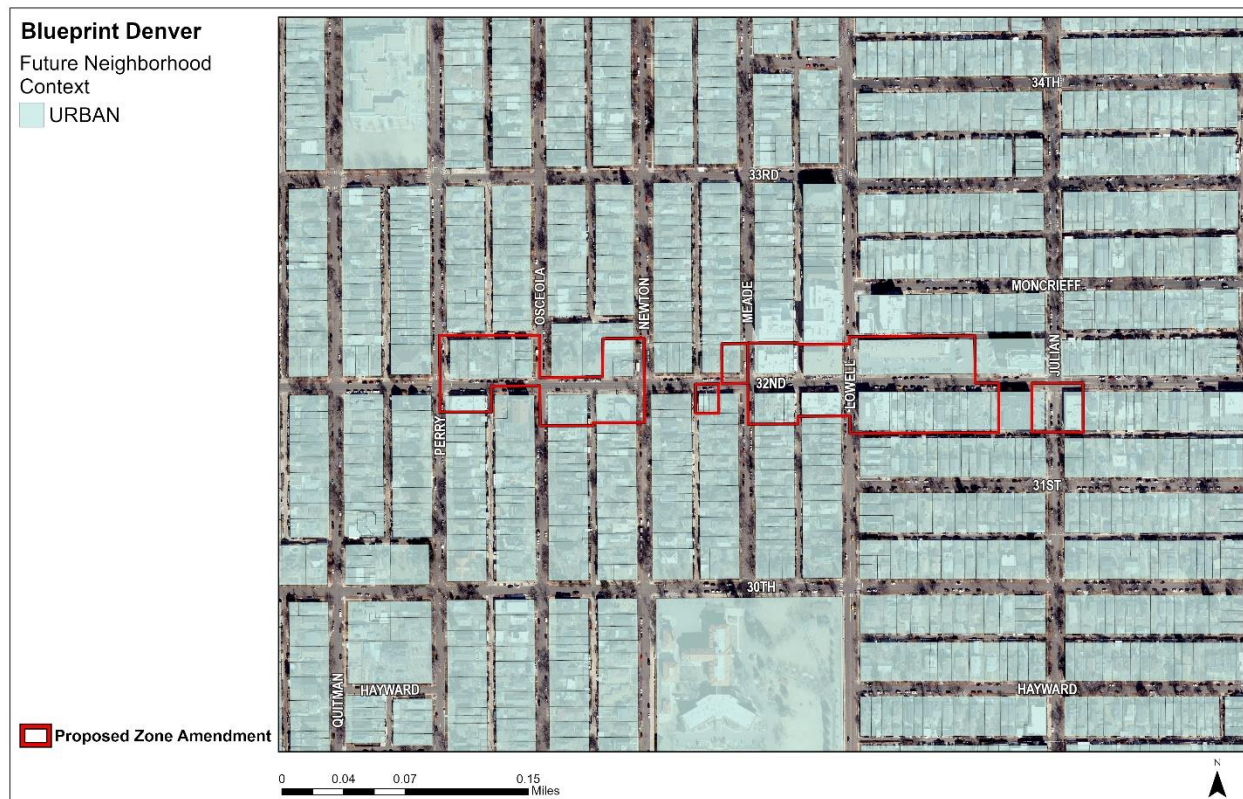
The DO-8 will encourage ground floor active uses with residential above leading to mixed-use communities consistent with the following Environmentally Resilient goal:

- Environmentally Resilient Goal 8, Strategy B – “Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods” (p. 54).

### ***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. *Blueprint Denver* identifies the subject property as part of a Local Corridor place within the Urban Neighborhood Context and provides guidance from the future growth strategy for the city.

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



The corridor is mapped as the Urban neighborhood context and has development that is “sensitive to the existing neighborhood character and offer[s] residents a mix of uses, with good street activation and connectivity...These areas offer access to neighboring areas and commercial nodes,

with some small mixed-use nodes within the neighborhood” (p. 221). The U-MX-3 and U-MS-3 districts are within the Urban neighborhood context and are intended to “promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge” (DZC 5.2.3.1.A and 5.2.5.1.A) consistent with the Blueprint description.

### **Blueprint Denver Future Places**



The subject properties are designated as Local Corridor. *Blueprint Denver* describes corridors as “mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents” (p. 104). Mixed Use districts “are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods” (DZC Section 5.2.3.1.B). Main Street districts “are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets...and should be applied where a higher degree of walkability and pedestrian activity and active Street Level retail is desired” (DZC Sections 5.2.5.1 and 7.2.4.1).

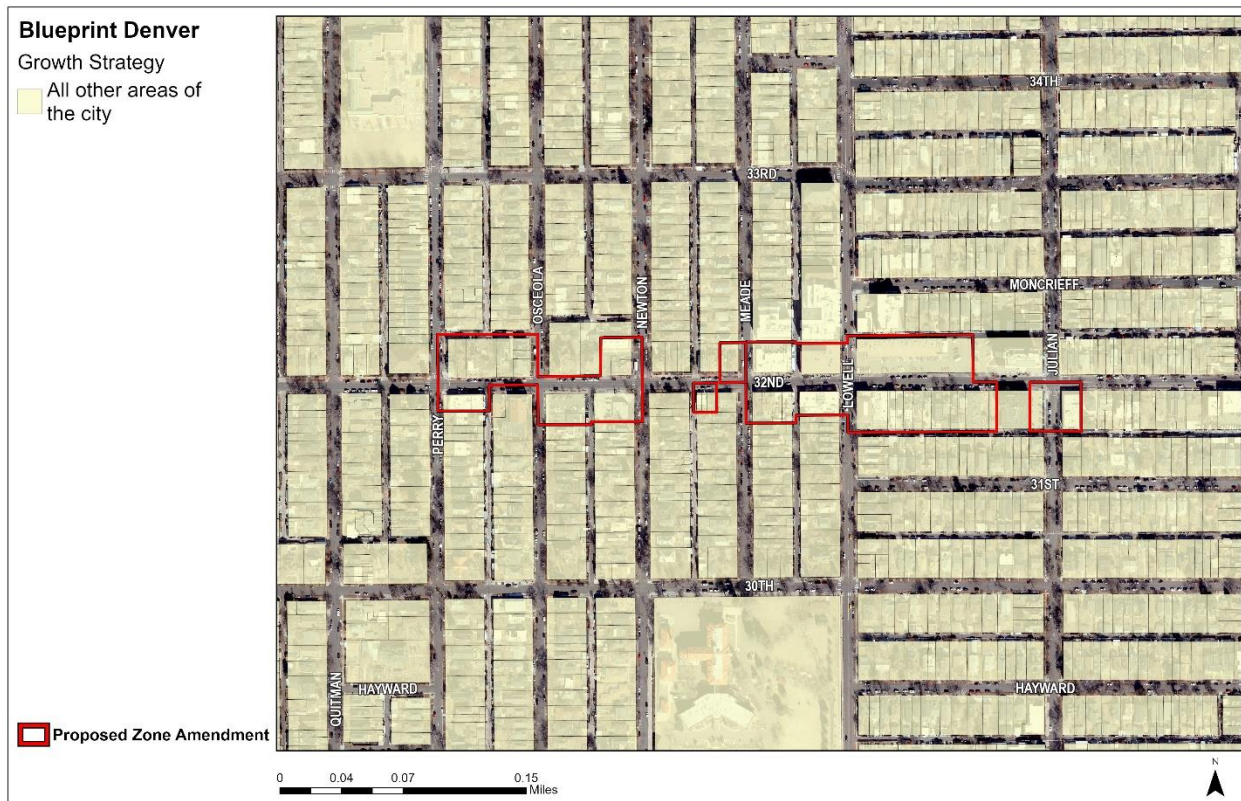
The intent of the DO-8 zone district is to “encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings” (DZC Section 9.4.5.12.B). This will encourage more social activity at the Street

Level and mixed-use places, consistent with the descriptions for Community Corridor and Local Corridor.

### **Blueprint Denver Street Types**

In *Blueprint Denver*, street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies West. 32<sup>nd</sup> Avenue as a Residential Collector. “Collector streets are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p.159). The use and built form characteristics of Residential streets is described as, “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context” (p.160). The proposed U-MX-3, DO-8 and U-MS-3, DO-8 districts are consistent with this description as they are intended to be applied to “areas or intersections served primarily by local or collector streets” (DZC Section 5.2.3.2.C and 5.2.5.2.C).

### **Growth Strategy**



*Blueprint Denver's* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The proposed map amendment supports *Blueprint Denver's* growth strategy by aligning zone districts with plan recommendations. The subject properties are part of the “all other areas of the city” growth area. These areas anticipate 10% of new employment growth

and 20% of new housing growth in the city by 2040 (p. 51). These areas are intended to “take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). Rezoning to U-MX-3 and to include the DO-8 along the corridor will ensure any new development is consistent with the existing character along the corridor.

### **Blueprint Denver Strategies**

**Land Use & Built Form, General Policy 11:** “Implement plan recommendations through city-led legislative rezoning and text amendments” (p. 79).

The purpose of this city-led rezoning is to implement plan recommendations expressed in *Comprehensive Plan 2040* and *Blueprint Denver*.

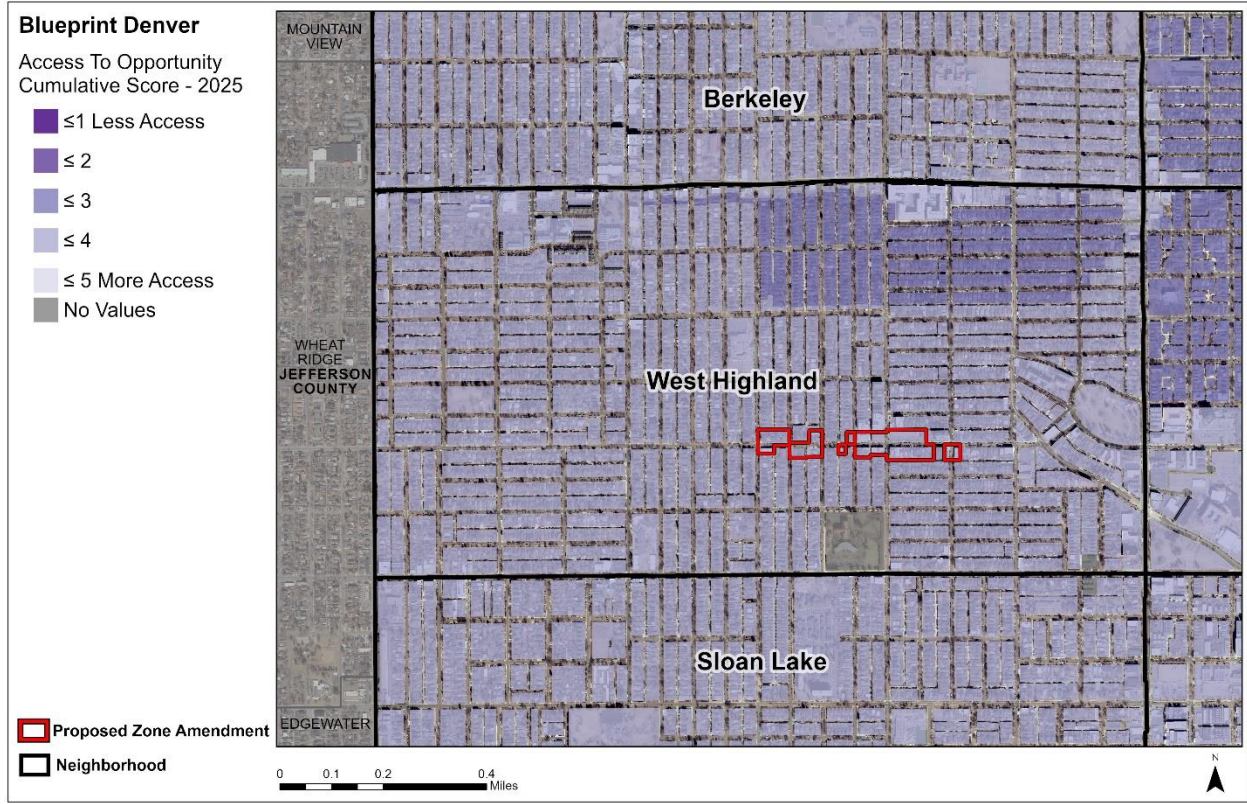
**Land Use & Built Form, Design Quality and Preservation Policy 4:** “Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors” (p. 103).

The proposed DO-8 will promote nonresidential active ground-floor uses and pedestrian-friendly mixed-use areas.

### **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

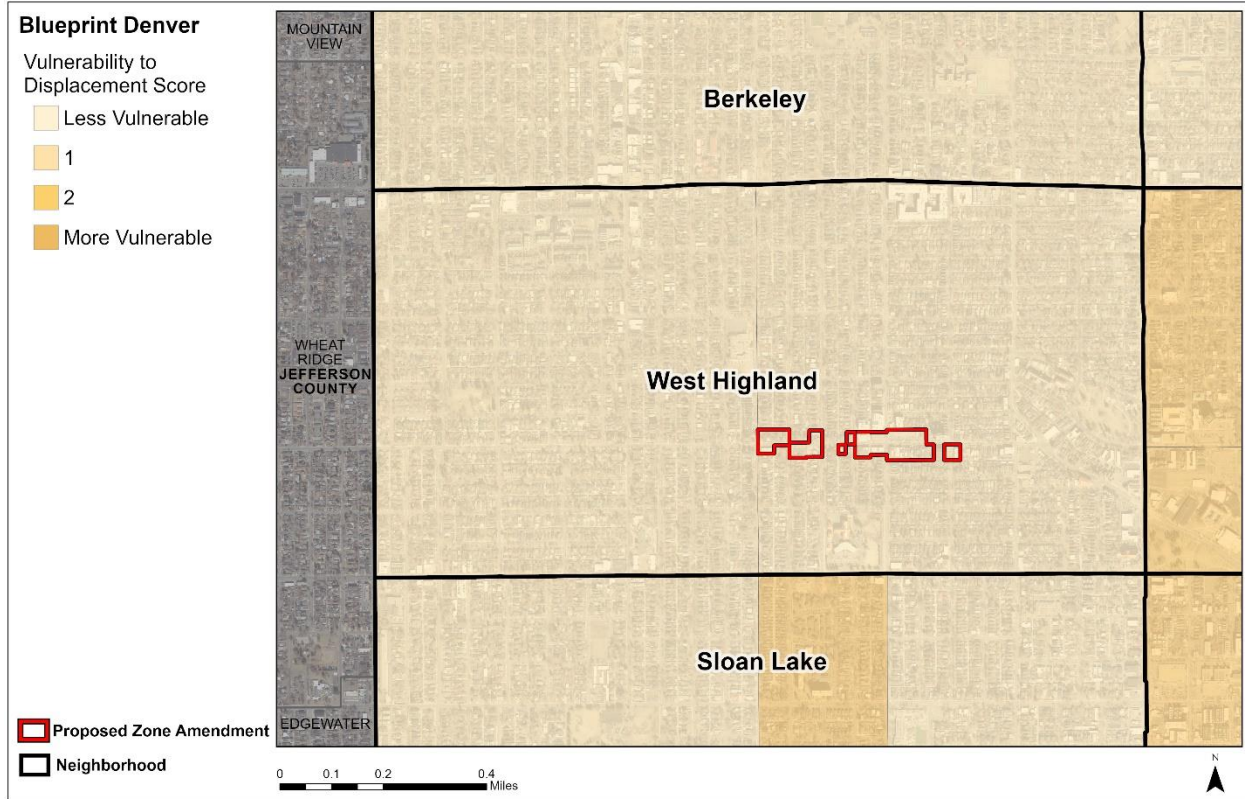


The Access to Opportunity Score in Blueprint Denver is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city.

The corridor’s average Access to Opportunity score ranges from 2.9 to 3.5 out of 5, meaning there the access to opportunity is moderate. The lowest scores are in access to frequent or high-capacity transit because there are no light rail stations in this area and access to healthcare. The highest scoring categories are access to centers and corridors and social determinants of health.

The proposal to include the DO-8 and rezone the western portion of U-MX-3 will support commercial uses in the area, which could bring more amenities and services to residents. However, it will not necessarily directly impact transit or healthcare access.

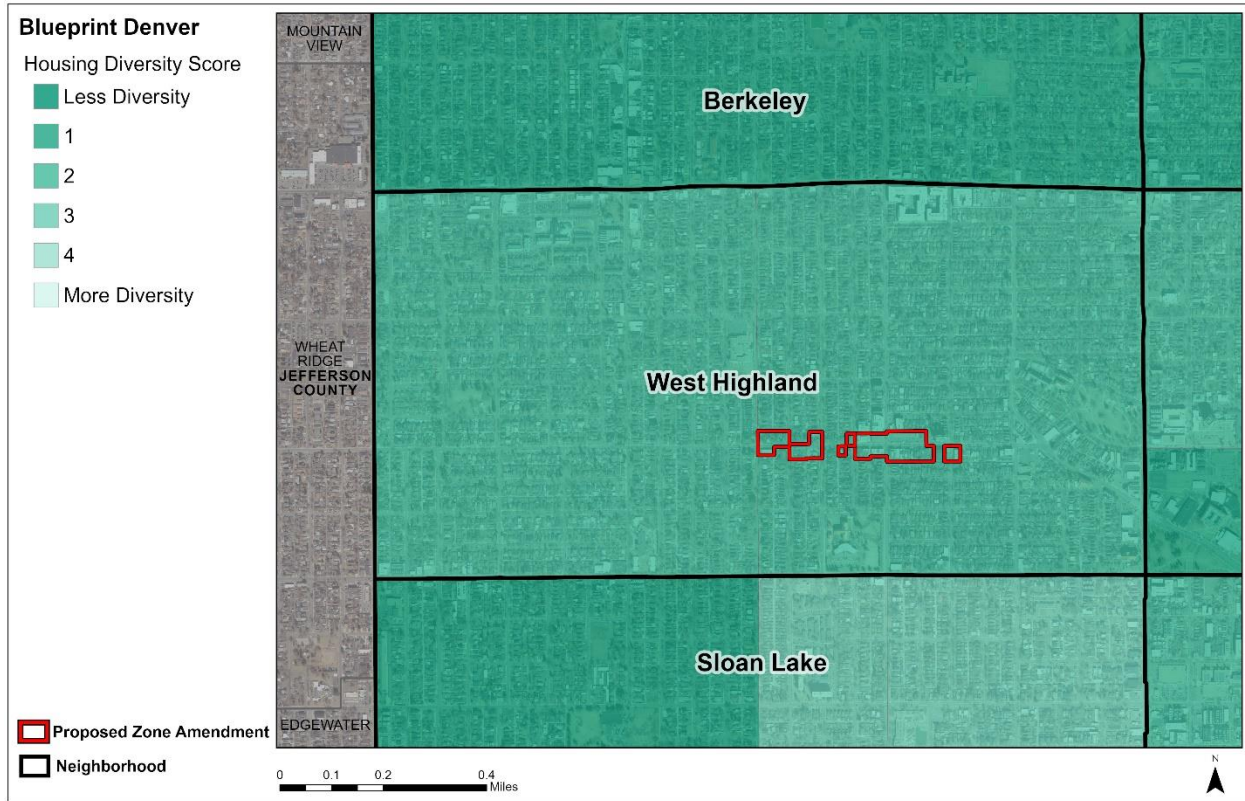
## II. Vulnerability to Involuntary Displacement



The Vulnerability to Involuntary Displacement score is measured by the vulnerability to displacement index developed by the Denver Economic Development and Opportunity department. This combines data from median household income, percentage of people who rent housing, and percent of the population with less than a college degree. This concept is used to stabilize “residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents” (p. 30).

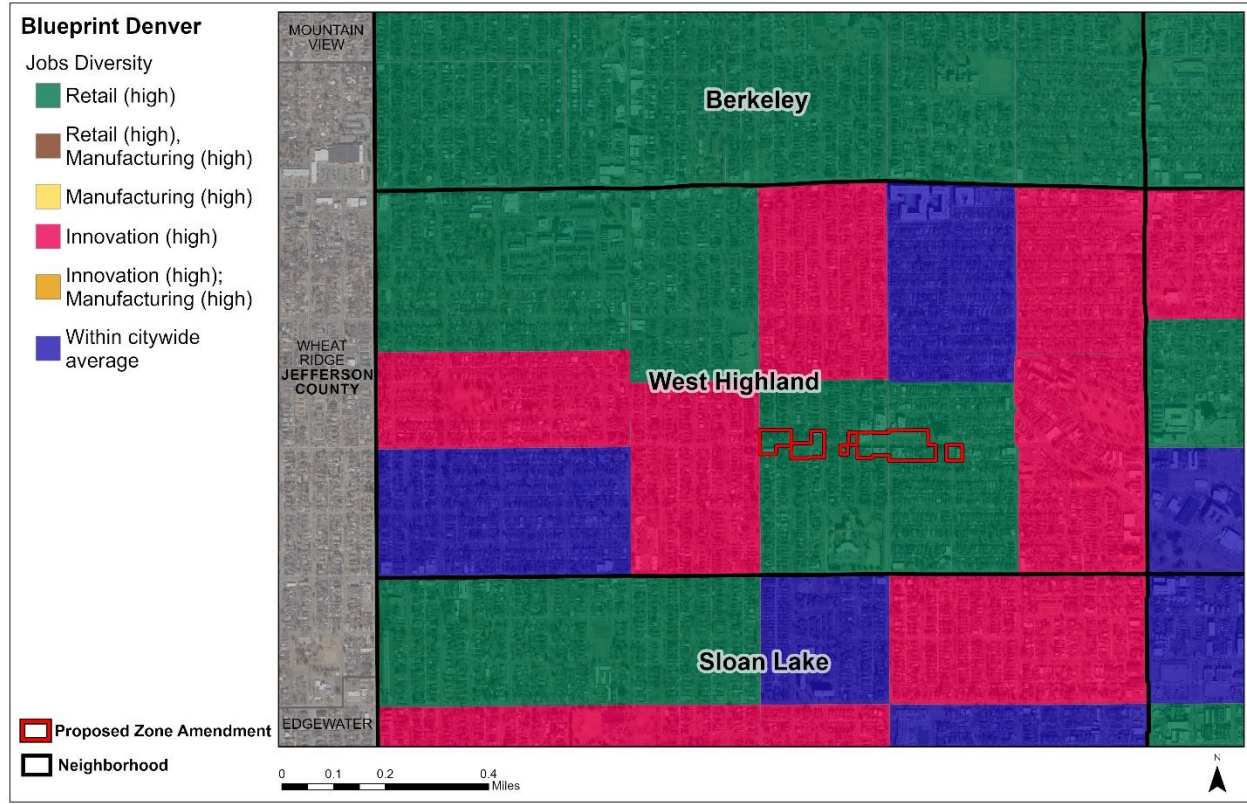
West Highland has low vulnerability to displacement. Rezoning the centers and corridors to include the DO-8 will encourage a mix of commercial and residential uses, which fosters the development of local jobs and may result in more housing units. Additionally, all new development will be subject to Denver’s expanding housing affordability requirements which includes either the development of affordable units or a pay fee-in-lieu option.

### III. Expanding Housing and Jobs Diversity



Housing and jobs diversity captures the city’s vision for complete neighborhoods with equitable access to quality employment options and housing choices that accommodate households of different ages, sizes, and incomes. Housing diversity looks at five metrics: percent of middle-density housing (2-19 units), home size, percentages of owners compared to renters, housing costs, and number of affordable units.

West Highland has moderate housing diversity. It’s more diverse in terms of home size and ownership rates compared to rentals, and less diverse in terms of middle-density housing, housing cost, and number of affordable units. The proposed rezoning will implement plan guidance for better design outcomes along corridors. New housing units would be allowed for a small portion of the ground floor and on upper floors so this rezoning will likely have minimal impact on housing diversity.



This portion of West Highland has jobs that are skewed towards retail. The proposed rezoning of W. 32<sup>nd</sup> Ave. may bring more commercial uses, potentially increasing the job mix in the area.

## 2. Public Interest

The proposed rezoning is in the public interest because it directly implements adopted policy from *Comprehensive Plan 2040* and *Blueprint Denver*. Additionally, mapping the DO-8 along the corridor will ensure these areas continue to provide amenities and services to nearby residents. It will also promote mixed use development which has been found to increase physical activity<sup>1</sup> and support overall health<sup>2</sup>.

1. Ewing, R., and R. Cervero. 2010. "Travel and the Built Environment: A Meta-Analysis." *Journal of the American Planning Association* 76 (3): 265-94 (via Making Healthy Place\*).
2. APA report on Health in the Development Review Process: : [https://planning-org-uploaded-media.s3.amazonaws.com/legacy\\_resources/nationalcenters/health/toolsforhealth/pdf/devreviewguidelines.pdf](https://planning-org-uploaded-media.s3.amazonaws.com/legacy_resources/nationalcenters/health/toolsforhealth/pdf/devreviewguidelines.pdf)

## 3. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements

### Urban – Mixed Use – 3 stories (U-MX-3)

The Urban neighborhood context is “primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in

residential areas (DZC 5.1.1). The proposed U-MX-3 district is within the Urban context and is being applied to a commercial corridor embedded in an existing residential neighborhood.

The Mixed-Use zone districts “are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge” (DZC 5.2.3.1.A). The Mixed-Use districts are proposed where diverse areas with a mix of uses are called for in *Blueprint Denver*.

The U-MX-3 zone district “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired” (DZC 5.2.3.2.C). There is plan guidance for up to 3 stories and W. 32<sup>nd</sup> Ave. is a collector street consistent with the specific intent of the U-MX-3 zone district.

#### Active Centers and Corridors Design Overlay (DO-8)

The DO-8 is proposed on all properties included in the rezoning. The intent of this overlay “is to encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings” (DZC 9.4.5.12.B). The rezoning area is a commercial corridor where an active street level is desired, consistent with the intent of the overlay.

## **Attachments**

1. Legislative Proposal
2. Public Comments

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

SPONSOR	
Name	Councilwoman Amanda P. Sandoval
Address	1810 Platte Street
City, State, Zip	Denver, CO 80202
Telephone	720-337-7701
Email	amanda.sandoval@denvergov.org
SUBJECT PROPERTY INFORMATION	
Location (include a general description of the rezoning area):	<input checked="" type="checkbox"/> A complete list of addresses within the rezoning boundary (see attached)
Assessor's Parcel Numbers	<input checked="" type="checkbox"/> A complete list of parcel numbers within the rezoning boundary (see attached)
Area in Acres or Square Feet:	Approximately 11.33 acres
Current Zone District(s):	U-MX-2, U-MS-3, and PUD 162
PROPOSAL	
Proposed Zone District(s):	U-MX-3, DO-8 and U-MS-3, DO-8
REVIEW CRITERIA (ATTACHED)	
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.
	<input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.
	<input checked="" type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.
	<input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.



THE HONORABLE

*Amanda P. Sandoval*  
COUNCILWOMAN DISTRICT 1

*City and County of Denver*  
CITY COUNCIL

City and County Building  
1437 Bannock Street, Room 451  
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p: 720.337.7701  
amanda.sandoval@denvergov.org

October 01, 2025

Sarah Showalter  
Director of Planning Services  
Community Planning and Development  
City and County of Denver  
201 West Colfax Avenue  
Denver, CO 80202

Director Showalter,

I respectfully request that Community Planning and Development prepare a rezoning of the subject areas identified in this application to apply the DO-8 Active Corridors and Centers Overlay. This overlay will ensure that West Highland's historic streetcar commercial corridor retains its vibrant commercial character as it grows. Protecting the street-level pedestrian experience and providing space for neighborhood-serving goods and services is essential as the corridor redevelops and adds residential density.

This proposal has been community-driven from the beginning. In the absence of a neighborhood plan, the West Highland community relies on citywide guidance from *Blueprint Denver*, which calls for "strong street-level active use standards for local centers and corridors" and recommends limiting ground-floor residential uses to retain needed neighborhood services (p. 103). This map amendment directly implements that guidance to proactively preserve the walkable commercial character of West 32<sup>nd</sup> Avenue before redevelopment occurs.

Throughout this process, we have documented substantial support for this rezoning from neighbors, businesses, and property owners. Our outreach has included mailers, flyers delivered to property owners and businesses, four town halls, and numerous one-on-one conversations with property owners to explain the proposal and gather feedback.

After more than two years of discussion and outreach, I am pleased to sponsor this legislative rezoning and believe it will help keep West 32<sup>nd</sup> Avenue and Highland Square a thriving commercial district. I would like to extend my gratitude to the members of the West Highland Neighborhood Association Land Use and Planning Committee for bringing this idea forward and assisting with outreach efforts.

Respectfully,

A handwritten signature in cursive script that reads "Amanda P. Sandoval".

Council President Amanda P. Sandoval  
City & County of Denver, District 1

# West 32<sup>nd</sup> Avenue Design Overlay (DO-8) Rezoning Application

## 1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)

### Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

#### **Equitable, Affordable and Inclusive**

- *Goal 1, Strategy C – Improve equitable access to resources that improve quality of life (p. 28).*

The rezoning will ensure that much-needed goods and services remain in this historic streetcar corridor and continue to provide residents with the high quality of life they have for decades.

#### **Strong and Authentic Neighborhoods**

- *Goal 1, Strategy A – Build a network of well-connected, vibrant, mixed-use, centers and corridors (p. 34).*
- *Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities (p. 34).*

The rezoning will ensure new infill in this historic commercial corridor maintains characteristic design patterns and offers at least equivalent if not increased commercial space.

- *Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm (p. 34).*

The rezoning will place enhanced pedestrian-oriented design standards on this key commercial corridor.

- *Goal 4, Strategy A – Grow and support neighborhood-serving businesses (p. 35).*

The rezoning will ensure commercial space remains available in this embedded local corridor.

### **Economically Diverse and Vibrant**

- *Goal 3 Strategy A – Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver (p. 46).*

The rezoning will help maintain and grow the availability of commercial space in this embedded local corridor, thereby reducing competition and business displacement.

### **Environmentally Resilient**

- *Goal 8 Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).*
- *Goal 8 Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods (p. 54).*

The proposed rezoning will allow for compatible infill development and preserve the integrity of neighborhood-serving commercial corridor.

## **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. There are five key components of *Blueprint Denver* that apply to this rezoning application:

1. Neighborhood Context
2. Place
3. Street Type
4. Plan Policies and Strategies
5. Equity Concepts

### **1. Blueprint Denver Urban Neighborhood Context**

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as Urban neighborhood context. The description is used to guide appropriate zone districts (p. 66).

The Urban neighborhood context predominantly contains “small, multi-unit residential and low-intensity mixed-use buildings ... embedded in single-unit and two-unit residential areas. Block

patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222). U-MX-2, and U-MS-3 are zone districts within the Urban neighborhood context and are intended to promote safe, active, and pedestrian-scaled areas through building forms that clearly define and activate the public street edge. Both zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering (DZC 5.2.3.1 and 5.2.5.1).

U-MX-2 is a Mixed Use zone district intended to promote a pedestrian-active street front. Buildings are pulled up to the street with parking at the side or rear of the building; however, the front setback range is deeper than the front setback range for the Main Street districts. The required percentage of building facade that must be located in the front setback area is less than the percentage for the Main Street districts (DZC 5.2.3.1).

The U-MS-3 is a Main Street zone district and typically applied linearly along entire block faces or, less frequently, on single zone lots at the intersection of local/collector streets. Main Street zone districts are applied where a higher degree of walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant (DZC 5.2.5.1).

The application of the DO-8 Overlay is consistent with the Blueprint future neighborhood context of Urban because they will promote active, pedestrian friendly streets that will be compatible with the existing residential area. The overlay will ensure that the subject areas “offer residents a mix of uses with good street activation and connectivity” (p. 222).

## 2. Blueprint Denver **Local Corridor Future Places**

The subject sites are designated as Local Corridors on the *Blueprint Denver* Future Places map. This place type “primarily provides options for dining, entertainment and shopping” and “may also include some residential and employment uses.” In addition, “Buildings have a distinctly linear orientation along the street with very shallow setbacks. The scale is intimate with a focus on the pedestrian. The public realm is typically defined by lower-scale buildings with active frontages” while “social spaces, such as patios and plazas, often occur along the street or within deeper building setbacks” (p. 228). The rezoning to apply DO-8 will result in standards that align even better with character traits of the Local Corridor place type than the current design standards through increased setbacks, more flexible build-to range, and mandatory portions of ground level non-residential active use.

## 3. Blueprint Denver **Street Types**

In *Blueprint Denver*, future street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p. 67). There are three volume classifications of Local, Collector, and Arterial, are further refined by six types of surrounding context.

The Future Street Type present in the proposed rezoning area is Main Street Collector. It is “characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian-oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including cafe seating in the right-of-way. Sidewalks are generally wider with fewer driveways” (p. 158).

The area is also indicated as “Pedestrian Enhanced Areas” in *Blueprint Denver* which specifically focus on enhancing the pedestrian experience, including widening pedestrian right of way (p. 171). The proposed map amendment to Overlay DO-8 is consistent with these street types and pedestrian enhanced area goals as it reinforces pedestrian-oriented design.

#### *Blueprint Denver Growth Strategy*

*Blueprint Denver's* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “all other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). These are “mostly residential areas with embedded local centers and corridors [that] take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to apply DO-8 will ensure that housing growth and employment growth *both* occur, rather than new housing resulting in a net loss of goods and services and degrading the embedded local corridors.

#### 4. Blueprint Denver **Plan Policies and Strategies**

*Blueprint Denver* contains numerous recommendations related to pedestrian-oriented design and arrangement of uses in mixed use areas. **Land Use and Built Form, Design quality and preservation, Policy 4**, recommends “ensur[ing] an active and pedestrian friendly environment that provides a true mixed use character in centers and corridors.” This rezoning applies an overlay that would preserve and reinforce mixed use character. The overlay also contains standards specifically recommended in sub-policy 4.A below:

*A. Require strong street-level active use standards for local centers and corridors. This may include a prohibition on residential units for a portion of the street level building. Given the intent of these small-scale places to provide services embedded in the neighborhood, it is important for them to provide more than residential uses.*

Redevelopment threatens to displace many of the small, older, unique and more attainable commercial spaces for small businesses along West 32<sup>nd</sup> Avenue. By reducing supply of commercial space in the area, this practice leads to increased competition and rents which exacerbates the overall displacement of small businesses out of the neighborhood. While requiring new commercial space does not guarantee the new space will be affordable for these groups, when no new commercial space provided, it precludes any future non-residential uses on these properties for the lifetime of the new buildings. Consequently, the rezoning proposal also supports the broader recommendation **Land Use and Built Form, Economics, Policy 6**, to “ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors.”

Lastly, this rezoning request aligns with **Land Use and Built Form, General, Policy 11**, to “implement plan recommendations through city-led legislative rezonings and text amendments.” In addition, the rezoning responds to **Land Use & Built Form, General, Policy 11 Strategy C**, which directs city-led rezonings to utilize “a robust and inclusive community input process.” While West Highland lacks a neighborhood plan, this overlay and rezoning was community-initiated and community-driven. A months-long public outreach process included: flyer-ing all affected property owners; mailing all affected property owners; two virtual community town halls; two in-person community town halls (see Appendix A).

## 5. Blueprint Denver **Equity Concepts**

*Blueprint Denver* has three equity concepts: Improving access to opportunity; reducing vulnerability to displacement; and expanding housing and jobs diversity. *Blueprint Denver* states that equity concepts “should be used to evaluate large area rezonings” (p. 67) and therefore are applicable to this rezoning application.

### **Access to Opportunity**

The average Access to Opportunity score for the included properties along West 32<sup>nd</sup> Avenue is between 2.94 and 3.5, out of 5. The Neighborhood Equity Index scores, which is a measure of barriers to opportunity, varies somewhat across the area, but are generally **moderate**. The lowest scores were in the access to frequent or high-capacity transit category and access to first-trimester healthcare. Access to centers and corridors and social determinants of health were the highest scoring categories.

### **Vulnerability to Displacement**

West Highland is indicated as an area with **low** vulnerability to displacement. The proposed overlay is not anticipated to impact the metrics associated with vulnerability to displacement.

### **Housing Diversity**

West Highland is indicated as areas with **moderate** housing diversity. The neighborhood is diverse in terms of home size and ownerships compared to rental but is not diverse in terms of middle-density housing, housing cost, or number of affordable units. The proposed overlay may have a slight impact on housing diversity by leading to fewer new multi-unit dwelling units than otherwise would be built, since it restricts dwelling units for a portion of the ground floor.

### **Job Diversity**

The subject areas within West Highland have **low to moderate** density of jobs that are mostly skewed towards retail. There is higher diversity of retail jobs than the citywide average, but lower innovation and manufacturing diversity. The proposed rezoning may have a positive impact on job diversity in the neighborhood by creating new opportunities for employment.

## 2. Public Interest

The proposed official map amendment is in the public interest because it directly implements adopted policy from *Comprehensive Plan 2040* and *Blueprint Denver*, which, based on significant community feedback, recommend strengthening the design quality and preserving the commercial character of embedded local corridors. Mapping the DO-8 along the West 32<sup>nd</sup> Avenue corridor will ensure the area continues to provide goods and services to nearby residents. Maintaining access to these amenities within established neighborhoods supports long-term community sustainability and livability, while also creating and retaining local employment opportunities that contribute to the financial stability of Denver’s residents.

## 3. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

### **Urban – Mixed Use – 3 Stories (U-MX-3)**

Properties along West 32<sup>nd</sup> Avenue between Meade Street and Perry Street in the West Highland neighborhood are proposed to be rezoned to an underlying zone district of Urban – Mixed Use – 3 Stories (U-MX-3). The Urban context is “characterized by single-unit and two-unit residential uses... Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas... Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets” (DZC 5.1.1). In *Blueprint Denver* the West Highland neighborhood is designated as the Urban future neighborhood context.

The Mixed Use districts “are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods” (DZC 5.2.3.1.A). Additionally, “intended for corridors, embedded neighborhood business areas and larger sites” (DZC 5.2.3.1.D). West 32<sup>nd</sup> Avenue is a commercial corridor in the neighborhood where a mixed use district is appropriate.

The specific intent of the U-MX-3 district is to “appl[y] to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired” (DZC 5.2.3.2.C). In *Blueprint Denver*, the Future Street Type present in the proposed rezoning area is Main Street Collector. It also designates the properties in as Local Corridors on the Future Places map, where building “Heights are generally up to 3 stories” (p. 228). Therefore, a rezoning to U-MX-3 is appropriate.

### **Active Centers and Corridors Design Overlay (DO-8)**

The DO-8 is proposed on all properties included in this proposed rezoning. The intent of this overlay “is to encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings” (DZC 9.4.5.12.B.). The rezoning to apply DO-8 will result in standards that align even better with character traits of the *Blueprint Denver* Local Corridor place type than the current design standards through increased setbacks, more flexible build-to range, and mandatory portions of ground level non-residential active use.

# Appendix A: Public Outreach

## FAQ and Landing Page

- Community information hosted on webpage: <https://mailchi.mp/mailchimp/preserve32nd>

## Property Owner Mailers

- May 9, 2024 – Notice of May 22<sup>nd</sup> virtual town hall and link to information mailed to all property owners, with list generated by City Assessor.
- July 11, 2024 – Notice of August 1<sup>st</sup> virtual town hall and link to information mailed to all commercial property owners, with list generated by City Assessor.
- February 6, 2025 – Notice of February 25<sup>th</sup> in-person town hall and link to information mailed to all property owners, with list generated by City Assessor.
- April 29, 2025 – Notice of proposal and link to information mailed to all U-MX-2 & PUD property owners that had not previously responded with list generated by City Assessor.
- June 18, 2025 – Notice of proposal and link to information mailed to all property owners that had not previously responded with list generated by City Assessor.

**THE HONORABLE**  
*Amanda P. Sandoval*  
COUNCILWOMAN DISTRICT 1

*City and County of Denver*  
CITY COUNCIL  
City and County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202  
p: 720.337.7701  
amanda.sandoval@denvergov.org

April 16, 2024

Real Estate Division  
Compass Bank  
PO Box 850  
Aurora, OH 44202

To Whom  
My name  
The Comp  
within my  
character  
I would li  
Avenue. I  
includes n  
Thank yo  
Respectfu

April 29, 2025

Julia Grother  
Batti Rue LLC  
3927 W 32<sup>nd</sup> Avenue  
Denver, CO 80212

Dear Ms. Grother,  
My name is Amar  
Denver. Your prop  
district. I would li  
**W 32<sup>nd</sup> Avenue**. I  
business card whi

Respectfully,  
*Amanda P.*  
Council President  
City & County of

June 18, 2025

Danielle Huggins  
Lucky Spirits LLC  
3631 West 32<sup>nd</sup> Avenue  
Denver, CO 80211-3119

Dear Ms. Huggins,  
My name is Amanda P. Sandoval, and I serve as the City Council representative for Northwest Denver. Your commercial property located at 3631 West 32<sup>nd</sup> Avenue in Denver, Colorado, is within my district.  
I would like to speak with you about a **rezoning** that may impact your property at **3631 West 32<sup>nd</sup> Avenue**. I have enclosed my business card and that of my aide, Melissa Horn, which list our phone numbers and email addresses. I ask that you contact us immediately to discuss this issue.  
Thank you for your time and attention.

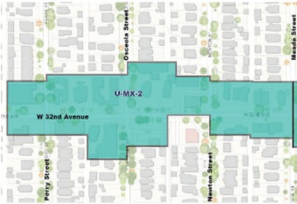
Respectfully,  
*Amanda P. Sandoval*  
Council President Amanda P. Sandoval  
City & County of Denver, District 1

## Two Virtual Town Halls

- May 22, 2024
- August 1, 2024

### 32nd Avenue Main Street Town Hall

Over the past few years, streets like West 32nd Avenue have lost retail space to new development that is 100% residential. The West Highland Neighborhood Association Land Use + Planning Committee (WHNA LU+P) has been working with Councilwoman Sandoval on a proposal to preserve the retail character of West 32nd Avenue. Please join Councilwoman Sandoval, representatives from WHNA LU+P, and Denver Community Planning and Development to discuss the proposal and share your feedback.



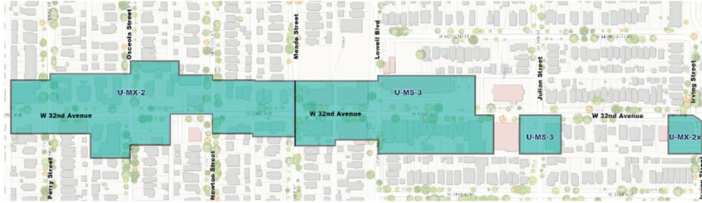
Learn More at a Virtual Town Hall  
Wednesday, May 22nd

Email: [lup@westhighlandneighborhood.org](mailto:lup@westhighlandneighborhood.org)  
Call: 720-337-7704



### 32nd Avenue Main Street Town Hall

Over the past few years, streets like West 32nd Avenue have lost retail space to new development that is 100% residential. The West Highland Neighborhood Association Land Use + Planning Committee (WHNA LU+P) has been working with Councilwoman Sandoval on a proposal to preserve the retail character of West 32nd Avenue. Please join Councilwoman Sandoval, representatives from WHNA LU+P, and Denver Community Planning and Development to discuss the proposal and share your feedback.



Learn More at a Virtual Town Hall

Thursday, August 1<sup>st</sup> at 6:00 pm on Zoom



REGISTER

#### Questions?

Email: [lup@westhighlandneighborhood.org](mailto:lup@westhighlandneighborhood.org) or [district1@denvergov.org](mailto:district1@denvergov.org)  
Call: 720-337-7704



COUNCILWOMAN  
AMANDA P. SANDOVAL

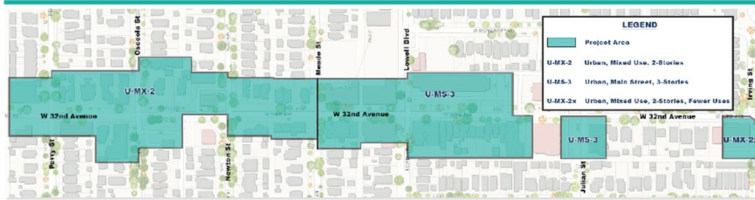
West Highland  
Neighborhood Association



## Two In-Person Town Halls

- February 25, 2025
- June 5, 2025

### Help Shape the Future of 32nd Avenue



Over the past few years, streets like 32nd Avenue have lost retail space to new development that is 100% residential. Councilwoman Amanda P. Sandoval has been working with community on a zoning overlay to preserve the retail character of 32nd Avenue.

Please join Councilwoman Sandoval along with representatives from Denver Community Planning and Development to discuss the proposal and share your feedback.

#### Join Us for a Town Hall

**Tuesday, February 25th**

6:00 - 7:30 pm

The Garage, 3830 W 32nd Ave

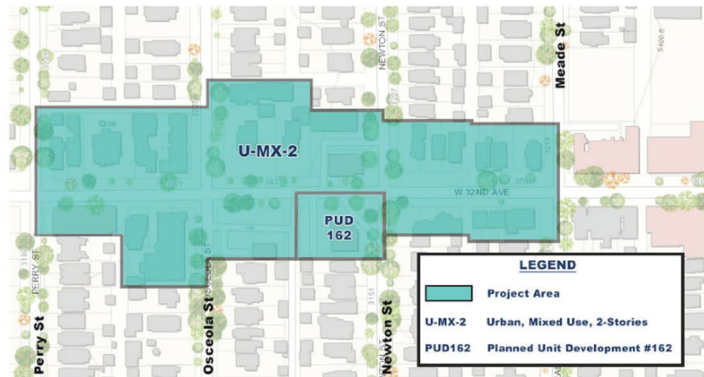
Questions? Email: [district1@denvergov.org](mailto:district1@denvergov.org) Call: 720-337-7704

Learn more: [bit.ly/preserve32nd](http://bit.ly/preserve32nd)



### 32nd Avenue Main Street Town Hall

Over the past few years, streets like West 32nd Avenue have lost retail space to new development that is 100% residential. Councilwoman Sandoval is working with community on a proposal to preserve the retail character of West 32nd Avenue. Please join Councilwoman Sandoval and Denver Community Planning and Development to discuss the **proposed rezoning** and share your feedback.



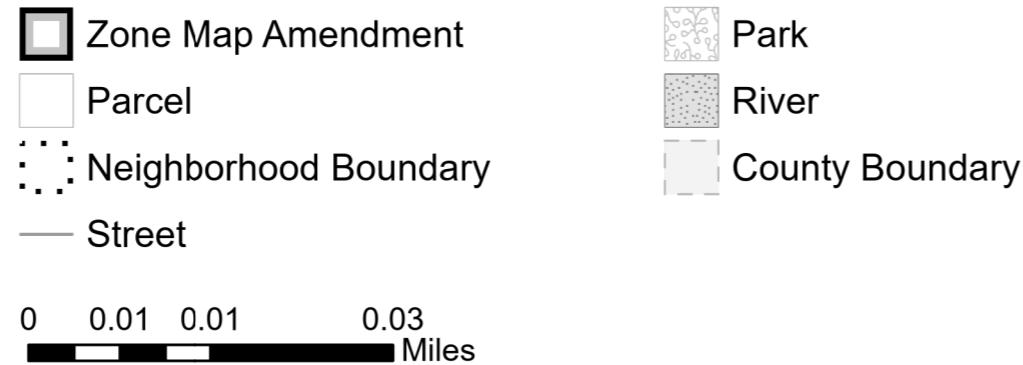
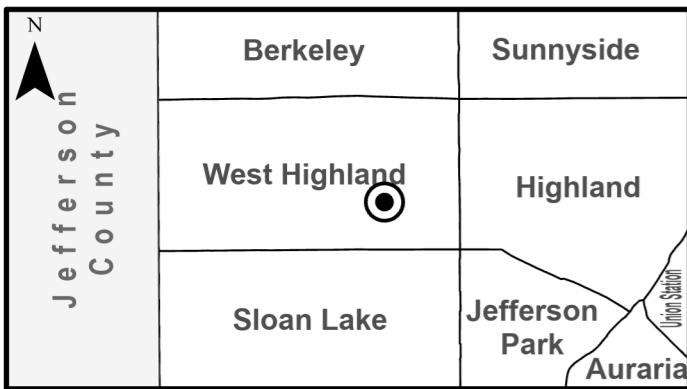
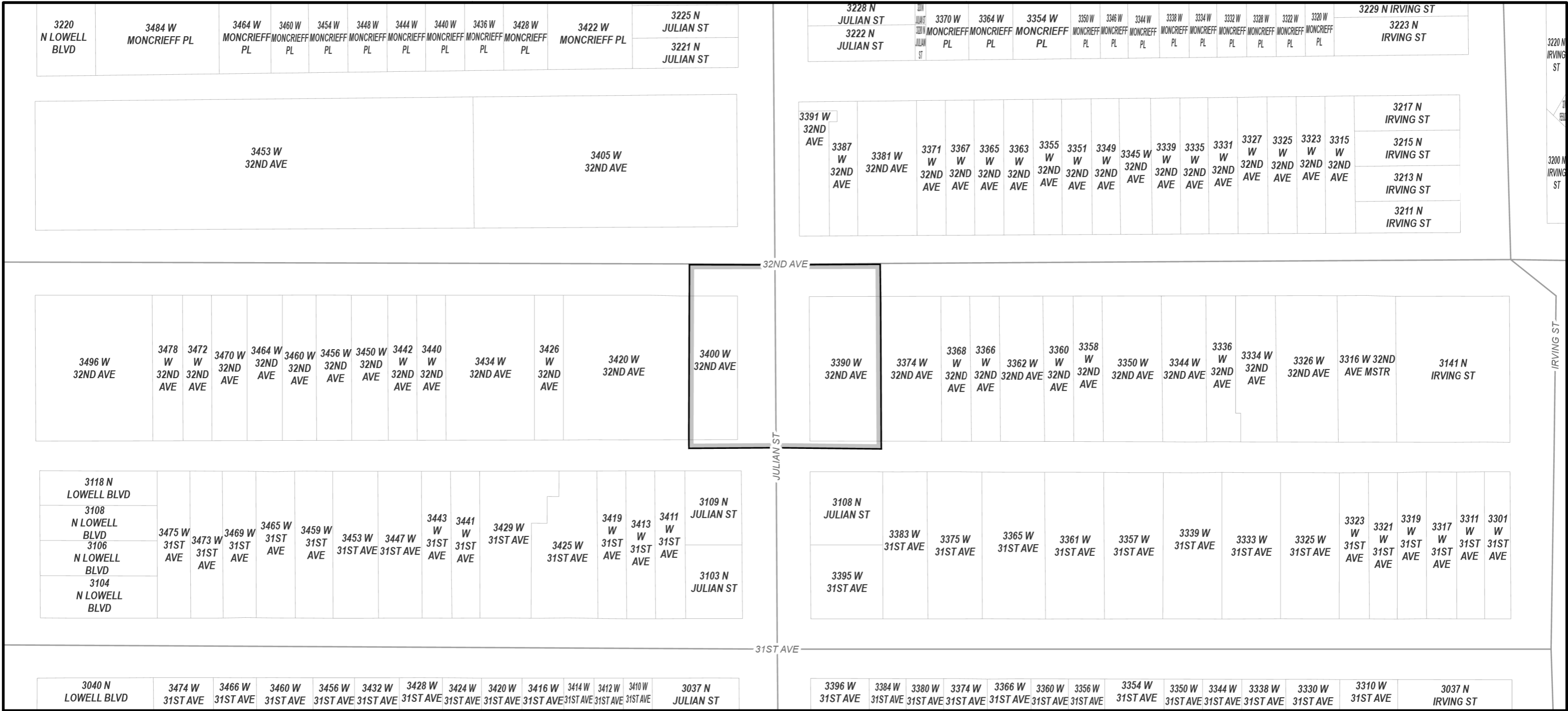
#### Join Us For a Town Hall

Thursday, June 5<sup>th</sup> 6:00-7:30 p.m.

The Garage, 3830 W. 32<sup>nd</sup> Avenue

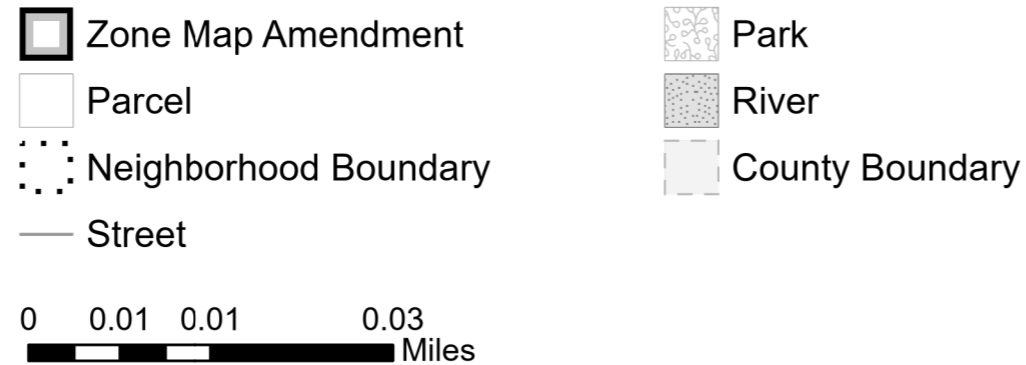
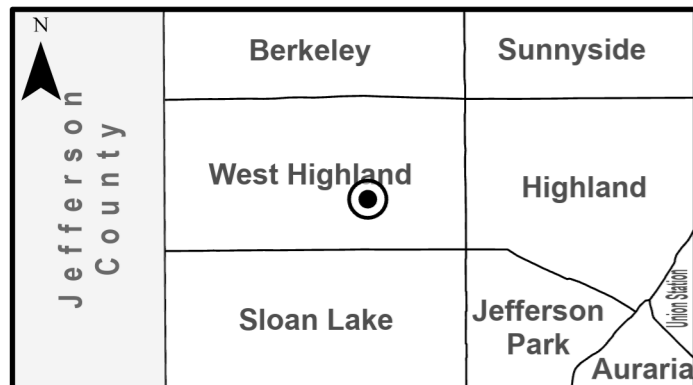
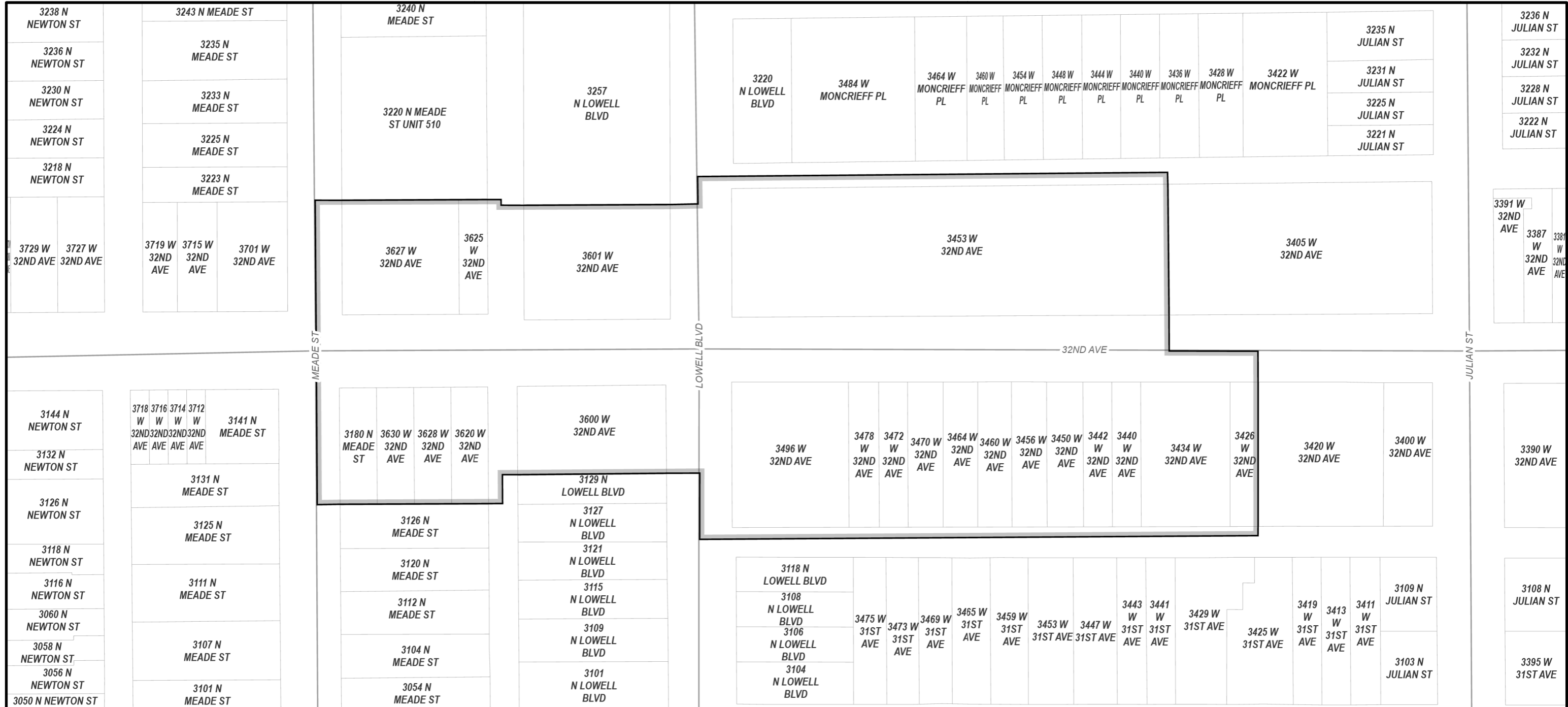
#### Questions?

Email: [district1@denvergov.org](mailto:district1@denvergov.org) or Call: 720-337-7704



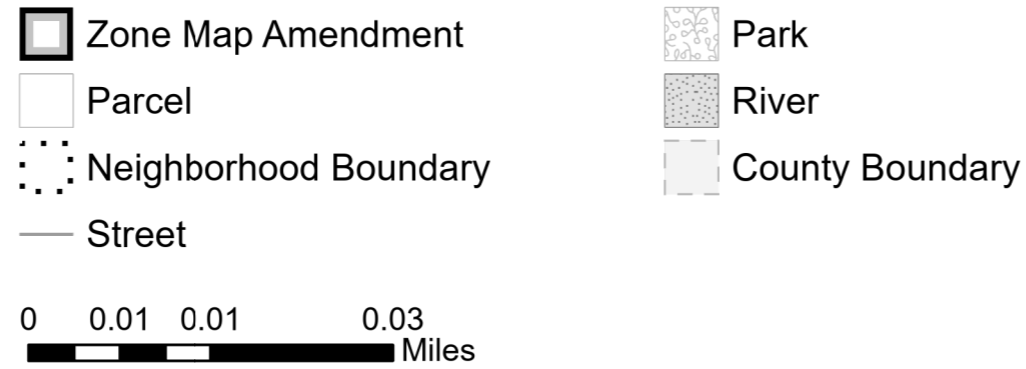
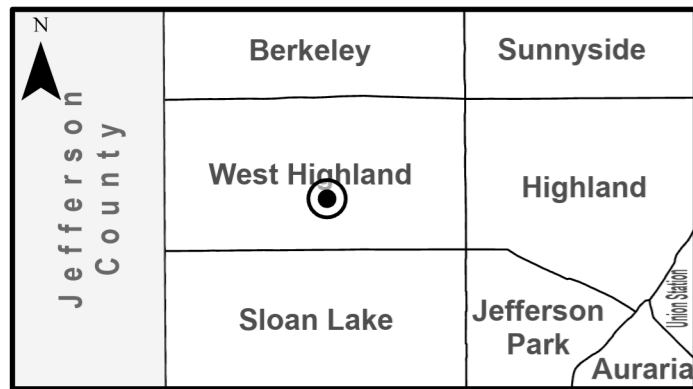
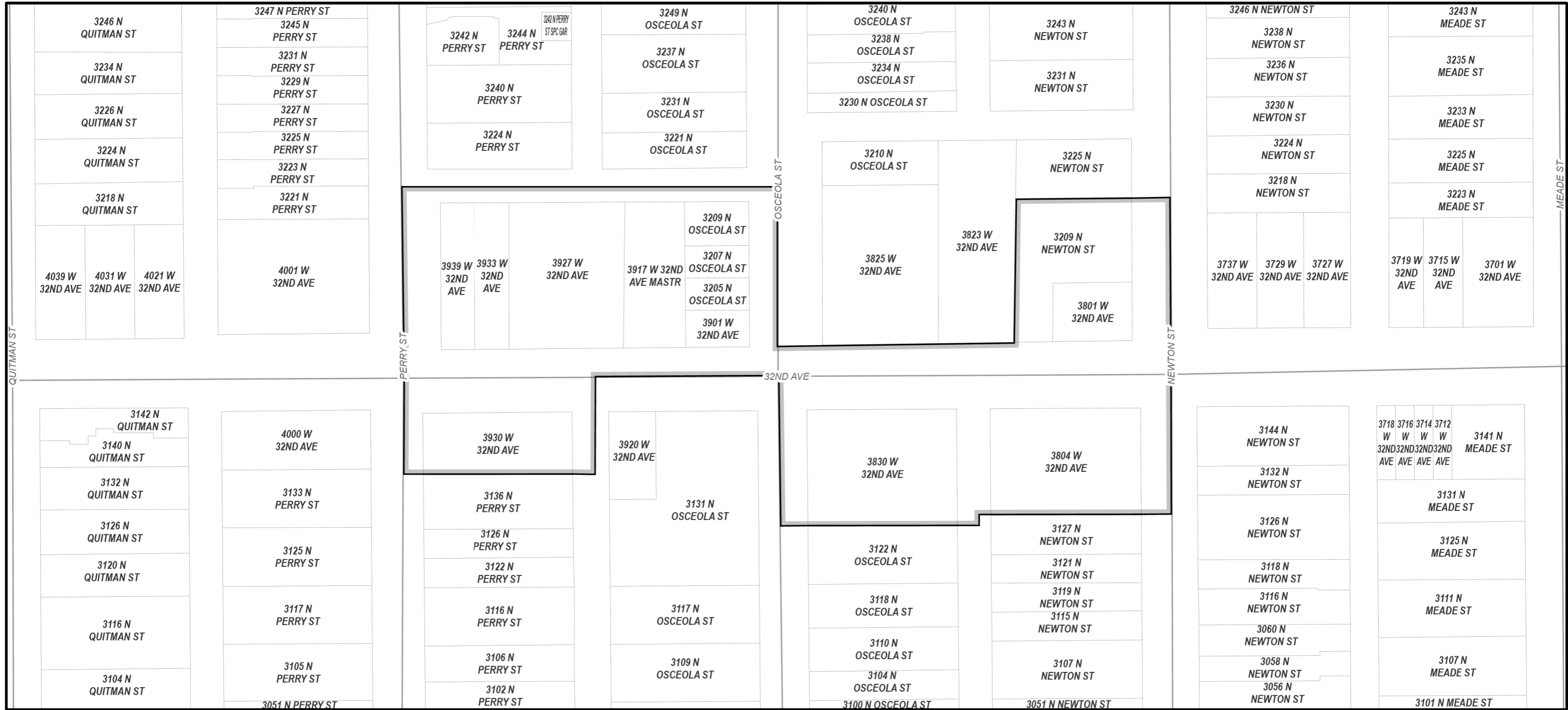
**Zoning Change**  
**0.60 acres**  
**From U-MS-3**  
**To U-MS-3 DO-8**

**Neighborhood**  
**West Highland**



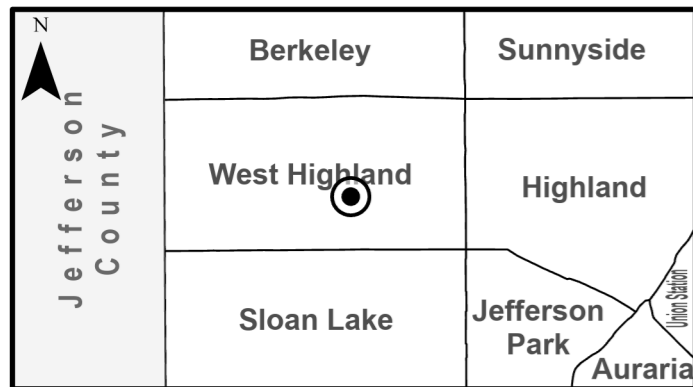
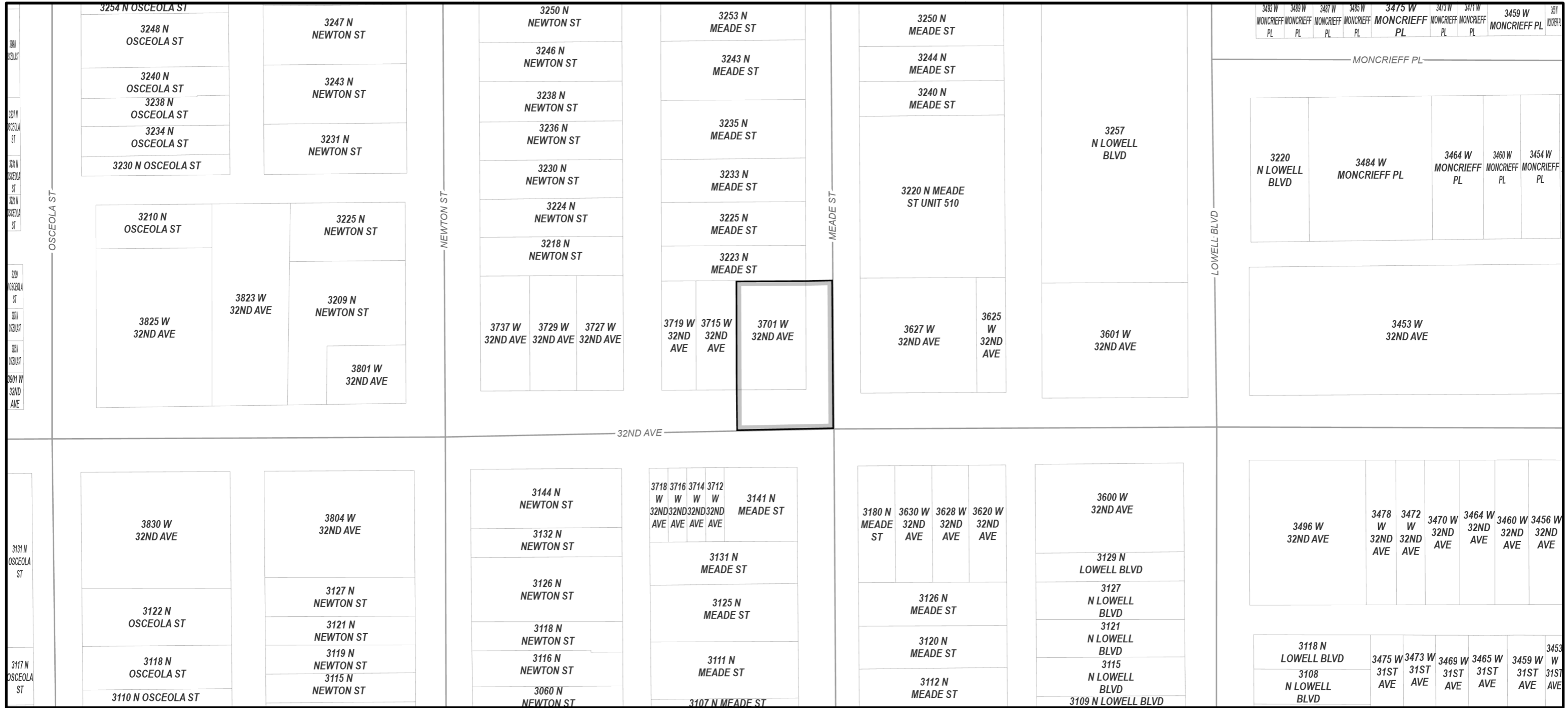
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**From U-MS-3**  
**To U-MS-3 DO-8**

**Neighborhood**  
**West Highland**



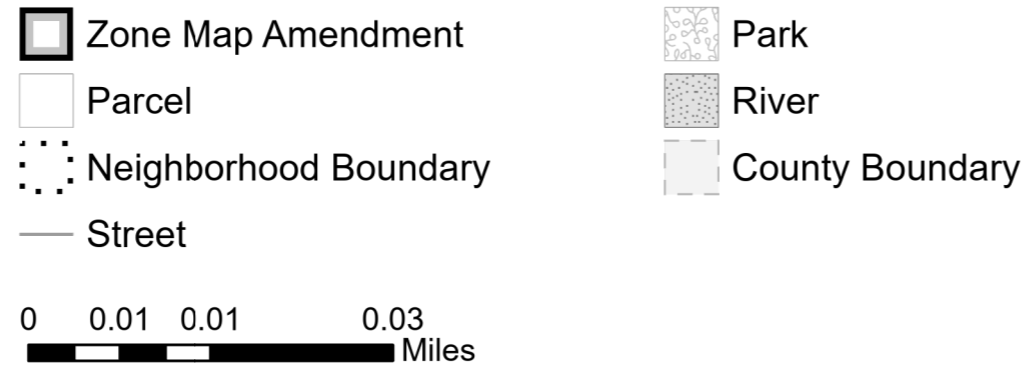
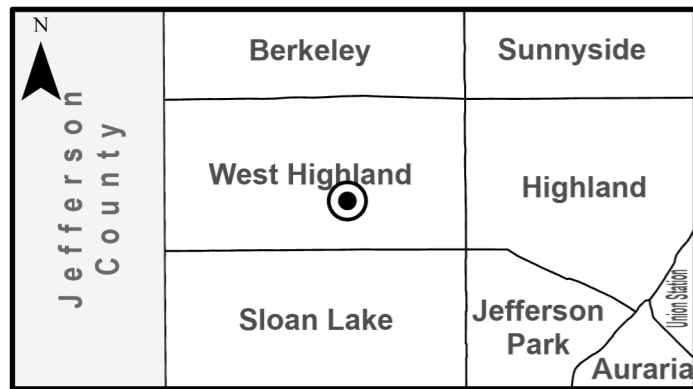
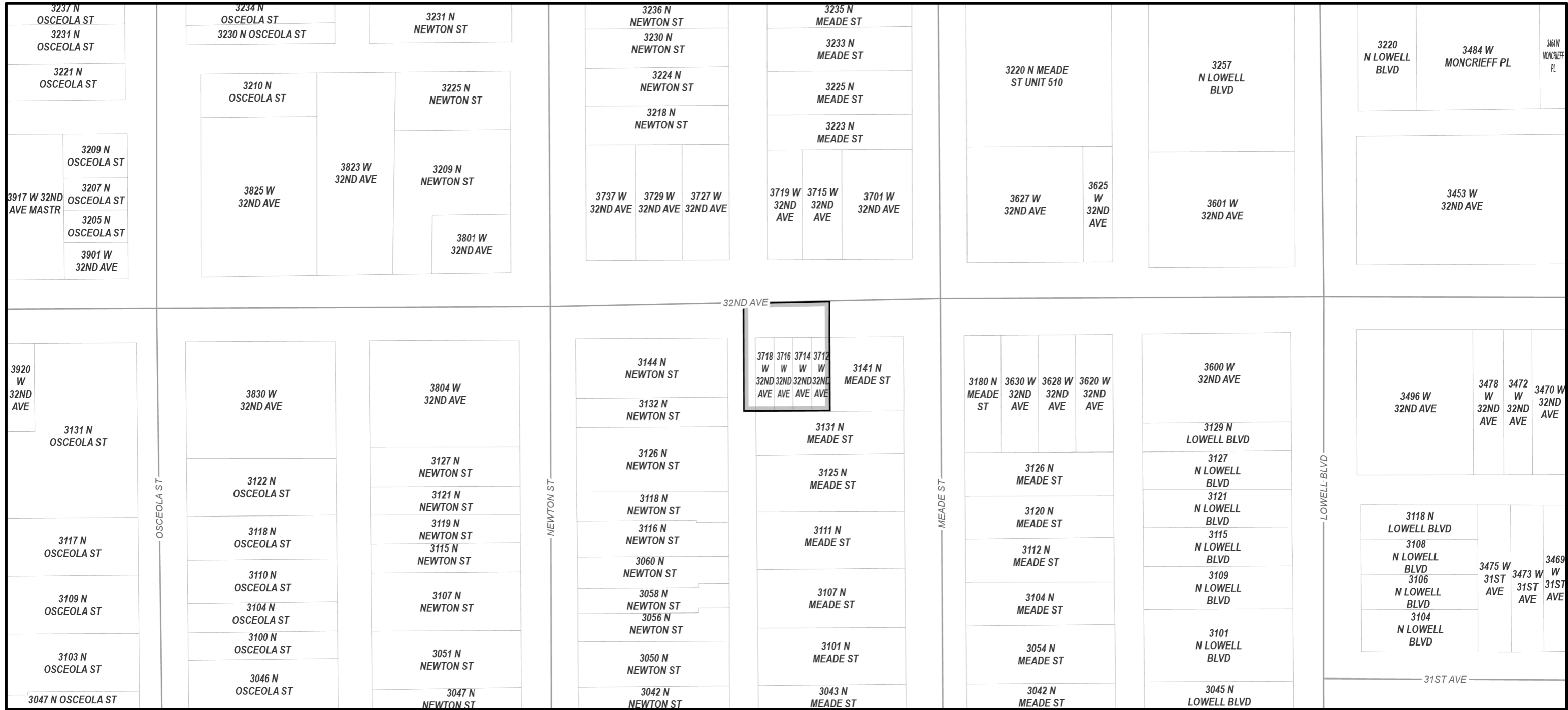
**Zoning Change**  
**3.96 acres**  
**From U-MX-2, PUD #162**  
**To U-MX-3 DO-8**

**Neighborhood**  
**West Highland**



**Zoning Change**  
**3.96 acres**  
**From U-MX-2**  
**To U-MX-3 DO-8**

**Neighborhood**  
**West Highland**



**Zoning Change**  
**3.96 acres**  
**From U-MX-2**  
**To U-MX-3 DO-8**

**Neighborhood**  
**West Highland**

SCHEDULE NUMBER	PROPERTY ADDRESS	ZONING
02301-30-040-000	3205 N OSCEOLA ST	U-MX-2
02301-30-041-000	3207 N OSCEOLA ST	U-MX-2
02301-31-039-039	3209 N NEWTON ST	U-MX-2
02301-30-042-000	3209 N OSCEOLA ST	U-MX-2
02301-31-040-040	3211 N NEWTON ST	U-MX-2
02301-31-041-041	3213 N NEWTON ST	U-MX-2
02301-31-042-042	3215 N NEWTON ST	U-MX-2
02301-31-043-043	3217 N NEWTON ST	U-MX-2
02301-31-044-044	3219 N NEWTON ST	U-MX-2
02301-31-045-045	3221 N NEWTON ST	U-MX-2
02301-31-046-046	3223 N NEWTON ST	U-MX-2
02301-32-022-000	3701 W 32ND AVE	U-MX-2
02304-02-030-000	3712 W 32ND AVE	U-MX-2
02304-02-031-000	3714 W 32ND AVE	U-MX-2
02304-02-032-000	3716 W 32ND AVE	U-MX-2
02304-02-033-000	3718 W 32ND AVE	U-MX-2
02301-31-032-000	3801 W 32ND AVE	U-MX-2
02304-03-001-000	3830 W 32ND AVE	U-MX-2
02301-30-043-000	3901 W 32ND AVE	U-MX-2
02301-30-032-032	3917 W 32ND AVE UNIT 101	U-MX-2
02301-30-033-033	3917 W 32ND AVE UNIT 201	U-MX-2
02301-30-034-034	3917 W 32ND AVE UNIT 301	U-MX-2
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02301-30-011-000	3933 W 32ND AVE	U-MX-2
02301-30-025-000	3939 W 32ND AVE	U-MX-2
02304-03-023-000	3804 W 32ND AVE	PUD 162
02293-03-001-000	3390 W 32ND AVE	U-MS-3
02293-04-056-000	3400 W 32ND AVE	U-MS-3
02293-04-014-000	3426 W 32ND AVE	U-MS-3
02293-04-053-000	3434 W 32ND AVE	U-MS-3
02293-04-010-000	3440 W 32ND AVE	U-MS-3
02293-04-009-000	3442 W 32ND AVE	U-MS-3
02293-04-057-000	3450 W 32ND AVE	U-MS-3
02292-29-040-000	3453 W 32ND AVE	U-MS-3
02293-04-007-000	3456 W 32ND AVE	U-MS-3
02293-04-006-000	3460 W 32ND AVE	U-MS-3
02293-04-005-000	3464 W 32ND AVE	U-MS-3
02293-04-004-000	3470 W 32ND AVE	U-MS-3
02293-04-058-000	3472 W 32ND AVE	U-MS-3
02293-04-060-000	3478 W 32ND AVE	U-MS-3
02293-04-059-000	3496 W 32ND AVE	U-MS-3
02304-01-031-000	3600 W 32ND AVE	U-MS-3

SCHEDULE NUMBER	PROPERTY ADDRESS	ZONING
02301-33-042-000	3601 W 32ND AVE	U-MS-3
02304-01-001-000	3620 W 32ND AVE	U-MS-3
02301-33-016-000	3625 W 32ND AVE	U-MS-3
02301-33-034-034	3627 W 32ND AVE	U-MS-3
02304-01-043-000	3628 W 32ND AVE	U-MS-3
02301-33-035-035	3629 W 32ND AVE	U-MS-3
02304-01-044-000	3630 W 32ND AVE	U-MS-3
02301-33-036-036	3631 W 32ND AVE	U-MS-3
02301-33-037-037	3633 W 32ND AVE	U-MS-3
02301-33-038-038	3641 W 32ND AVE	U-MS-3
02301-33-039-039	3210 N MEADE ST	U-MS-3
02304-01-045-000	3180 N MEADE ST	U-MS-3

## Appendix B: Support

May 30, 2025

To Whom It May Concern-

I am writing this letter regarding the Overlay District (DO-8) proposed for the West Highland neighborhood 32nd Ave. business corridor.

As an owner of commercial property within the proposed Overlay District, I think it's important to maintain the retail character of our current business district.

The vitality and community that is created through shared spaces, communal gatherings, and a sense of pride and ownership in one's neighborhood is invaluable and helps define the soul of a city. Any opportunity to protect and expand those communities must be seized.

I fully support the DO-8 proposal in order to help preserve the business district and retail corridor that makes our neighborhood a desirable place to live.

James Emerson  
3712 W. 32nd Ave.

A handwritten signature in black ink, appearing to be 'JE', written in a cursive style.

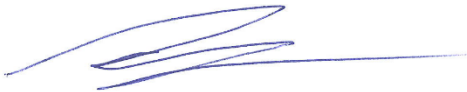
November 17, 2024

To Whom It may Concern;

My name is Grant Gingerich, and I am a current owner and operator of several pieces of commercial Real Estate along 32<sup>nd</sup> Avenue between Julian and Meade Street. It has come to my attention that Neighborhood Association's Land Use and Planning Committee is pursuing an overlay district (DO-8) for Highlands Square (32nd St between Lowell & Perry).

Being an owner of this commercial property for over 20 years as well as being a homeowner on 30<sup>th</sup> and Osceola, it is important to me that we preserve what is so unique to this area. The ability to walk to our neighborhood business district to shop, eat and drink. Not many areas of Denver have this, and the ones that do are extremely popular.

I support the application of Design Overlay 8 along 32<sup>nd</sup> St following discussions with the West Highland's Neighborhood Association Land Use & Planning Committee as I support protecting Denver's retail corridors.



Grant Gingerich  
Big Corona Llc.

**From:** [Adam Young](#)  
**To:** [Horn, Melissa A. - CC YA2245 City Council Aide](#)  
**Cc:** [Sandoval, Amanda P. - CC President Denver City Council](#); [Volpe, Gina J. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Re: Follow-Up: 32nd Ave Rezoning Town Hall  
**Date:** Tuesday, June 10, 2025 7:29:23 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

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Hello,

I own 2 units at 3917 W 32nd.

The proposed changes are okay with me as long as I do not have to change existing building.

I prefer nothing else over 3 stories be built on the street.

I do not like the way the north end of Tennyson has been redeveloped. It is very sterile. I have an office in one of the storefronts on Tennyson also.

Thank you

Adam Young



September 4, 2025

To Whom It May Concern:

As the property owner (and business operator) of 3801 W 32nd Ave, I would like to express my support for the rezoning of the West 32 nd Avenue corridor from Meade Street to Perry Street to U-MX-3, DO-8, as sponsored by Councilwoman Amanda P. Sandoval. Rezoning to three stories and applying the Active Centers and Corridors Design Overlay (DO-8) will help ensure that future development reflects and supports the vibrant, walkable commercial character of Highland Square, a corridor that attracts visitors from across the Denver metro area.

Since the 2010 update to the Denver Zoning Code, former streetcar corridors like West 32nd Avenue have seen small, independent businesses displaced. In many cases, this happened not because the businesses failed, but because properties were sold and redeveloped without any ground floor commercial space. These changes gradually removed the neighborhood retail that helped define the character of these areas, and limited future opportunities for local businesses to return. We are passionate about this not happening in our vibrant neighborhood!

Rezoning to three stories and applying the DO-8 overlay now, before more redevelopment occurs, is a proactive step toward preserving and strengthening the commercial character of the West 32nd Avenue corridor. It will ensure that new development includes active ground floor space that supports a walkable and thriving West Highland neighborhood. Therefore, I respectfully request your support for rezoning West 32 nd Avenue from Meade Street to Perry Street to U-MX-3, DO-8 to protect the unique character and economic vitality of our community.

Thank you for your consideration of this letter.

Sincerely,

Andrea West  
Owner, Fire on the Mountain Buffalo Wings

3801 W. 32<sup>nd</sup> Avenue  
Denver, CO 80211

300 S. Logan St, Ste 102  
Denver, CO 80209

(303) 480-9464 | [FOTMDenver.com](http://FOTMDenver.com)

**From:** [Marshall Vanderburg](#)  
**To:** [Horn, Melissa A. - CC YA2245 City Council Aide](#)  
**Cc:** [Andrea West - Sandoval, Amanda P. - CC President Denver City Council](#); [Volpe, Gina J. - CC YA2246 City Council Aide Senior](#); [LUP@westhighlandneighborhood.org](mailto:LUP@westhighlandneighborhood.org)  
**Subject:** Re: [EXTERNAL] Councilwoman Sandoval Community meeting 8/1 re possible zoning changes in West Highlands  
**Date:** Wednesday, July 31, 2024 7:27:21 AM

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Good morning Melissa,

I appreciate you keeping me in the loop, and apologize for not participating in this effort. I spend most of my time these days on the western slope, and unfortunately don't have the time to assist. And aside from forwarding the Town Hall information to my tenant, I don't have connections with local property owners or businesses. I'm supportive of this effort and plan to monitor from afar.

**Marshall Vanderburg**  
(720) 934-0134

[www.wineencore.com](http://www.wineencore.com)

On Jul 30, 2024, at 12:30 PM, Horn, Melissa A. - CC YA2245 City Council Aide wrote:

Hello Andrea & Marshall,

The second community Town Hall is this **Thursday, August 1 at 6:00 pm** on Zoom. We ask that you continue your outreach efforts to make property owners aware of our meeting and ask them to register to attend through the following link: [https://denvergov-org.zoom.us/webinar/register/WN\\_QYaok2xhTEiyb4bd\\_eiddg](https://denvergov-org.zoom.us/webinar/register/WN_QYaok2xhTEiyb4bd_eiddg)

Thank you again for your assistance in reaching the property and business owners in your circles. If you have any questions or need assistance from our office, please let us know. See you Thursday!

Melissa

---

**From:** Horn, Melissa A. - CC YA2245 City Council Aide

**Sent:** Thursday, July 11, 2024 11:37 AM

**To:** Andrea West <[andrea@fotmdenver.com](mailto:andrea@fotmdenver.com)>; [j.marshall.vanderburg@gmail.com](mailto:j.marshall.vanderburg@gmail.com)

**Cc:** Sandoval, Amanda P. - CC Member District 1 Denver City Council <[Amanda.Sandoval@denvergov.org](mailto:Amanda.Sandoval@denvergov.org)>; Volpe, Gina J. - CC YA2246 City Council Aide Senior <[Gina.Volpe@denvergov.org](mailto:Gina.Volpe@denvergov.org)>; [LUP@westhighlandneighborhood.org](mailto:LUP@westhighlandneighborhood.org)

**Subject:** RE: [EXTERNAL] Councilwoman Sandoval Community meeting 8/1 re possible zoning changes in West Highlands

Hello Andrea & Marshall,

Our office has made substantial progress on contacting property owners, especially those registered under LLCs or through land use attorneys.

This morning we also mailed a flyer for the August 1<sup>st</sup> meeting to each unique mailing address.

Thank you both for your partnership on this effort. Andrea, your below email to the property owners was great! Please continue your outreach efforts to make property owners aware of our upcoming meeting. If there are ways for our office to assist you, please let us know.

Melissa

**Melissa Horn | Council Aide**

Office of Councilwoman Amanda P. Sandoval  
Council District 1, NW Denver  
(720) 337-7704 | 1810 Platte St. Denver

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**From:** [Eric Rymarz](#)  
**To:** [Hom, Melissa A. - CC YA2245 City Council Aide](#)  
**Subject:** [EXTERNAL] Fwd:  
**Date:** Monday, February 24, 2025 4:21:40 PM

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FYI

----- Forwarded message -----

**From:** **Robert Nostrand** <[robert@rdnrealestate.com](mailto:robert@rdnrealestate.com)>  
**Date:** Mon, Feb 24, 2025 at 2:47 PM  
**Subject:**  
**To:** Eric Rymarz <[eric.rymarz@urban-villages.com](mailto:eric.rymarz@urban-villages.com)>

I am in support of the overlay zoning and It is a good thing compared what what they did in Cherry Creek You have our support on this  
Sent from my iPhone

--

**Eric Rymarz**  
Director of Development  
Project Management & Construction

**URBAN VILLAGES**

P: 303.586.9778 C: 847.636.2267  
1555 Blake Street, Fourth Floor | Denver, CO 80202  
[urban-villages.com](http://urban-villages.com) | [LinkedIn](#) | [Twitter](#) | [Google+](#) | [Facebook](#)

Dear Councilwoman Sandoval,

As a property owner on 32nd Street, I'm writing to express my strong support for the proposed Highland Square Overlay. I appreciate the intention behind this effort to preserve the commercial character of W. 32nd Avenue and ensure that future development includes ground-floor retail or commercial space.

Our neighborhood's walkability, small business presence, and unique charm are a big part of why we chose to invest here. I believe maintaining an active commercial corridor is essential—not only for the vitality of local businesses but for the overall fabric of the Highland community.

I support the proposed overlay and hope it moves forward with strong community backing.

Sincerely,

Shane & Megan Jenkins

Property Owners, 32nd Street

**From:** Stacie Staub <stacie@westandmainhomes.com>  
**Sent:** Friday, February 28, 2025 5:59 AM  
**To:** District 1 Comments <District1@denvergov.org>  
**Subject:** [EXTERNAL] Re: Proposed Changes to 32nd Avenue

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To Whom It May Concern:

My name is Stacie Staub with West + Main Homes, and I am the current business operator and co-owner of the mixed-use property located at 3450 W. 32nd Ave in the West Highlands neighborhood. It has come to my attention that Councilwoman Amanda Sandoval and the local Registered Neighborhood Organization (the West Highlands Neighborhood Association (WHNA)) supports an "Active Centers and Corridors Design Overlay District (DO-8) for Highlands Square with the intent to promote activity on the street and sidewalk and encourage a vibrant urban environment with ground floor uses accessible to the public.

I was provided information about the Design Overlay by a volunteer member of the WHNA Land Use and Planning Committee.

Being a business owner that relies on ground floor visibility and active foot traffic, I cannot understate the importance of preserving a vibrant and walkable area with offerings to shop, eat, drink, play, and run everyday errands. Few pockets in Denver have this, and the ones that do (including West Highlands) are extremely popular, which is great for property owners, business operators, and residents alike.

I support the application of Design Overlay 8 along 32nd St, as I support protecting Denver's vibrant retail corridors.

Thank you for your attention and consideration, and please do let me know if I can be of assistance.

Stacie



**Stacie Staub**

CEO | West + Main Homes

[stacie@westandmainhomes.com](mailto:stacie@westandmainhomes.com) | [westandmainhomes.com](http://westandmainhomes.com)

[720-299-6635](tel:720-299-6635)



July 9, 2025

The Honorable Amanda P. Sandoval  
Councilwoman District 1  
City and County of Denver  
Via email to: [amanda.sandoval@denvergov.org](mailto:amanda.sandoval@denvergov.org)

Councilwoman Sandoval;

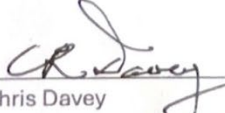
Highland United Methodist Church (HUMC) is the owner of a property at 3830 West 32<sup>nd</sup> Avenue (the "Garage"). In addition to our substantial physical presence, HUMC has a deep community interest in the Highlands neighborhood, hosting meetings and events at the Garage and actively participating in community events, including the Street Fair and the Harvest Festival. We also maintain cooperative relationships with the Highland Merchants Association, the West Highlands Neighborhood Association and the special districts in the West 32<sup>nd</sup> corridor.

As you may recall, we hosted a Town Hall on February 25, 2025 to learn about your proposal to proactively preserve the commercial character of West 32<sup>nd</sup> Avenue through the application of an "Active Centers and Corridors Design Overlay (DO-8)."

We feel West Highlands is one of the jewels of North Denver and Council District 1. Its mixed-use storefront character allows "Highlands Square" to function as a local downtown, anchoring this neighborhood's residential blocks and providing a walkable, vibrant core that supports a high quality of life. But, as housing demand continues to grow and drive residential prices ever higher, there is potential for future redevelopment to maximize residential square footage at the expense of the mixed-use storefront character we all cherish.

After careful consideration by our Leadership Team and ministerial staff, we are writing to express HUMC's support for the proposed Active Centers and Corridors Design Overlay (DO-8). Please feel free to share this letter of support with City Council and staff as you see appropriate. And thank you for your leadership.

Sincerely,

  
Chris Davey  
Chair, Trustees, HUMC

  
Jim Charlier  
Chair, Leadership Team, HUMC

October 16, 2025

Dear Councilwoman Amanda P. Sandoval and To Whom It May Concern,

The Reish family has proudly owned the Landmark Building at 32<sup>nd</sup> and Lowell since 1978. For nearly five decades, we have worked to make Highland Square a vibrant, safe and welcoming community. Our family helped establish the Highland Merchant Association, the 32<sup>nd</sup> and Lowell Maintenance District and annual Highlands Street Fair. We remain deeply committed to supporting and improving the neighborhood for both residents and businesses for generations to come.

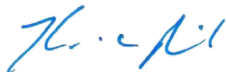
Highland Square's commercial businesses are central to the character and vitality of West Highland. We believe that collaboration between residents and business owners is essential. Unfortunately, several initiatives over the past 15 years—including the 2012 Proposed Historic Overlay, the Lowell Church Redevelopment, and NW Area Parking Permit Restrictions—have negatively impacted small businesses and caused division within the community. It is disheartening to recall the turmoil and frustration these events caused.

Looking ahead, we support your proposal to rezone Highland Square with the “Active Centers and Corridors Design Overlay” (DO-8) as a positive step forward. However, we are concerned that this proposal may inadvertently create new challenges for local businesses. We respectfully recommend that, alongside your proposal, the following initiatives be considered:

1. Amend the NW Area Parking policy to allow greater street-parking access for visitors and apartment residents.
2. Increase zoning density to encourage investment and accommodate more residents and businesses.
3. Implement additional crosswalks, stop signs, and traffic-calming measures to enhance pedestrian safety and create a more village-like atmosphere.

We look forward to working with you to continue improving Highland Square—honoring its history while embracing its future potential.

Sincerely,



Kevin Reish

Landmark Building, LLC

[www.landmarkbuilding.com](http://www.landmarkbuilding.com)

October 29, 2025

To Whom It May Concern:

As a business owner in Highland Square, I am writing in support of the proposed rezoning of West 32<sup>nd</sup> Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

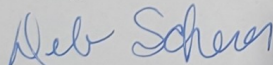
The proposed rezoning is a proactive step to preserve and strengthen the West 32<sup>nd</sup> Avenue corridor before redevelopment occurs. Current zoning allows new development in the Main Street (MS) and Mixed Use (MX) districts to be entirely residential. This pattern has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors, reducing the vibrancy and appeal of those areas. Once retail spaces are lost, the character of the area can be permanently and negatively changed.

Highland Square is the heart of the West Highland neighborhood and one of Denver's most walkable commercial districts where neighbors gather and visitors come to shop, dine, and stroll. The loss of businesses in a commercial district like ours can set off a chain reaction that harms both the local economy and the community. It can lead to additional vacancies as foot traffic and consumer spending declines, placing financial strain on nearby businesses and sometimes forcing them to close. Over time, property values and tax revenue decline, funding for public services is reduced, and the neighborhood's unique character is eroded.

By increasing the allowed height from two to three stories between Meade and Perry Streets and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian to Perry Streets, this proposal will help ensure that future development includes active ground-floor uses, pedestrian-friendly design, and transparent storefronts. These requirements are critical to maintaining the lively, walkable commercial character that allows businesses like mine to succeed and keep Highland Square a thriving part of the community.

The charm, history, and economic vitality of West 32<sup>nd</sup> Avenue deserve protection. I respectfully urge you to support this rezoning to prevent the decline that can follow the loss of commercial spaces and to ensure that Highland Square remains a vibrant and welcoming destination for neighbors, visitors, and businesses.

Sincerely,



Deb Scherer  
Boutique La Voga

October 27, 2025

To Whom It May Concern:

As the property owner of Den-High, LLC, I would like to express my support for the rezoning of the West 32<sup>nd</sup> Avenue corridor to apply the Active Centers and Corridors Design Overlay (DO-8), as sponsored by Councilwoman Amanda P. Sandoval. This overlay will help ensure that future development reflects and supports the vibrant, walkable commercial character of Highland Square, a corridor that attracts visitors from across the Denver metro area.

Since the 2010 update to the Denver Zoning Code, former streetcar corridors like West 32<sup>nd</sup> Avenue have seen small, independent businesses displaced. In many cases, this happened not because the businesses failed, but because properties were sold and redeveloped without any ground floor commercial space. These changes gradually removed the neighborhood retail that helped define the character of these areas, and limited future opportunities for local businesses to return.

Applying the DO-8 overlay now, before more redevelopment occurs, is a proactive step toward preserving and strengthening the commercial character of the West 32<sup>nd</sup> Avenue corridor. It will ensure that new development includes active ground floor space that supports a walkable and thriving West Highland neighborhood. Therefore, I respectfully request your support for this rezoning to apply the DO-8 overlay along West 32<sup>nd</sup> Avenue and protect the unique character and economic vitality of our community.

Sincerely,

DocuSigned by:  
  
116F6B4DBCC6E45A  
Robert D. Nostrand  
Manager

November 24, 2025

To Whom It May Concern:

As property owners of 3633 W. 32nd Avenue, we express our support for the application of the Design Overlay (DO-8) for rezoning the West 32nd. Avenue corridor. This will help insure that the area remains walkable and desirable.

Keeping commercial spaces on the ground floor will help protect small businesses from displacement, and preserve the character of the neighborhood.

Approval of the DO-8 overlay can ensure ground floor space and will continue the walkability of the neighborhood. Therefore, we support Councilwoman Amanda Sandoval for her sponsorship of this rezoning effort.

Steve and Celia Brehm



October 28, 2025

**Re: Support for Rezoning of West 32nd Avenue between Julian Street and Perry Street**

Dear Councilwoman Sandoval and Members of City Council,

As a local Denver architecture firm based in the Highland neighborhood, Zaga Design Group is writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street. Our team has worked extensively on projects within the Design Overlay (DO-8) district and understands firsthand how thoughtful zoning and design standards can help maintain the character and vitality of Denver's historic main streets.

The proposed rezoning represents a proactive and balanced approach to preserving and strengthening the West 32nd Avenue corridor before redevelopment pressures alter its character. Current zoning allows new projects within the Main Street (MS) and Mixed Use (MX) districts to be entirely residential, an approach that, over time, can erode the neighborhood-serving retail and pedestrian activity that make corridors like Highland Square so unique. Once active ground-floor uses are lost, they are rarely replaced, and the social and economic heart of the community begins to fade.

Highland Square has long been a cornerstone of the West Highland neighborhood, a walkable, mixed-use district where residents and visitors alike come to gather, shop, and connect. Maintaining active street frontages and transparent, human-scaled storefronts is essential to sustaining that sense of place. We've seen the positive impact that DO-8 design standards can have in encouraging this type of context-sensitive development that enhances rather than replaces the existing urban fabric. By modestly increasing height allowances from two to three stories between Meade and Perry Streets, and by extending the DO-8 overlay from Julian to Perry, the proposed rezoning encourages the type of mixed-use development that supports both neighborhood livability and long-term economic health. It helps ensure that future infill projects contribute to a lively streetscape, pedestrian-oriented design, and a balanced mix of uses—qualities that define successful urban corridors throughout Denver.

We believe this proposal is a thoughtful step toward maintaining the historic charm, local character, and economic vitality of Highland Square. Zaga Design Group strongly supports this rezoning and urges its adoption to preserve the neighborhood's identity while guiding responsible and sustainable growth for the future.

Sincerely,

Sandra Thompson  
Zaga Design Group, Inc.

## **Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development**

---

**From:** Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development  
**Sent:** Wednesday, October 29, 2025 9:41 AM  
**To:** Jeremy Forbes  
**Subject:** RE: [EXTERNAL] 32nd Street Rezoning

Hi Jeremy,

Thanks for reaching out! Councilmember Sandoval, the council person for this area, is requesting this rezoning. The zoning change you have there is a little incorrect (we have since fixed it on our email), it's from U-MX-2, U-MS-3 and PUD 162 to U-MX-3, DO-8 and U-MS-3, DO-8. U-MX-3 and U-MS-3 are both three story districts that allow for a mix of uses like commercial, retail, office, and residential. The DO-8 is the Active Centers and Corridors Design Overlay. This requires a portion of the ground floor to have nonresidential active uses (restaurant, retail, office, etc.). It also does not allow the drive thru building forms. Under the current zone districts, someone could redevelop the properties into an apartment complex, but under this proposal, any new development would require commercial uses on the first floor.

The goal of this rezoning is to maintain this area as a commercial main street. Additionally, I will note that the properties in the Historic District along the corridor are not included in the rezoning, and any changes to those must be reviewed by our Landmark team.

Please let me know if you have any additional questions.

Best,  
Libbie



**DENVER**  
THE MILE HIGH CITY

Libbie Glick, AICP | Senior City Planner  
Community Planning and Development | City and County of  
Denver

[Pronouns](#) | she/her/hers

phone: (720) 865-3267 / [Libbie.Glick@denvergov.org](mailto:Libbie.Glick@denvergov.org)

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**From:** Jeremy Forbes <forbes.jeremy@gmail.com>  
**Sent:** Tuesday, October 28, 2025 8:02 PM  
**To:** Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development <Libbie.Glick@denvergov.org>  
**Subject:** [EXTERNAL] 32nd Street Rezoning

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Hi Libbie -

I live in the neighborhood and would like to know more about what the change from/to means.

- **Zoning change** from U-MX-2, U-MS-3, PUD 162 to U-MX-2 DO-8, U-MS-3 DO-8

Who requesting this and what are they proposing? We have a wonderful neighborhood and don't want to see the historic buildings impacted or the fabric of the neighborhood ruined by corporate investment. I am all for progress but not on the back of our collective community history. Thank you.

Regards,  
Jeremy

Sent from my iPhone

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**From:** [Jeff S](#)  
**Sent on:** Monday, October 27, 2025 12:37:40 PM  
**To:** [Horn Melissa A. City Council Aide CC YA2245](#)  
**CC:** [Eric Rymarz](#); [lup@westhighlandneighborhood.org](mailto:lup@westhighlandneighborhood.org)  
**Subject:** [EXTERNAL] Re: Request for Rezoning Letter of Support  
**Attachments:** image001.png (3.83 KB), image002.png (29.92 KB), image003.png (362 Bytes), U-MX-2 Letter of Support.docx (21.19 KB)

Hi Melissa,

Until the city of Denver does something to fix the parking debacle, I will not support rezoning. As it currently stands, the city has taken my parking from 4-5 street parking spaces, which I was grandfathered, to zero. Right now, at any point in time, I had 1-2 cars parked illegally all because Denver decided that mixed use commercial properties weren't eligible for parking permits.

I would like to see the city permanently address this issue, and then I might reconsider whether or not you support the rezoning.

Best regards,  
Jeff

720-818-0595

Sent from my iPhone

On Oct 27, 2025, at 1:13 PM, Horn, Melissa A. - CC YA2245 City Council Aide <Melissa.Horn@denvergov.org> wrote:

Hi Jeff,

Just putting this to the top of your inbox. Would you be willing to submit a letter of support for the rezoning?

If you have any questions or concerns, I am happy to schedule time to discuss this by phone, online, or in person.

Best,  
Melissa

---

**From:** Horn, Melissa A. - CC YA2245 City Council Aide  
**Sent:** Tuesday, September 23, 2025 3:48 PM  
**To:** Jeff S <jeffschitter@hotmail.com>  
**Cc:** Eric Rymarz <eric.rymarz@urban-villages.com>; [lup@westhighlandneighborhood.org](mailto:lup@westhighlandneighborhood.org)  
**Subject:** Request for Rezoning Letter of Support

Hello Jeff,

We are excited to announce that Councilwoman Sandoval is moving forward with the proposal to rezone West 32<sup>nd</sup> Avenue to preserve its commercial character. To help strengthen the application, we would greatly appreciate it if you could provide a letter of support.

For your convenience, I have attached a template you are welcome to use or modify.

Please let me know if you have any questions or need additional information.

Best,  
Melissa

September 12, 2025

To Whom It May Concern:

As the property owner of 3701 West 32<sup>nd</sup> Avenue, I would like to express my support for the rezoning of the West 32<sup>nd</sup> Avenue corridor from Meade Street to Perry Street to U-MX-3, DO-8, as sponsored by Councilwoman Amanda P. Sandoval. Rezoning to three stories and applying the Active Centers and Corridors Design Overlay (DO-8) will help ensure that future development reflects and supports the vibrant, walkable commercial character of Highland Square, a corridor that attracts visitors from across the Denver metro area.

Since the 2010 update to the Denver Zoning Code, former streetcar corridors like West 32<sup>nd</sup> Avenue have seen small, independent businesses displaced. In many cases, this happened not because the businesses failed, but because properties were sold and redeveloped without any ground floor commercial space. These changes gradually removed the neighborhood retail that helped define the character of these areas, and limited future opportunities for local businesses to return.

Rezoning to three stories and applying the DO-8 overlay now, before more redevelopment occurs, is a proactive step toward preserving and strengthening the commercial character of the West 32<sup>nd</sup> Avenue corridor. It will ensure that new development includes active ground floor space that supports a walkable and thriving West Highland neighborhood. Therefore, I respectfully request your support for rezoning West 32<sup>nd</sup> Avenue from Meade Street to Perry Street to U-MX-3, DO-8 to protect the unique character and economic vitality of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shawn Manzanares', with a long, sweeping horizontal stroke extending to the right.

Shawn Manzanares  
Highlands Cork & Café  
3701 West 32nd Avenue  
Denver, CO 80211

# William M. Hare

3715 W 32<sup>nd</sup> Ave  
Denver, CO 80211

February 5, 2026

To Whom It May Concern:

As residents of the West Highland neighborhood, and property owners directly affected by the proposed rezoning, my wife and I are writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

Highland Square is the heart of our neighborhood and one of Denver's most walkable commercial districts. West 32nd Avenue is a tree-lined street with small businesses and inviting storefronts that create a true main street experience where neighbors gather and visitors come to shop, dine, and stroll.

The proposed rezoning is a proactive step to preserve and strengthen this special corridor before redevelopment occurs. Under Denver current zoning, new development in the MainStreet (MS) and Mixed Use (MX) districts can be entirely residential. This has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors.

By increasing the allowed height from two to three stories between Meade Street and Perry Street and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian Street to Perry Street, this proposal ensures that future development includes active ground-floor uses, transparent storefronts, and pedestrian-friendly design. These elements are essential to maintaining walkability, vibrancy, and commercial character that make Highland Square such a valuable place for the community.

The charm, history, and economic vitality of West 32nd Avenue deserve protection. We respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Best regards,

William Hare  
VP West Highlands Neighborhood Association

February 18, 2026

To Whom It May Concern:

As a resident of the West Highland neighborhood and frequent visitor to Highland Square, I am writing in support of the proposed rezoning of West 32<sup>nd</sup> Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

Highland Square is the heart of our neighborhood and one of Denver's most walkable commercial districts. West 32<sup>nd</sup> Avenue is a tree-lined street with small businesses and inviting storefronts that create a true "main street" experience where neighbors gather and visitors come to shop, dine, and stroll.

The proposed rezoning is a proactive step to preserve and strengthen this special corridor before redevelopment occurs. Under Denver's current zoning, new development in the Main Street (MS) and Mixed Use (MX) districts can be entirely residential. This has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors. By increasing the allowed height from two to three stories between Meade Street and Perry Street and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian Street to Perry Street, this proposal ensures that future development includes active ground-floor uses, transparent storefronts, and pedestrian-friendly design. These elements are essential to maintaining the walkability, vibrancy, and commercial character that make Highland Square such a valuable place for the community.

The charm, history, and economic vitality of West 32<sup>nd</sup> Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,

*Emily Tucker*

Emily Tucker  
3504 Newton Street Denver, CO 80211

February 16, 2026

To Whom It May Concern:

As the property owner of 3930-40 W. 32<sup>nd</sup> Ave, I would like to express my support for the rezoning of the West 32<sup>nd</sup> Avenue corridor from Meade Street to Perry Street to U-MX-3, DO-8, as sponsored by Councilwoman Amanda P. Sandoval. Rezoning to three stories and applying the Active Centers and Corridors Design Overlay (DO-8) will help ensure that future development reflects and supports the vibrant, walkable commercial character of Highland Square, a corridor that attracts visitors from across the Denver metro area.

Since the 2010 update to the Denver Zoning Code, former streetcar corridors like West 32<sup>nd</sup> Avenue have seen small, independent businesses displaced. In many cases, this happened not because the businesses failed, but because properties were sold and redeveloped without any ground floor commercial space. These changes gradually removed the neighborhood retail that helped define the character of these areas, and limited future opportunities for local businesses to return.

Rezoning to three stories and applying the DO-8 overlay now, before more redevelopment occurs, is a proactive step toward preserving and strengthening the commercial character of the West 32<sup>nd</sup> Avenue corridor. It will ensure that new development includes active ground floor space that supports a walkable and thriving West Highland neighborhood. Therefore, I respectfully request your support for rezoning West 32<sup>nd</sup> Avenue from Meade Street to Perry Street to U-MX-3, DO-8 to protect the unique character and economic vitality of our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cliff Bautsch".

**Cliff Bautsch**  
**Bautsch Management, LLC**

Date: February 4, 2026

To Whom It May Concern:

As a resident of the West Highland neighborhood and frequent visitor to Highland Square, I am writing in support of the proposed rezoning of West 32<sup>nd</sup> Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

Highland Square is the heart of our neighborhood and one of Denver's most walkable commercial districts. West 32<sup>nd</sup> Avenue is a tree-lined street with small businesses and inviting storefronts that create a true "main street" experience where neighbors gather and visitors come to shop, dine, and stroll.

The proposed rezoning is a proactive step to preserve and strengthen this special corridor before redevelopment occurs. Under Denver's current zoning, new development in the Main Street (MS) and Mixed Use (MX) districts can be entirely residential. This has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors. By increasing the allowed height from two to three stories between Meade Street and Perry Street and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian Street to Perry Street, this proposal ensures that future development includes active ground-floor uses, transparent storefronts, and pedestrian-friendly design. These elements are essential to maintaining the walkability, vibrancy, and commercial character that make Highland Square such a valuable place for the community.

The charm, history, and economic vitality of West 32<sup>nd</sup> Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,

Name: Paul Kobara, Jr.  
Address: 3311 W. 29<sup>th</sup> Ave  
Denver 80211

**West Highland Neighborhood Association (WHNA)**  
**www.westhighlandna.org**

September 10, 2025

Attn: Councilwoman Amanda Sandoval  
District 1, Denver City Council

Dear Councilwoman Sandoval,

On behalf of the West Highland Neighborhood Association (WHNA), we are writing to express our strong support for the proposed zoning initiative that was formally approved by our membership on September 9, 2025, with a vote of 48 in favor and 1 opposed.

The initiative includes the following components:

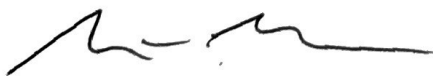
1. Adoption of Design Overlay 8 (DO-8): Apply DO-8 to the stretch of 32nd Avenue from Julian Street to Perry Street, excluding contributing structures in the Packard's Hill Historic District and structures within the period of significance in the Wolff Place Historic District.
2. Zoning Adjustment along 32nd Avenue: Rezone 32nd Avenue from Mead Street to Perry Street from U-MX-2 to U-MX-3, including the Planned Unit Development (PUD) at Newton Street and 32nd Avenue.

This initiative has been advanced by the WHNA's Land Use and Planning Committee with the goals of protecting the historic retail corridor, supporting local small businesses, and promoting a vibrant, pedestrian-friendly, and safe neighborhood environment.

We kindly request your support in advancing this initiative at City Council. The WHNA believes these changes will help sustain the unique character of our community while ensuring economic vitality and neighborhood safety.

Thank you for your consideration and for your ongoing service to District 1 and the residents of West Highland.

Sincerely,



West Highland Neighborhood Association

Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development

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From: Amy Cole <amycole@comcast.net>  
Sent: Sunday, February 22, 2026 3:57 PM  
To: Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development  
Subject: [EXTERNAL] Comment on Proposed West 32nd Avenue Rezoning

Follow Up Flag: Follow up  
Flag Status: Flagged

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Dear Ms. Glick:

Following are a few comments on the 32nd Ave proposal.

While I think there are benefits to adding the DO-8 overlay, in the event that new commercial development is proposed, I do not think that rezoning to U-MX/MS-3 is going to encourage the retention of neighborhood character nor will it retain the early 20th century commercial buildings that radiate from 32nd and Lowell.

When the city was rezoned in 2010, there was much neighborhood debate about the appropriate zoning for this corridor, particularly because there was a mix of one and two story historic commercial buildings. The decision to have MX-2 was a means to encourage their retention while allowing new 2-story infill, but not three story, which was viewed as incompatible. Removing the U-MX-2 zone will incentivize three story future development which is decidedly NOT in keeping with historic character, regardless of whether it has first floor commercial requirements.

Thanks for considering my comments.

Sincerely,  
Amy Cole  
3255 West 29th Avenue  
Denver, CO 80211