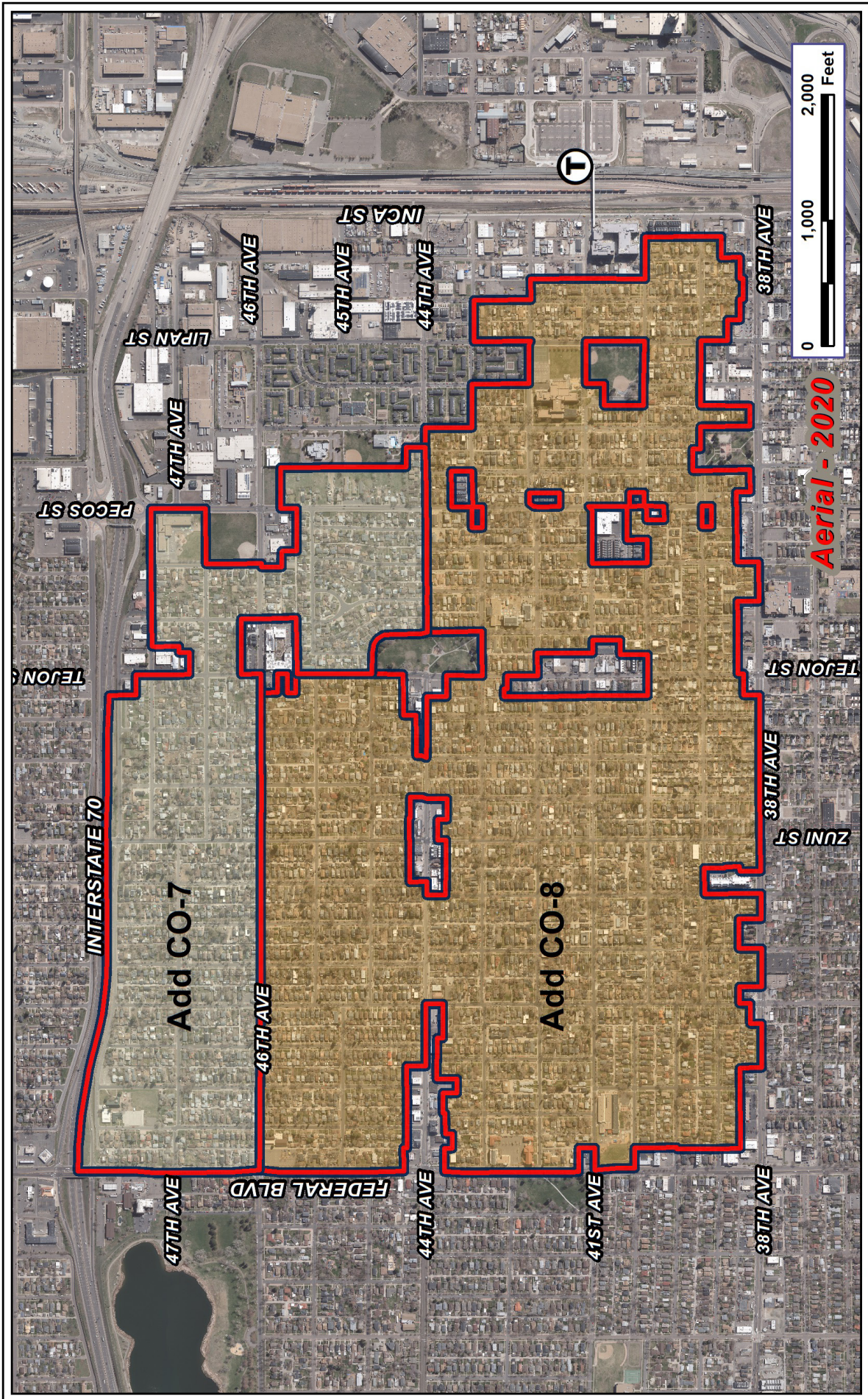


Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Councilwoman Amanda P. Sandoval Legislative Rezoning
Address		Address	1810 Platte Street
City, State, Zip		City, State, Zip	Denver, CO 80202
Telephone		Telephone	720-337-7701
Email		Email	amanda.sandoval@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Multiple properties in the Sunnyside neighborhood. See attached map and legal descriptions.		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	Approximately 651 acres		
Current Zone Districts:	U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C		
PROPOSAL			
Proposed Zone Districts:	Maintain underlying zone districts and apply the CO-7 Sunnyside Conservation Overlay and the CO-8 Sunnyside Conservation and Brick Overlay to areas designated on the Official Zone Map.		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/>	Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</i>	
	<input checked="" type="checkbox"/>	Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.	
	<input checked="" type="checkbox"/>	Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.	



Legislative Zone Map Amendment 19i-00066
DRAFT legal Description V1 10/18/2022

That the zoning classifications of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby are changed from

U-SU-C, U-SU-C1, U-TU-C to U-SU-C CO-7, U-SU-C1 CO-7, U-TU-C CO-7

BLOCK 2 HOMERS ADDITION

Block 2, Lots 1 to 48

BOULEVARD GARDENS

Block 2, Lots 1 to 48

Block 3, Lots 1 to 48

No Block Number, Lots 1 to 5

CHAFFE PARK SUBDIVISION

Block 1, Lots 1 to 27

Block 2, Lots 1 to 28

Block 3, Lots 1 to 5

Block 4, Lots 1 to 28

Block 5, Lots 1 to 28

Block 6, Lots 1 to 14

DECKER'S SUBDIVISION

Block 16, Lots 1 to 9

FINCH AND IVES ADDITION

Block 1, Lots 1 to 48

HARTZELL RESUBDIVISION OF LOTS 1 AND 2, BLOCK 17, NORTH HIGHLANDS

Block 17, Lots 1 to 8

HOMERS ADDITION

Block 1, Lots 1 to 48

KAISERS ADDITION

Block 1, Lots 1 to 47

LOSASSO ADDITION

All of Block 1

NORTH BOULEVARD HEIGHTS

Block 1, Lots 7 to 42

Block 2, Lots 7 to 42

Block 3, Lots 7 to 42

Block 4, Lots 5 to 43

Block 5, Lots 2 to 46

NORTH HIGHLANDS

Block 4, Lot 3 and the South 100' of the East 120', and the East 50' of the West 50' of Lot 4

Block 5, Lots 3 to 4

Block 6, Lots 3 to 4

Block 7, Lots 1 to 38

Block 8, Lots 1 to 38

Block 9, Lots 1 to 38

Block 10, Lot 1, the South 100' of the West 136.92', and the East 50' of Lot 3, and Lot 4

Block 11, Lots 1 to 4

Block 12, Lots 1 to 4

Block 14, Lots 1 to 4

Block 15, Lots 1 and 2, and the North 60' of Lots 3 and 4

Block 16, Lots 3 and 4

Block 17, Lots 3 and 4

Block 18, Lots 1 to 4

Block 22, Adjacent to Block 1, Lot 7 Chaffee Park Sub (4560 N. Tejon St.

Block 23, Lots 1 to 27

Block 24, Lots 5 to 7

SUNNYSIDE ACRES

No Block Number, the West 155' of Lot 21, and Lots 32 to 40

TERRE BONNE BLOCK 1 AND 2, PLAT OF

Block 1, Lots 1 to 22

Block 2, Lots 1 to 9

The Unplatted Parcels by Street and Address:**W. 46th Ave.**

2505

W. 47th Ave.

2801, 2837, 2895

N. Alcott St.

4609, 4621, 4625, 4639, 4645, 4651, 4657, 4665, 4675, 4685, 4695

N. Beach Ct.

4600, 4610, 4620, 4630, 4636, 4640, 4650, 4660, 4670, 4676, 4680, 4690

N. Eliot St.

4722, 4726, 4732, 4742, 4752, 4780

N. Elm Ct.

4705, 4715, 4721, 4725, 4735, 4745, 4755, 4771

TOGETHER WITH

All Vacated Street or Alley Rights of Way lying adjacent to described areas.

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

That the zoning classifications of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby are changed from

U-SU-B1, U-SU-C, U-SU-C1, U-TU-C to U-SU-B1 CO-8, U-SU-C CO-8, U-SU-C1 CO-8, U-TU-C CO-8

A RESUBDIVISION (OF BLOCK 2 SUNNYSIDE)

Block 2 , Lots 1 to 40

A SUBDIVISION OF LOTS 1 AND 2 AND A PART OF 4 BLOCK 8 SUNNYSIDE ADDITION TO THE CITY OF DENVER

All Lots in Subdivision

Anderson's Subdivision of Lots 1 and 4 in Block 26 Perrin's Addition

Block 26 , Lots 1 to 17, and the East 8 1/2' of Lot 18

BARENSCHEER RE-SUBDIVISION OF SOUTH 141 FEET OF BLOCK 30 NORTH HIGHLANDS

Block 30 , Lots 9 to 13

BARENSCHEER RE-SUBDIVISION OF WEST 125 FEET OF BLOCK 30 NORTH HIGHLANDS

Block 30 , Lots 1 to 8

Bill Bros Addition

Block 1 , Lots 1 to 46

Block 2 , Lots 1 to 46

Block 3, Hawthorne Place

Block 3 , Lots 12 to 45

Boulevard Heights 2nd Filing being a Resubdivision of Blocks 9, 16, 17, and 18 of Perrin's Subdivision

Block 9 , Lots 1 to 38

Block 16 , Lots 1 to 38

Block 17 , Lots 1 to 38

Block 18 , Lots 1 to 11, and Lots 16 to 38

Boulevard Heights Being a Subdivision of Blocks 7 and 8 Perrin's Subdivision

Block 7 , Lots 1 to 38

Block 8 , Lots 1 to 38

Cable Heights

Block 1 , Lots 16 to 30

Block 2 , Lots 1 to 30

Block 3 , Lots 1 to 20

CARLSON HILL ADDITION

Block 1 , Lots 1 to 48

Block 2 , Lots 1 to 48

Central Subdivision of Lots 2, 3 and 4 Block 21 NORTH HIGHLANDS

Block 28 , Lots 1 to 9, and Lots 17 to 24

CLOUGH ADDITION

Block 1 , Lots 1 to 19, and Lots 31 to 49

Block 2 , Lots 1 to 19, and Lots 31 to 49

Block 3 , Lots 1 to 19

DAVIS'S SUBDIVISION OF SOUTH 1/2 OF BLOCK 5 OF SUNNY SIDE ADDITION TO DENVER

All Lots in Subdivision

Doss Brothers Resubdivision of part of block 28 NORTH HIGHLANDS

Block 28 , Lots 1 to 33

Downing's Addition to North Denver

Block 1 , Lots 3 to 10, and Lots 21 to 28

Block 2 , Lots 3 to 28

Block 6 , Lots 1 to 30

Block 7 , Lots 1 to 30

Block 8 , Lots 1 to 30

Block 9 , Lots 9 to 30

Block 10 , Lots 1 to 30

Block 11 , Lots 1 to 30

Block 12 , Lots 1 to 30

Block 14 , Lots 1 to 15, and Lots 27 to 30

Block 15 , Lots 1 to 30

Block 16 , Lots 1 to 12, and Lots 16 to 30

Block 17 , Lots 1 to 30

Block 18 , Lots 1 to 14, and Lots 16 to 30

Block 19 , Lots 1 to 30

Block 20 , Lots 1 to 30

Block 22 , Lots 1 to 14

Block 24 , Lots 1 to 9, the North 12.5 FT of Lot 10, and Lots 17 to 30

EARL M HOWLANDS ADDITION

Block 1 , Lots 1 to 30

Block 2 , Lots 1 to 14

FIRST ADDITION TO SUNNYSIDE

Block 10 , Lots 16 to 30

Block 11 , Lots 1 to 30

Block 12 , Lots 1 to 11, the North 1/2 of Lot 12, and Lots 16 to 30

Block 13 , Lots 1 to 30

Block 14 , Lots 1 to 30

Block 15 , Lots 1 to 30

Block 16 , Lots 1 to 30

Block 17 , Lots 1 to 30

Block 18 , Lots 1 to 30

HAHNS ADDITION

Block 1 , Lots 1 to 24

Block 2 , Lots 1 to 24

Hale's Resubdivision of part of Lot 4 Block 24 Perrin's Subdivision

Block 24 , Lots A, B, C, D

Hammond Resubdivision of Lots 2, 3 and 4, Block 19 Perrin's Subdivision

Block 19 , Lots 1 to 27

HANMERS ADDITION TO DENVER

Block 1 , Lots 16 to 30

Block 2 , Lots 16 to 30

Block 3 , Lots 16 to 30

Harrison's Resubdivision of Lot 1 Block 24 Perrin's Subdivision

Block 24 , Lots 1 to 9

Hawthorne Place

Block 1 , Lots 12 to 29

Hawthorne Place

Block 2 , Lots 12 to 47

HENRICHS 2ND ADDITION

Block 1 , Lots 10 to 15

Block 2 , Lots 1 to 15

Block 3 , Lots 1 to 15

HENRICHS ADDITION

Block 1 , Lots 1 to 16

Block 2 , Lots 1 to 16

Block 3 , Lots 1 to 30

Block 4 , Lots 1 to 20, and Lots 25 to 35

HOMERS 2ND ADDITION

Block 1 , Lots 1 to 48

Humphrey's Addition

Block 1 , Lots 1 to 15, the North 7.5' of Lot 17, and Lots 18 to 30

Block 2 , Lots 1 to 30

Block 3 , Lots 1 to 30

Block 5 , Lots 1 to 30

Block 6 , Lots 1 to 30

Block 7 , Lots 1 to 30

Block 8 , Lots 1 to 30

Key and Oldens Resubdivision of Block No. 6 Perrins Subdivision

Block 6 , Lots 1 to 10, the South 18.75' of Lot 11, the South 30' of Lots 15 to 18, and Lots 22 to 36

Kurtz Place

Block 1 , Lots 6 to 19, and Lots 22 to 49

Kurtz Place 2nd Filing

Block 2 , Lots 1 to 27

LAURENZANO SUBDIVISION

No Block Number, Lots 1 to 5

MANNIX ADDITION TO DENVER

Block 1 , Lots 1 to 14

Block 2 , Lots 1 to 9

McGinty's Resubdivision of Lot 2 Block 21 Perrin's Subdivision

Block 21 , Lots 1 to 10

Merriman and Hunt's Resubdivision of Block 27 Perrin's Subdivision

Block 27 , Lots 1 to 9, and Lots 27 to 38

MONTELIUS AND WALKERS RE-SUBDIVISION OF THE NORTH 1/2 OF BLOCK 5 OF SUNNY SIDE ADDITION TO DENVER

All Lots in Subdivision

MRS. E.L. WICKHAM'S SUBDIVISION OF PART OF THE SOUTH HALF OF BLOCK 4, SUNNYSIDE ADD

All Lots in Subdivision

NORTH HIGHLANDS

Block 1 , Lots 1 to 10, the North 2/3 of Lot 11, and Lots 20 to 30

Block 2 , Lots 1 to 30

Block 3 , Lots 1 to 13, and Lots 18 to 30

Block 4 , Lots 1 to 9, and Lots 22 to 30

Block 19 , Lots 1 to 18

Block 20 , Lots 1 to 18

All of Block 21 except the East 125' of the North 100'

Block 28 , Lot 3

Block 29 , Lots 1 to 4

Block 30 , Lots 1 to 4

Perrin's Subdivision

Block 4 , Lot 1 Except the North 100', the South 163' of Lot 2, and Lots 3 and 4

Block 5 , the East 125' of Lot 1, and Lots 3 and 4

Block 13 , Lots 2 to 3

Block 19 , Lot 1

Block 21 , Lot 1

Block 22 , Lot 1, and Lots 3 to 4

Block 23 , Lots 3 to 4

Block 24 , Lots 2 to 3, and the West 60' and the North 100' of the East 125' of Lot 4

Perrin's Subdivision of Lot 2 Block 5 Perrin's Subdivision

Block 5 , Lots 3 to 5

Prospect Place Subdivision in Block 25 Perrin's Addition to Denver

Block 25 , Lots 1 to 11, and Lots 16 to 19

RE-SUBDIVISION OF BLOCK 7 SUNNYSIDE ADDITION TO DENVER

Block 7 , Lots 17 to 29, and Lots 32 to 38

Resubdivision of blocks 1, 2, 3, 10, 11, 12, E. 1/2 13, W. 1/2 14, and 15 of Perrins Subdivision

Block 1 , Lots 4 to 17

Block 2 , Lots 1 to 20

Block 3 , Lots 1 to 20

Block 10 , Lots 1 to 20

Block 11 , Lots 1 to 20

Block 12 , Lots 1 to 20

Block 13 , Lots 11 to 20

Block 14 , Lots 1 to 10

Block 15 , Lots 1 to 20

Resubdivision of E. 1/2 Block 14 Perrins Addition

Block 14 , Lots 1 to 19

Resubdivision of Lot 2 Block 22 Perrin's Subdivision

Block 22 , Lots 1 to 9

Resubdivision of Lots 1 and 2 Block 23 Perrin's Addition

Block 23 , Lots 1 to 20

RE-SUBDIVISION OF LOTS 1 AND 2, BLOCK 4, SUNNY SIDE ADDITION TO DENVER

All Lots in Subdivision

Resubdivision of Lots 1&2 Block 25 Perrin's Subdivision

Block 25 , Lots 1 to 20, and Lot 22

Resubdivision of the south half Block 21 Perrin's Addition

Block 21 , Lots 1 to 21

Resubdivision of the W1/2 of Block 26 Perrin's Subdivision

Block 26 , Lots 1 to 11

ROBINSON AND ROBINSON ADDITION

Block 1 , Lots 1 to 24

SUBDIVISION OF BLOCK 6, SUNNYSIDE ADDITION TO THE CITY OF DENVER

Block 6 , All lots except the East 80' of Lots 22 to 25

SUBDIVISION OF BLOCK NINE (9), SUNNYSIDE ADDITION TO THE CITY OF DENVER

Block 9 , Lots 1 to 16, and Lots 33 to 41

SUNNYSIDE ADDITION TO THE CITY OF DENVER

Block 1 , Lot 3 Except the East 40.5' of the South 125', and the North 62' of Lot 4

Block 3 , the East 125' of Lot 1, the East 50' of Lot 3, and all of Lot 4

Block 4 , the North 50' of Lot 4

Block 8 , the East 91' 2" of the South 125' of Lot 3, and the East 38' of the South 125' of Lot 4

Sunnyside Annex

Block 1 , Lots 1 to 30

Block 2 , Lots 16 to 30

VAN CAMPS ADDITION TO DENVER

Block 1 , Lots 1 to 18

Block 2 , Lots 1 to 34

Block 3 , Lots 1 to 30

Block 4 , Lots 1 to 15

Block 5 , Lots 1 to 17, the East 78' of Lot 27, and Lots 28 to 34

Block 6 , Lots 1 to 18

VanCamp's Resubdivision of Block 20 Perrin's Subdivision

Block 20 , Lots 1 to 40

Viaduct Addition to Denver

Block 16 , Lots 1 to 30

Block 17 , Lots 1 to 30

Block 18 , Lots 1 to 15

Block 31 , Lots 1 to 15

Block 32 , Lots 1 to 30

Block 33 , Lots 1 to 30

Block 34 , Lots 1 to 30

Block 35 , Lots 1 to 15

Block 46 , Lots 1 to 5

Block 47 , Lots 1 to 12, and lots 20 to 30

Block 48 , Lots 1 to 7, and Lots 20 to 30

W.H. Andersons Subdivision

Block 1 , Lots 1 to 2, and Lots 15 to 44

Wilson's Re-Subdivision of part of Block 21 NORTH HIGHLANDS

Block 21 , Lots 10 to 16, the West 106' of Lots 24 and 25, and Lots A and B

YEAGERS SUBDIVISION

Block 1, Lots 1 to 40, and Lot A

ZIEHL AND MCLAINS ADDITION TO THE CITY OF DENVER

Blocks 1 to 11, Lots 1 to 30

Block 12 , Lots 1 to 11 and 20 to 30

The Unplatted Parcels by Street and Address:

W. 39th Ave.

2700, 2720, 2728, 2744

N. Clay St.

3855, 3865, 3867, 3871, 3875

W. Denver Pl.

2735, 2741

N. Federal Blvd.

4030, 4512, 4518

N. Vallejo St.

4223

N. Wyandot St.

4233, 4243, 4251, 4259

N. Zuni St.

4030, 4034, 4040, 4046, 4096

4232, 4238, 4240, 4242, 4250

4302, 4314, 4320, 4334, 4336, 4340, 4342

TOGETHER WITH

All Vacated Street or Alley Rights of Way lying adjacent to described areas.

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.



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

October 7th, 2022

Sarah Showalter
Director of Planning Services
Community Planning and Development
City and County of Denver
201 W. Colfax Ave.
Denver, CO 80202

Director Showalter,

I am asking that Community Planning and Development prepare a rezoning of the subject areas identified in this application to apply the CO-7 – Sunnyside Conservation Overlay and the CO-8 – Sunnyside Conservation and Brick Overlay. These overlays will ensure that the Sunnyside neighborhood retains its beloved traditional residential elements and pedestrian-friendly urbanism as it grows.

Sunnyside is one of Denver’s original neighborhoods. It contains a diverse set of architectural styles and has a unified character of modest, working-class homes with projecting front porches, pitched roofs and small footprints. Some modifications and infill have occurred over the years, but the traditional visual characteristics established at the neighborhood’s beginnings remain strongly intact.

These overlays have been community-driven from the beginning. Motivated by concerns about potential loss of character, neighborhood residents and Council District 1 studied the neighborhood’s features, evaluated potential development allowed under existing zoning and explored regulatory modifications to better ensure conservation of character. The effort included establishment of a neighborhood working group and robust outreach with the broader neighborhood. Over the past three years, the working group has carefully vetted the overlays to avoid unintended consequences and made thoughtful modifications based on feedback from the community, Planning Board, and other subject-matter experts and stakeholders.

After years of research and careful development, I am thrilled to be bringing forward these overlay rezonings and look forward to seeing them benefit the Sunnyside neighborhood.

Respectfully,

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

Councilwoman Amanda P. Sandoval
City and County of Denver Council District 1

CO-7 – Sunnyside Conservation Overlay and CO-8 – Sunnyside Conservation and Brick Overlay Application

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Housing an Inclusive Denver (2018)

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 4, Strategy C – Incentivize the reuse of existing smaller and affordable homes (p. 29).*

The CO-7 and CO-8 overlays may make the reuse, expansion, and renovation of existing smaller and affordable homes more attractive compared to demolishing and building new. When a new house is constructed, design standards and size restrictions within the overlays will ensure a smaller above ground square footage. This has the potential of making infill development less expensive than new development that would max out the square footage allowed under the current Urban House standards.

Strong and Authentic Neighborhoods

- *Goal 2, Strategy B – Establish a scalable, predictable, and adaptable approach to improve design quality across the city (p. 34).*

The CO-7 and CO-8 overlays adjust the more generic Urban House, Duplex, and Tandem House forms to produce higher quality designs that are better tuned to and compatible with traditional residential forms.

Environmentally Resilient

- *Goal 7, Strategy C – Prioritize the use of existing buildings and explore incentives to salvage or reuse materials from demolished structures (p. 54).*

Construction and demolition debris make up 20 percent of landfill waste nationally¹. Preserving a house and/or adding to it is generally more environmentally sustainable than demolishing and

¹ Jennifer Brown, “Colorado Isn’t Running out of Space for Trash, but That’s Not the Point,” The Colorado Sun (The Colorado Sun, September 17, 2018), <https://coloradosun.com/2018/09/17/where-does-colorados-trash-go/>.

building entirely new. As mentioned previously, the CO-7 and CO-8 overlays may incentivize the reuse, expansion, and renovation of existing homes compared to scraping and replacing homes.

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 four key components of *Blueprint Denver* that apply to this rezoning application:

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

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 city-wide scale. 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-SU-C, U-SU-C1, U-SU-B1, and U-TU-C are zone districts within the Urban neighborhood context that are “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.” “The building form standards, design standards and uses work together to promote desirable residential areas” and “the regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.” (DZC 5.2.2.1).

The application of the CO-7 and CO-8 overlays are consistent with the Blueprint future neighborhood context of Urban because they will promote the residential character by retaining the scale and pattern of single- and two-unit residential uses compatible with the existing residential area.

Blueprint Denver Low Residential Future Place Type

The subject site is designated within a Low Residential future place on the *Blueprint Denver* Future Places map. This place is “predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “buildings are generally up to 2.5 stories in height” (p. 214). U-SU-C, U-SU-C1, and U-SU-B1 are single unit residential districts, and U-TU-C is a two-unit residential district, which are consistent with the Low Residential future place description.

The application of the CO-7 and CO-8 overlays will not change this base zoning, and therefore is consistent with Blueprint Denver's guidance for the Low Residential Future Place Type.

In addition, modeling of the overlays show they do not block the construction of market-feasible two-unit structures. The application of CO-7 and CO-8 will only modify form standards to improve compatibility of design outcomes.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p.67). Most streets within the proposed rezoning area are classified in *Blueprint Denver* as undesignated or local streets, which are “most often characterized by residential uses [and] provide the lowest degree of through travel but the highest degree of property access” (p. 154).

The second largest street type group is the Residential type. W. 48th Ave., W. 46th Ave., N. Zuni St., N. Lipan St., and portions of N. Tejon St. are Residential Collectors. These “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 154). N. Pecos St. and Federal Boulevard are Residential Arterials, which are “designed for the highest amount of through movement and the lowest degree of property access” (p. 154).

Blueprint Denver describes residential streets as those with “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 map amendment to apply the CO-7 and CO-8 overlays is consistent with these street types as it will continue to allow low-intensity residential uses along these streets and does not modify front setback requirements.

The remaining street type designation in the subject area is in the Main Street street type. Most of W. 44th Ave. and part of N. Tejon St. are Main Street Collectors, while W. 38th Ave. is a Main Street Arterial. The Main Street street type 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.”

The proposed map amendment to apply the CO-7 and CO-8 overlays is consistent with these street types as it will not modify front setback requirements and additionally only apply to Urban House, Duplex and Tandem House building forms, and does not apply to properties that allow mixed use or commercial building forms.

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). This growth area is mostly composed of “residential areas with embedded local centers and corridors” that are planned to “take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49).

The proposed map amendment to apply the CO-7 and CO-8 overlays will continue to allow low-intensity growth as identified in *Blueprint Denver* but with design that is more compatible with

existing context. The overlays do not modify the permitted number or type of dwelling units allowed on a zone lot. The overlays additionally only apply to single and two-unit and do not prevent any future rezonings to higher intensity zone districts. As such, the proposed map amendment would maintain consistency with Blueprint Denver's Growth Strategy.

Blueprint Denver Conservation Overlay Policies

Blueprint Denver Land Use & Built Form: Design Quality & Preservation, Policy 2, Strategy B recommends “using conservation overlays in areas where the key goal is to conserve distinctive features in order to enhance and retain existing character. Although these overlays can be area-specific, they can also be used for multiple areas of the city where common conservation outcomes are desired.” The CO-7 and CO-8 overlays are designed to preserve the pattern of modest, working-class traditional residential building forms found in Sunnyside. For more data on the existing character of Sunnyside see Appendix B.

In addition, the rezoning is consistent with to **Land Use & Built Form, General, Policy 11 Strategy C**, which directs city-led rezonings to utilize “a robust and inclusive community input process.” The effort to create and apply the overlays was community-initiated and community-driven over the past three years. A public outreach process was launched in 2021 including mailers to affected property owners; an online survey with 398 responses showing majority support for the rezoning; three community town halls; and numerous communications to community members from the Sunnyside United Neighbors, Inc. and the Council District 1 office (see Appendices A and C for outreach details).

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

In total, Sunnyside scores as Average for access to opportunity, defined as access to basic goods, services, and amenities to improve quality-of-life. However, there are subtle geographic variations. The areas to the east score higher on access to Frequent or High-Capacity Transit. The proposed rezoning to U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C with the CO-7 and CO-8 overlays will not have a direct impact on access to opportunity because it does not change the baseline zoning that governs allowed uses in the area or impact access to transit.

Vulnerability to Displacement

As with Access to Opportunity, there are differences between the west and east sides of the neighborhood: the southwestern portion of Sunnyside is indicated as an area with low vulnerability to displacement, or 1 out of 3. In contrast, the northern and eastern portions of Sunnyside (north of W. 45th Ave. and east of N. Shoshone St.) score more moderate, as 2 out of 3. There is the potential for this rezoning to stabilize market pressures caused by redevelopment and, in turn, encourage continued use of existing modest, working-class, affordable housing in the more vulnerable areas, which include the U-TU-C zones. However, the proposed rezoning to apply the CO-7 and CO-8 overlays is expected to have an insignificant impact on the vulnerability to displacement.

Housing Diversity

Sunnyside is indicated as an area with moderate housing diversity. The northern portion of the neighborhood (north of W. 44th Ave.) scored slightly higher with 4 out of 5 indicators showing housing diversity. Whereas the southern portion of Sunnyside (south of W. 44th Ave.) has slightly less housing diversity with a score of 3 out of 5. The proposed application of CO-7 and CO-8 overlays will have no effect on housing diversity as they do not change the number of dwelling units nor type of building forms allowed. However, the overlays have the potential to stabilize housing costs by reducing the replacement of naturally attainable and affordable housing with larger, more expensive housing types. In addition, the conservation overlay will continue to allow existing duplexes in single unit zone districts to be rebuilt under Denver Zoning Code provisions.

Job Diversity

Sunnyside has moderate job diversity. In the southern portion of the neighborhood (south of W. 44th Ave.) there is more emphasis on retail jobs. In contrast, the northeast area of Sunnyside (north of W. 44th Ave. and east of N. Zuni St.) has a greater emphasis on manufacturing. The proposed rezoning to apply the CO-7 and CO-8 overlays does not change the existing single and two-unit residential zoning to allow additional uses that would create additional jobs, and therefore will not have a direct impact on job diversity in the neighborhood.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-SU-C, U-SU-C1, U-SU-B1, and U-TU-C with the CO-7 and CO-8 overlays will result in the uniform application of zone district use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementing adopted plans around conservation overlays, thereby preserving the characteristics of Denver’s traditional built forms. Furthermore, the design standards will result in design elements that support walkability by providing visual interest and enhanced visual and physical relationships between the public right-of-way and private residences.

4. Additional Review Criteria for Conservation Overlay

In addition to review criteria listed above, the application of CO-7 and CO-8 meets the required criteria of a Conservation Overlay District below per 9.4.3.2.C:

1. The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material;

Sunnyside was developed as one of Denver’s original subdivisions of modest, working-class homes. The traditional building forms such as bungalows, cottages, and small duplexes are reflective of the area being a historically affordable and attainable neighborhood. While a diversity of architectural styles can be found within Sunnyside, houses are characterized by traditional building elements such as pitched roofs and front porches. Please see Appendix B for detailed breakdown of the existing conditions and how they relate to the standards of CO-7 and CO-8.

Appendix A: Sunnyside Overlay Outreach

Project Website

- Versions in English and Spanish, explaining the overlay, linking to community meetings and survey: <http://bit.ly/sunnysideoverlay>

Property Owner Mailers

- Notice of town halls and link to information mailed to all property owners, with list generated by City Assessor.

Sunnyside Conservation Overlay/Superposición de Sunnyside

Notice to property owners - We need *your* input!

Sunnyside United Neighbors Inc. (SUNI) has been working with Councilwoman Sandoval on a conservation overlay that would make new buildings fit in better with the existing character of Sunnyside.

Noticia a propietarios - Necesitamos *sus* ideas

Los Vecinos Unidos de Sunnyside Inc (SUNI) han estado trabajando con la Concejala Amanda Sandoval en una superposición de conservación que aseguraría que edificios nuevos encajaría con edificios existentes.

Take a survey & attend a town hall		Tome una encuesta y asista la reunión comunitaria	
In person: Denver Bookbinding 1401 W. 47 th Ave. Sat., July 31 st , 10am-11:30am Thurs., August 12 th , 6:30pm-8pm	Virtual: Register on the website below Wed., July 28 th , 6:30pm-8pm	Presencial: Denver Bookbinding 1401 W. 47 th Ave. Sabado, 31 de Julio, 10-11:30am Jueves, 12 de agosto, 6:30pm-8pm	Virtual: Registrarse en el sitio web abajo Miércoles, 28 de julio, 6:30-8pm



More information / Más información:
bit.ly/sunnysideoverlay
720-337-7704



Interested in other neighborhood issues?
Join the **Near Northwest Area Plan** to address topics such as housing, parks and safety.
denvergov.org/nearnorthwestplan • 720-865-3266

¿Tiene interés en otros asuntos del barrio?
El **Plan del Área Near Northwest** abordará temas como parques, vivienda, y seguridad.
denvergov.org/nearnorthwestplan • 720-865-3266

Flyers

- Distributed to all properties in early July 2021.



Sunnyside Conservation Overlay

Enhancing the design of new buildings

Over the past several years, a lot of new development has occurred in Sunnyside, especially in areas zoned to allow duplexes. Compared to existing homes, many new buildings are significantly larger and taller, have flat roofs and lack porches. In other words, they are out of character with the existing context of Sunnyside.

In response, community members from Sunnyside United Neighbors Inc. (SUNI) have worked with Councilwoman Amanda Sandoval and her office to develop a proposal for a conservation overlay. This overlay would add extra design standards on new development to help it fit in better with the neighborhood and follow a more human, pedestrian-friendly scale.

We need YOUR input!

Learn more, take a survey and share information with your neighbors:

Visit bit.ly/sunnysideoverlay or call 720-337-7704



SCAN ME

Interested in other neighborhood issues?

The Near Northwest Area Plan is an opportunity to discuss development and many other important aspects of the Sunnyside neighborhood. Visit:
denvergov.org/nearnorthwestplan or call 720-865-3266



Office of Councilwoman Amanda P. Sandoval • districtone@denvergov.org • 720-337-7704



La Superposición de Sunnyside

Mejorando el diseño de edificios nuevos

Durante los años pasados, mucha urbanización ha ocurrido en Sunnyside, especialmente en zonas que permiten los dúplexes. En comparación con casas existentes, muchos edificios nuevos son más grandes y altos, tienen techos planos y faltan porches. Es decir, están fuera de carácter de Sunnyside.

En respuesta, miembros de la comunidad de Vecinos Unidos de Sunnyside Inc. (SUNI) han trabajado con la Concejala Amanda Sandoval y su oficina para desarrollar una propuesta para una superposición de conservación. Esta superposición añadiría normas extras de diseño en desarrollo nuevo para ayudarlo a encajar mejor con el barrio y seguir una escala más humana y amigable para peatones.

¡Necesitamos sus opiniones!

Aprenda más, tome una encuesta y comparta información con sus vecinos:

Visite bit.ly/sunnysideoverlay o llame a 720-337-7704



SCAN ME

Reuniones de la Comunidad

Únase a la Concejala Amanda Sandoval, SUNI y los empleados de Planificación y Desarrollo Comunitario para conocer la propuesta. Servicios de traducción proporcionados a pedido.

PRESENCIAL
Denver Bookbinding, 1401 W 47th Ave.
Sábado, 31 de julio, 10am-11:30am
Jueves, 12 de agosto, 6:30pm-8pm

VIRTUAL (Zoom)
Regístrese en bit.ly/sunnysideoverlay
Miércoles, 28 de julio, 6:30pm-8pm

¿Tiene interés en otros asuntos del barrio?

El Plan del Área Near Northwest es su oportunidad de hablar sobre el desarrollo y muchos otros aspectos importantes de Sunnyside. Visite:
denvergov.org/nearnorthwestplan o llame 720-865-3266



Office of Councilwoman Amanda P. Sandoval • districtone@denvergov.org • 720-337-7704

Town Halls

- In person July 31st and August 12th, 2021
- Virtual July 28th, 2021

Posters

- In English and Spanish, placed in key areas.



Sunnyside Conservation Overlay
Enhancing the design of new buildings

Over the past several years, a lot of new development has occurred in Sunnyside, especially in areas zoned to allow duplexes. Compared to existing homes, many new buildings are significantly larger and taller, have flat roofs and lack porches. In other words, they are out of character with the existing context of Sunnyside.

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La Superposición de Sunnyside
Mejorando el diseño de edificios nuevos

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We need YOUR input!
Learn more, take a survey and share information with your neighbors:
Visit bit.ly/sunnysideoverlay or call 720-337-7704



SCAN ME

Community Town Halls
Join Councilwoman Amanda Sandoval, SUNI and Community Planning and Development staff to learn about the proposal. Language translation services provided upon request.

IN PERSON Denver Bookbinding, 1401 W. 47th Ave. Saturday, July 31, 10am-11:30am Thursday, August 12th, 6:30pm-8pm	VIRTUAL (Zoom) Register at bit.ly/sunnysideoverlay Wednesday, July 28, 6:30pm-8pm
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¡Necesitamos sus piniones!
Aprenda más, tome una encuesta y comparta información con sus vecinos:
Visite bit.ly/sunnysideoverlay o llame a 720-337-7704



SCAN ME

Reuniones de la Comunidad
Únase a la Concejala Amanda Sandoval, SUNI y los empleados de Planificación y Desarrollo Comunitario para conocer la propuesta. Servicios de traducción proporcionados a pedido.

PRESENCIAL Denver Bookbinding, 1401 W. 47th Ave. Sábado, 31 de julio, 10am-11:30am Jueves, 12 de agosto, 6:30pm-8pm	VIRTUAL (Zoom) Regístrese en bit.ly/sunnysideoverlay Miércoles, 28 de julio, 6:30pm-8pm
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¿Tiene interés en otros asuntos del barrio?
El Plan del Área Near Northwest es su oportunidad de hablar sobre el desarrollo y muchos otros aspectos importantes de Sunnyside. Visite:
denvergov.org/nearnorthwestplan o llame 720-865-3266



Office of Councilwoman Amanda P. Sandoval • districtone@denvergov.org • 720-337-7704

Yard Signs

- Placed on several key properties, advertising open house.

Appendix B: Background Data Report

This Background Data Report provides information and justification for the design standards included in the conservation overlays. Numbers one through six apply to both the CO-7 and CO-8 overlays. Number seven, however, is only relevant to the CO-8 overlay.

1. Reduce Bulk Plane

Reduce bulk plane height at side lot line from 17' to 14'.

2. Low-slope roof height

A Low-slope roof is limited to 22' and two stories.

NEIGHBORHOOD PATTERN

Height in Stories

Data from Discover Denver show that 251 structures, or 7.5% of total structures, have primarily Flat roof forms.² The most common roof form is Gable (1693, 50.6%) followed by Hipped (856, 25.6%). Of the Flat roofed structures, the vast majority (212, 84.5%) are one story, while staff identified 12 (4.8%) as 1.5 stories and 25 (10%) as two stories. Notably, only two Flat roofed structures (1%) are taller than two stories.

Height in Feet

Staff analyzed the average height in feet of the 25 Flat-roofed, two-story structures using the 2018 Building Outlines LIDAR dataset. Since the proposed overlay only applies to in single and two-unit zones, structures labeled as Commercial/Mixed-use (9 structures) and Industrial/Institutional (7 structures) were excluded. Of the remaining residential structures (9 structures, both single and multi-unit), the mean height is 22 feet with a mode of 21 feet.

Conclusion

This data clearly show that the characteristic massing of residential structures taller than one story involves a reduction of mass due to some form of sloped roof. Two-story flat roof structures are exceedingly rare, and flat roofed residential structures over two stories (which is allowed by the current zoning) is nearly non-existent. The proposed height cap for low-slope roofs and the reduced bulk plane will work together ensure new construction is more consistent and harmonious with existing structures.

² Discover Denver allowed the indication of at least two roof forms. The form listed first is the primary roof form.

4127 North Alcott Street

Sunnyside’s only two-story, flat roofed, single-unit residential structure originally built as a residence.



3. Low-Slope Roof Structure Bulk Plane Exception

Bulk Plane shall not apply to structures having a Low-Slope Roof.

NEIGHBORHOOD PATTERN

This element is carried over from the CO-4 – Potter Highlands Conservation Overlay. As found in Potter Highland, traditional two-story low-slope roof structures in Sunnyside nearly universally violate the Urban House, Duplex, and Tandem House bulk planes. See examples below:

4413 North Umatilla Street

Original two-story residential building



4355 North Umatilla Street

Original two-story residential building



4. Dormers

Bulk plane exception for Dormers in the front 65% of zone lot depth.

Allowing dormers to project beyond the bulk plane encourages development using the traditional architectural elements reflected in existing Sunnyside structures. See below example:

4238 North Alcott Street

Original classic cottage with dormers



5. Required Porch

The overlays will require a front porch that protrudes from the front façade by at least 6' and a minimum area of 48 square feet.

Prevalence of Porches and Porch Types³

Data from Discover Denver show that a porch is the most common entrance type among residential structures (either full width porch, partial width, or wrap-around), appearing in 65.5% (1,856) of all such structures. Stoops (high and low) are the second most common entrance type at 22% (625). This means that, in total, 87.5% of residential structures (2,481) have an entrance feature (either a porch or stoop) that projects from the front façade. Only 10.1% of structures have a recessed porch, and, significantly, just 2.2% of structures (62) have no porch or stoop.

³ [Drawing]Office of Councilwoman Amanda P. Sandoval 06-15-2022



Porch Size and Depth

Discover Denver does not define entry features by precise dimensions. However, Stoop is defined as “smaller than a porch – enough space for a milk box and and/or a few plants, but not enough space to put a small table and chairs.” Porch, Full Width, is a “porch that spans the full width of the building and projects outward from the front façade of the building.”

The definition of Porch – Partial Width, is a bit more nebulous in that it simply “does not span the front façade of the building.” However, to logically differentiate it from the Stoop, it must be large enough to have space for a small table and chairs. Staff used this assumption to create the minimum dimensions recommended in the overlay (whereas 6 feet is a commonly referenced minimum dimension for a usable porch).

Conclusion

The data clearly show that the prevailing pattern of residential construction in the subject area includes an entry feature that protrudes from the front façade of the structure. In addition, according to the Discover Denver definition, most structures have a porch large enough to accommodate at least a modest table and chairs. Requiring a minimum size porch for a primary structure will continue this key feature of transition between the private and public realms and help break up the appearance of building mass.

6. Above Ground Gross Floor Area

For the Urban House building form, there is a gross floor area cap of 3,000 square feet for zone lots 7,500 square feet or less. An extra 40 square feet of gross floor area is allowed for every 100 square feet increase in zone lot size over 7,500 square feet.

Existing Floor Area

According to analysis of the Property dataset from the Denver Assessor, the average size of a single unit residential structure in the subject area is 1,165 square feet. Of the 2,519 properties in the dataset, only 13 existing structures are over 3,000 square feet and of these, eight (62%) were built after 2010.

Single Unit Residential Structures Larger than 3,000 square feet

	<i>Address</i>	<i>Year Built</i>	<i>Floor Area</i>
1	2539 W 39TH AVE	2019	5,305
2	2935 W 42ND AVE	1944	4,784
3	2958 W 40TH AVE	2014	3,569
4	4616 N ALCOTT ST	1905	3,457
5	3841 N JASON ST	2019	3,319
6	4233 N VALLEJO ST	1932	3,222
7	3933 N TEJON ST	1889	3,177
8	3935 N JASON ST	2019	3,097
9	4220 N ELIOT ST	1890	3,052
10	2627 W 40TH AVE	2018	3,042
11	4220 N WYANDOT ST	2014	3,036
12	4636 N BRYANT ST	2017	3,034
13	4201 N QUIVAS ST	2015	3,027

Conclusion

The above ground gross floor area cap will apply only to single-unit structures under the Urban House form. This will help keep building size in alignment with the modest existing residential structures that reflect the area’s origins as a “working class, affordable neighborhood.”⁴

7. Brick Requirement

Within the CO-8 overlay mapped area, new construction is required to use a percentage of brick.

NEIGHBORHOOD PATTERN

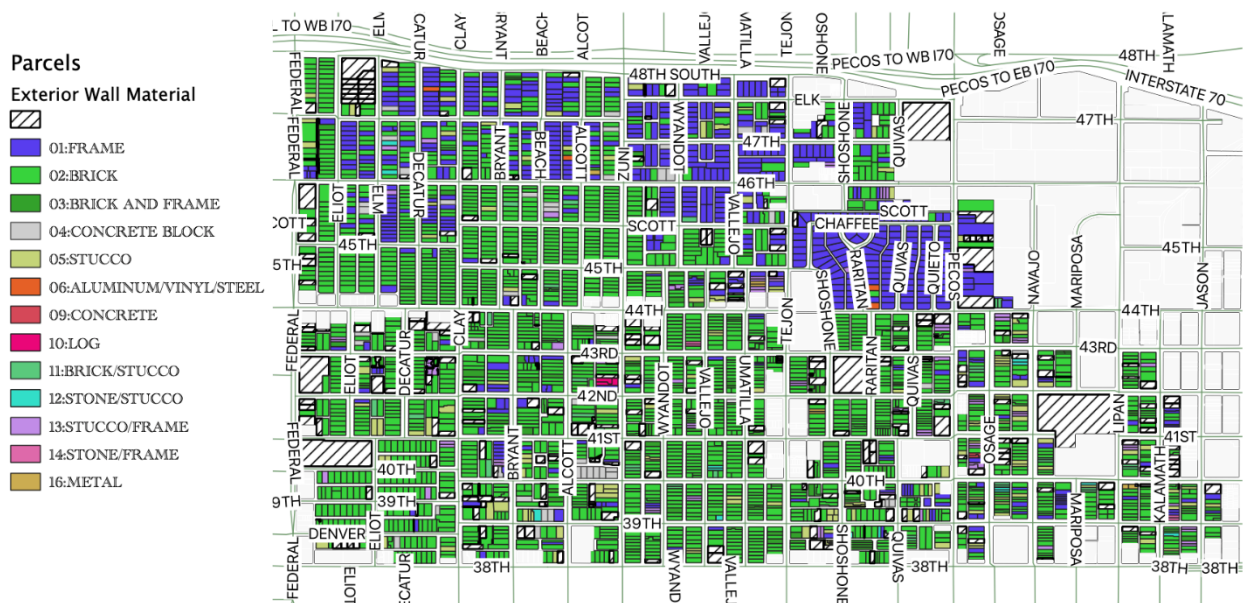
Existing Wall Materials⁵

According to analysis of the Exterior Wall Material dataset from the Denver Assessor, 68.5% of residential structures use brick as an exterior building/cladding material. Frame construction is most common in the several post-WW2 subdivisions north of W. 44th Ave.

⁴ LU.5 Existing Conditions report, Near Northwest Area Plan

⁵ [Drawing] Office of Councilwoman Amanda P. Sandoval 09-17-2021

Exterior Wall Material	Count	Percentage
BRICK	2045	62.7%
FRAME	638	19.6%
STUCCO	152	4.7%
STUCCO/FRAME	145	4.4%
BRICK AND FRAME	127	3.9%
BRICK/STUCCO	63	1.9%
CONCRETE BLOCK	56	1.7%
STONE/STUCCO	14	0.4%
METAL	7	0.2%
ALUMINUM/VINYL/STEEL	4	0.1%
STONE/FRAME	4	0.1%
CONCRETE	2	0.1%
LOG	2	0.1%
Total	3259	100.0%
















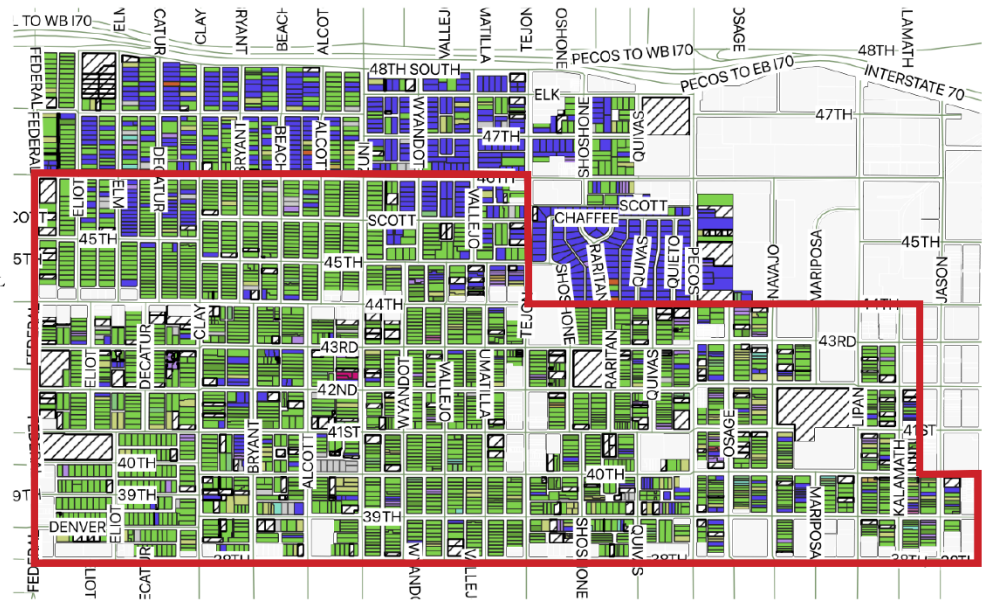
CO-8 – Sunnyside Conservation and Brick Overlay District

The CO-8 – Sunnyside Conservation and Brick Overlay seeks to promote visual compatibility of future developments with existing structures. The overlay district applies predominantly to the parts of the neighborhood where brick is a defining characteristic.

Parcels

Exterior Wall Material

-  01:FRAME
-  02:BRICK
-  03:BRICK AND FRAME
-  04:CONCRETE BLOCK
-  05:STUCCO
-  06:ALUMINUM/VINYL/STEEL
-  09:CONCRETE
-  10:LOG
-  11:BRICK/STUCCO
-  12:STONE/STUCCO
-  13:STUCCO/FRAME
-  14:STONE/FRAME
-  16:METAL



Conclusion

Brick is a key, character-defining feature of the mapped area for the CO-8 – Sunnyside Conservation and Brick Overlay District. Brick is a long-lasting cladding material in Denver’s harsh climate and provides warmth and a sense of mass reduction to emphasize the pedestrian scale in Denver’s neighborhoods.

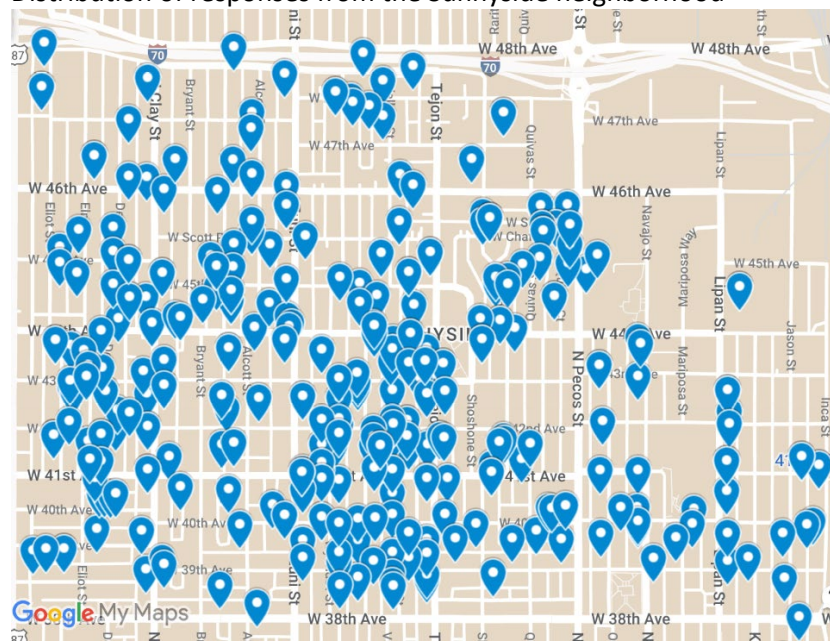
Appendix C: Survey Results

A community survey on the proposed overlay was open July through November 2021 and received 398 responses. Note these responses are to an earlier version of the overlay. The current CO-7 and CO-8 overlays requested in this application have been adjusted based on analysis of responses.

The CO-7 and CO-8 overlays are reflective of the survey responses that showed support for reducing the bulk plane, a height limit for low-slope roofs, allowing dormers to pierce the bulk plane, and requiring front porches. More than half of respondents (52%) were also interested in requiring brick for some or all new construction. This helped inform the decision to split the overlay into one without a brick requirement (CO-7) and one with a brick requirement (CO-8). The CO-8 – Sunnyside Conservation and Brick Overlay applies to areas where brick is a character-defining feature and common exterior building/cladding material. The CO-7 – Sunnyside Conservation Overlay District, however, is absent of a brick requirement and applies to areas where frame construction and vinyl siding is more common.

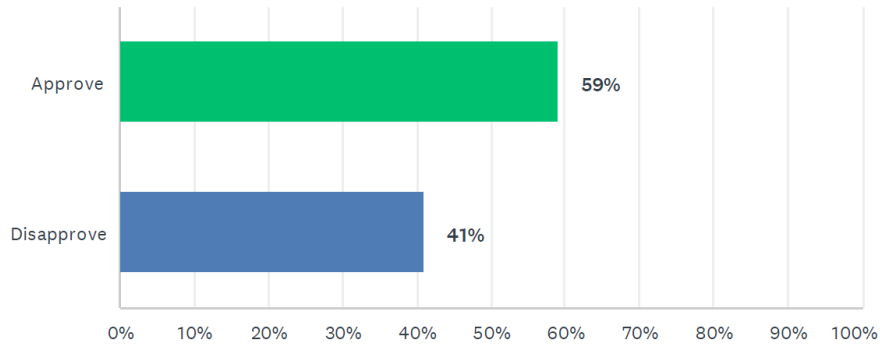
Sunnyside Overlay Survey Final Results

Distribution of responses from the Sunnyside neighborhood



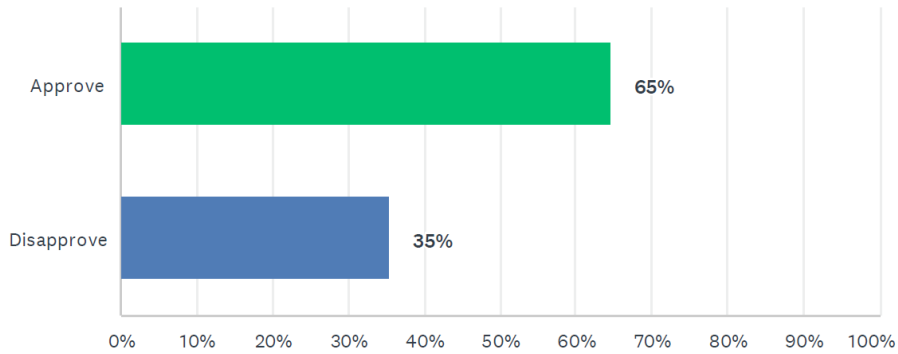
Q2 Proposal 1: Reduce the Bulk Plane

Answered: 356 Skipped: 48



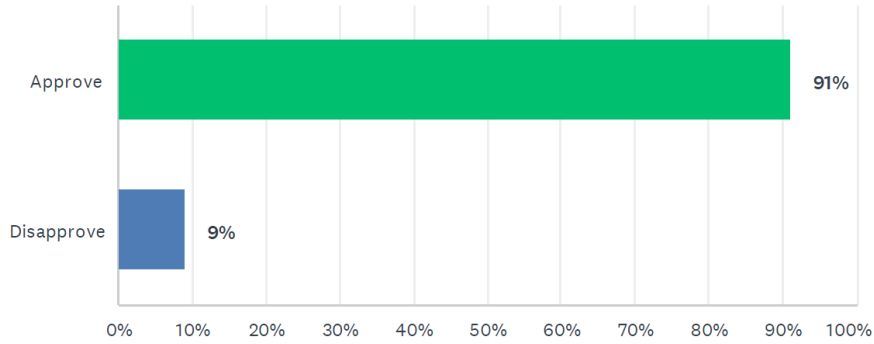
Q3 Proposal 2: Height limit for low-slope roofs

Answered: 356 Skipped: 48



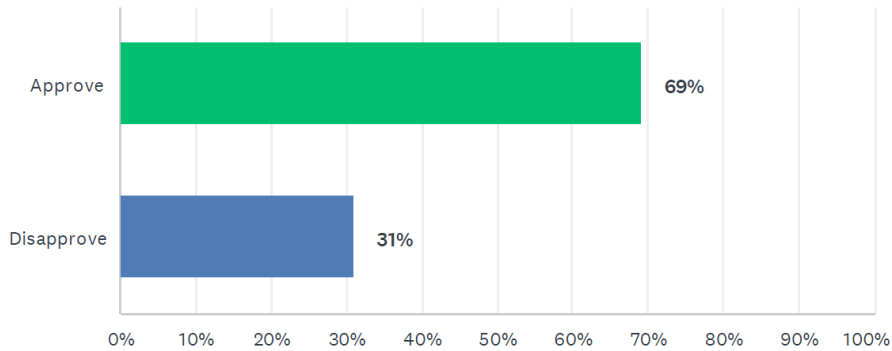
Q4 Proposal 3: Allow Dormers to Pierce the Bulk Plane

Answered: 356 Skipped: 48



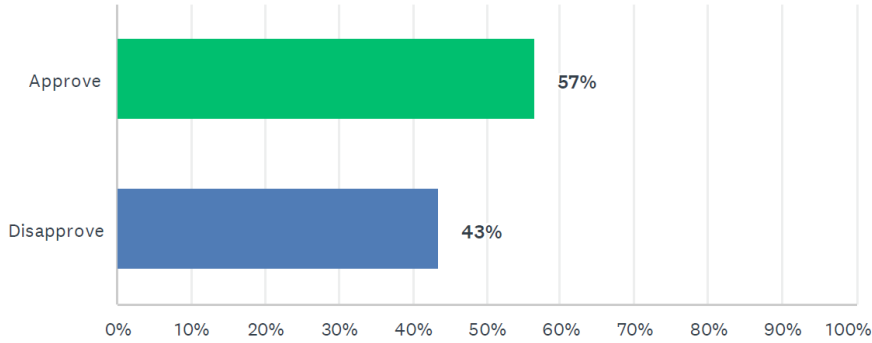
Q5 Proposal 4: Require Front Porches

Answered: 349 Skipped: 55



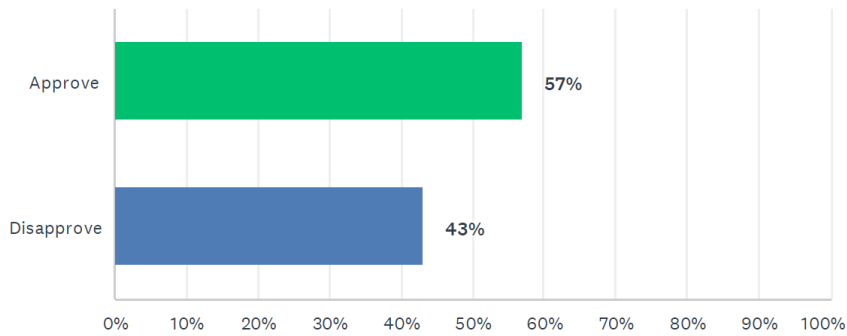
Q8 Proposal 5: Cap overall square footage

Answered: 352 Skipped: 52



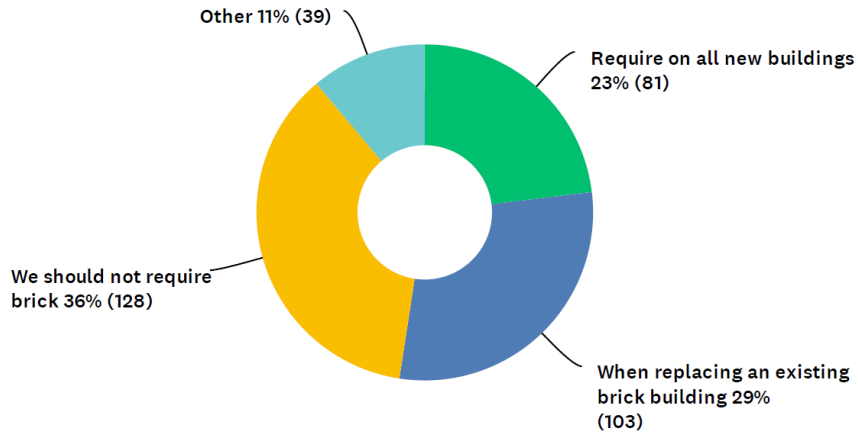
Q9 Proposal 6: Set a minimum and maximum Building Base Height

Answered: 351 Skipped: 53



Q10 How should brick be required?

Answered: 351 Skipped: 53



Appendix D

The CO-7 and CO-8 overlays are the product of many years of discussions, evaluations, and outreach by the Sunnyside Conservation Overlay Committee. A debt of gratitude is owed to former Sunnyside United Neighbors Inc. (SUNI) Planning & Community Development Committee member and resident, Katherine Cornwell, who was instrumental in laying the foundation for the overlays. Her hard work and dedication at the beginning of this effort helped inform the group and its decisions. Below are the Sunnyside Conservation Overlay Committee members that served throughout the entire process.

Kevin Anderson

Kevin Anderson, with his wife Erika Rundiks, returned from serving as Peace Corps Volunteers in 2000, bought a home in Denver's Sunnyside neighborhood, and raised a daughter who thrived at Academia Ana Marie Sandoval, Skinner Middle School, and North High School. They loved the area's variety of small brick homes, cultural diversity, and proximity to the city center. In 2006 Kevin became a founding Partner of ArcWest Architects and has focused his career on residential design in Denver's historic districts and city center neighborhoods. Kevin's involvement with new custom homes, home additions, ADU's, and developer driven speculative builds has allowed Kevin to understand the challenges and deficiencies of the current Denver Zoning Code.

James Berezniak

James Berezniak and his wife have lived in the Sunnyside neighborhood since 2008 and are currently raising their young son in the neighborhood. James is a former board member of SUNI and a former co-chair of the SUNI Planning & Community Development committee. Prior to moving to Denver in 2004, Mr. Berezniak grew up in Chicago and his wife, Savanna, is a third generation Coloradan. James is a certified public accountant and the owner and lead consultant of Berezniak Consulting Inc., a finance and accounting firm. Mr. Berezniak is a graduate of the University of Notre Dame with a B.A. in accounting and computer applications.

Bill Hare

After a 30-year career in marketing and general management, Bill and his wife Noelle moved to Denver seven years ago to buy Little Colorado (a manufacturer of wood children's furniture at 44th and Lipan) and live close to their grandson. He co-chaired the SUNI Planning & Community Development Committee for four years from 2018-2021. Bill lives in West Highlands and is Vice President of West Highlands Neighborhood Association.

Rod Kazenske

Rod Kazenske has been in the building & design industry for over 40 year and practicing architecture for over 27 years. He restructured his practice and firm as Yardstick Studio, LLC in 2017, to focus solely on architectural design. He currently designs residential and equestrian projects in Colorado and several other states across the US. Rod has lived in the Sunnyside neighborhood for more than 23 years and is also a board member of The Congress for New Urbanism's (CNU) Colorado Chapter.

Trupti Suthar

Trupti Suthar has lived in Sunnyside since 2015. She has been involved in the community through the RNO and served on multiple working groups including Globeville Drainage, Federal Boulevard Transit, Community Transportation Network and is currently a steering committee member for the Near Northwest Neighborhood Planning Initiative. She is the current board chair and president of SUNI, co-chair of the SUNI Planning & Community Development Committee, and enjoys interacting with the residents and businesses and bringing the community together around shared issues and goals.