



2705 Stout Street
Denver, CO 80205

February 15, 2014

Denver City Council
1437 Bannock Street
Denver, CO 80202

CPN Supports “Omnibus” Zoning Code Text Amendment City Council Adoption Draft

Curtis Park Neighbors supports the proposed set of changes to the Denver Zoning Code, and recommends adoption by City Council.

The set of changes is broad, based on experience with administering the code over the last several years, but we would like to highlight several changes that are *particularly helpful to our neighborhood*:

- Changes to the CO-2 Curtis Park Conservation Overlay will significantly improve the ability for constructing Detached Accessory Dwelling Units on the narrow lots that are typical in Curtis Park. As discussed over the last several years with CPD staff, and demonstrated in a photo essay provided by CPN, the changes will allow the types of secondary units that have historically been a part of the fabric of the neighborhood.
- Fixes a problem to allow that rowhouse forms’ entrances be “street facing” rather than previously and problematically restricted to being “primary street facing.” This is key to allowing compatible infill rowhouse construction on corner lots with entrances on the long edge of the building facing the side street which is not the “primary” street. This important change also allows some entrances to face the primary street and others to face the side street — another pattern seen in the neighborhood which should be and now will be allowed for infill.
- Clarifies the **nonresidential use in existing business structures in residential zones guidelines**, at least some of which was driven by specific examples in Curtis Park sent to the Zoning Administrator.
- Requires that **bicycle parking requirements** are met in more cases upon change of use.

(continued)

- **Simplifies forms in commercial mixed-use districts**, which addresses a key area of confusion we have heard from property owners on adjacent corridors.
- Adjusts **maximum surface parking limit** to allow one parking space per dwelling unit, which can help projects on our nearby mixed-use corridors, without allowing excessive surface parking inappropriate for an urban context.

We also appreciate the practice of publishing a public review draft and hosting office hours in advance of the Planning Board review draft and City Council review and approval process. Staff attendance at INC's well-attended Zoning and Planning Committee meetings was also very helpful in reaching a large number of neighborhoods which might not have zoning code enthusiasts reading the large amendment, but still benefited from an overview and discussion of what the amendment intends and contains.

Respectfully submitted, with a unanimous vote of support from the Curtis Park Neighbors Board,

Joel Noble
President, Curtis Park Neighbors

