

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
Denver, CO 80202

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 32nd 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 32nd 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 32nd 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 32nd 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 32nd 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 32nd 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 32nd 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 32nd 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.

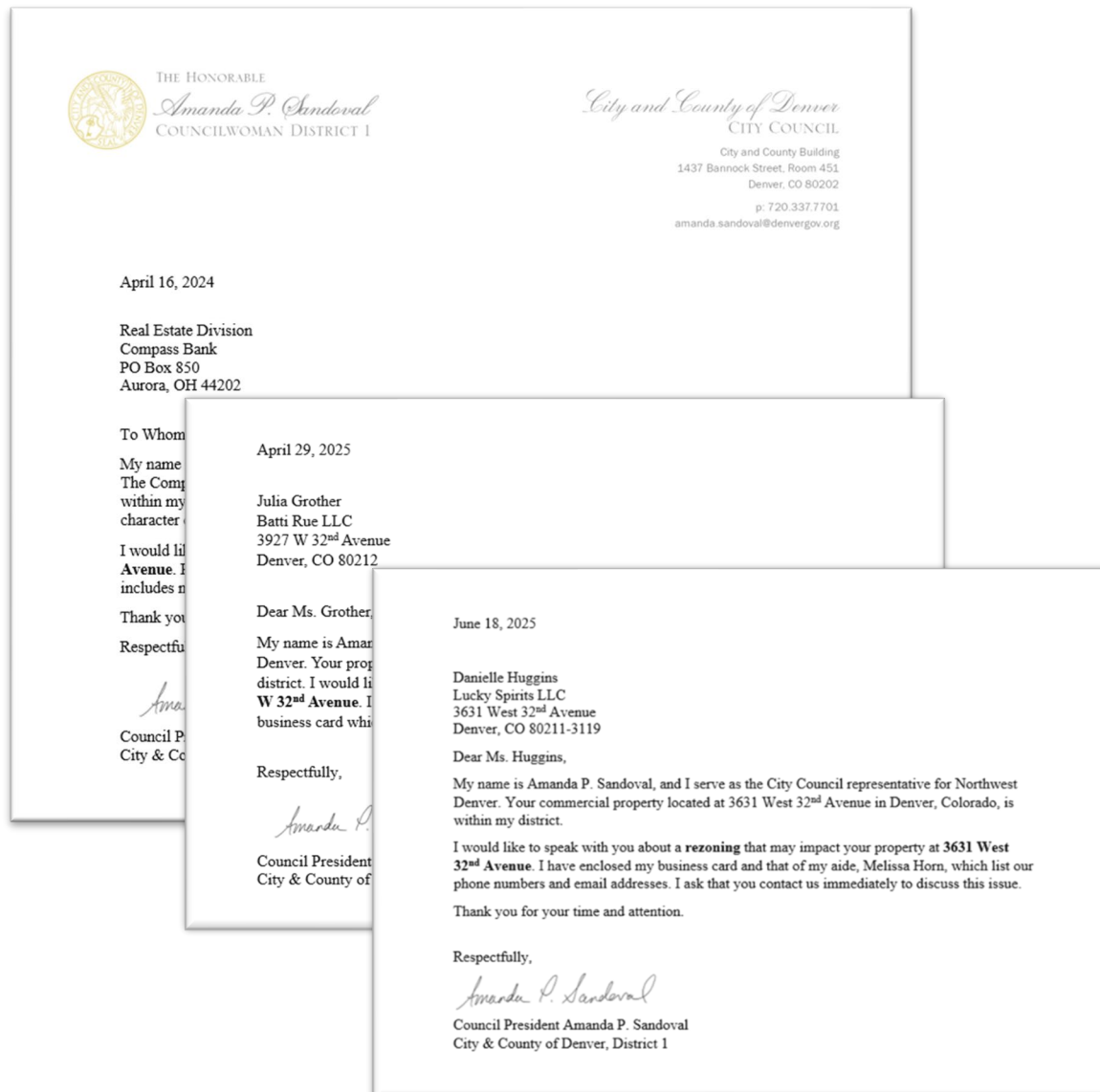
Appendix A: Public Outreach

FAQ and Landing Page

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

Property Owner Mailers

- May 9, 2024 – Notice of May 22nd virtual town hall and link to information mailed to all property owners, with list generated by City Assessor.
- July 11, 2024 – Notice of August 1st 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 25th 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.

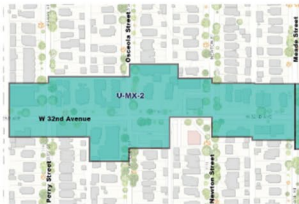


Two Virtual Town Halls

- 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, representatives from Planning and Development to discuss the retail character of West 32nd Avenue.



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

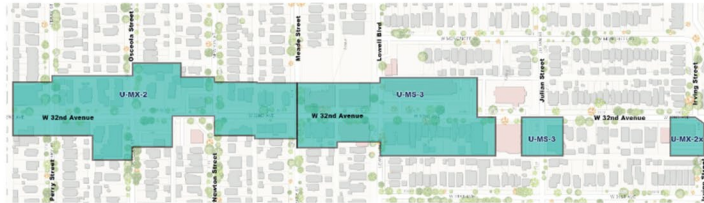
Email: lup@westhighlandneighborhood.org
Call: 720-337-7704



COUNCILWOMAN
AMANDA P. SANDOVAL

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 1st at 6:00 pm on Zoom



REGISTER

Questions?

Email: lup@westhighlandneighborhood.org or district1@denvergov.org
Call: 720-337-7704



COUNCILWOMAN
AMANDA P. SANDOVAL

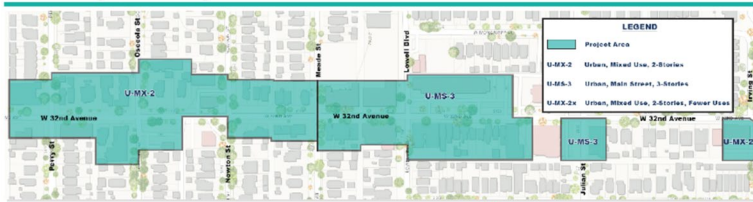
West Highland
Neighborhood Association



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

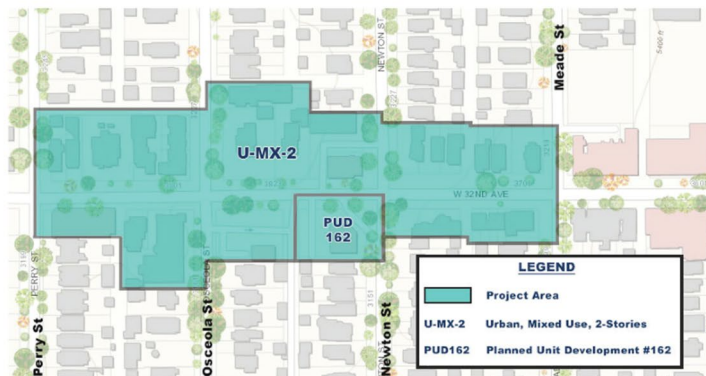
Questions? Email: district1@denvergov.org Call: 720-337-7704

Learn more: 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 5th 6:00-7:30 p.m.

The Garage, 3830 W. 32nd Avenue

Questions?

Email: district1@denvergov.org or Call: 720-337-7704

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' followed by a horizontal line.

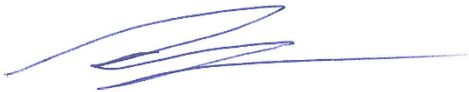
November 17, 2024

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 32nd 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 30th 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 32nd 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](#)

This Message Is From an Untrusted Sender

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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. 32nd Avenue
Denver, CO 80211

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

(303) 480-9464 | 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
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

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

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>; j.marshall.vanderburg@gmail.com

Cc: Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Volpe, Gina J. - CC YA2246 City Council Aide Senior <Gina.Volpe@denvergov.org>; 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 1st 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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*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality. Please expressly indicate whether you wish for your communication to remain confidential.

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>
Date: Mon, Feb 24, 2025 at 2:47 PM
Subject:
To: Eric Rymarz <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 | [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

This Message is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

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 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

Councilwoman Sandoval;

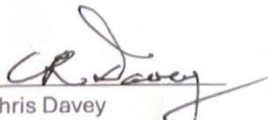
Highland United Methodist Church (HUMC) is the owner of a property at 3830 West 32nd Avenue (the "Garage"). In addition to our substantial physical presence, HUMC has a deep community interest in the Highlands neighborhood, hosting meetings and events at the Garage and actively participating in community 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 32nd 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 32nd 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 32nd 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 32nd 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.

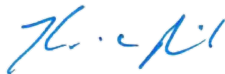
Highland Square's commercial businesses are central to the character and vitality of West Highland. We believe that collaboration between residents and business owners is essential. Unfortunately, several initiatives over the past 15 years—including the 2012 Proposed Historic Overlay, the Lowell Church 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

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 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

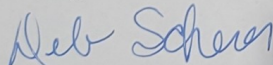
The proposed rezoning is a proactive step to preserve and strengthen the West 32nd Avenue corridor before redevelopment occurs. Current zoning allows new development in the Main Street (MS) and Mixed Use (MX) districts to be entirely residential. This pattern has already contributed to the loss of neighborhood-serving 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 32nd 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

September 12, 2025


To Whom It May Concern:

As the property owner of 3701 West 32nd Avenue, I would like to express my support for the rezoning of the West 32nd 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.

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 32nd 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,



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

October 27, 2025

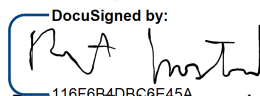
To Whom It May Concern:

As the property owner of Den-High, LLC, I would like to express my support for the rezoning of the West 32nd 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 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.

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 this rezoning to apply the DO-8 overlay along West 32nd Avenue and protect the unique character and economic vitality of our community.

Sincerely,

DocuSigned by:

116F6B4DBC6E45A
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

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:

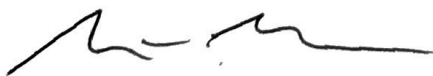
1. Adoption of Design Overlay 8 (DO-8): Apply DO-8 to the stretch of 32nd Avenue from Julian Street to Perry Street, excluding contributing structures in the Packard's Hill Historic District and structures within the period of significance in the Wolff Place Historic District.
2. Zoning Adjustment along 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



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.

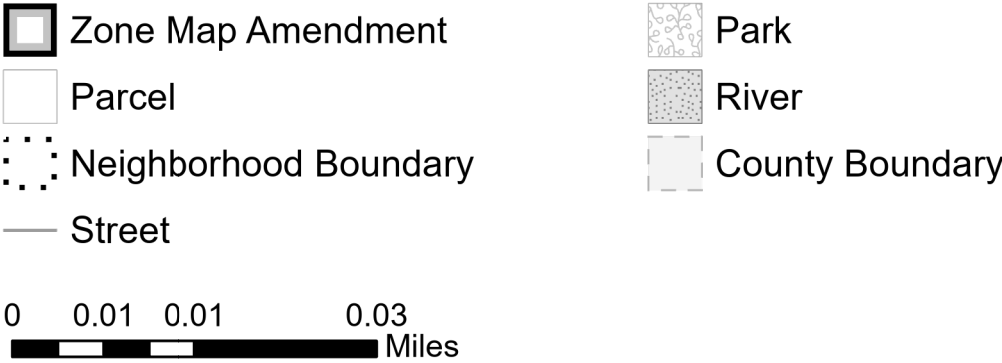
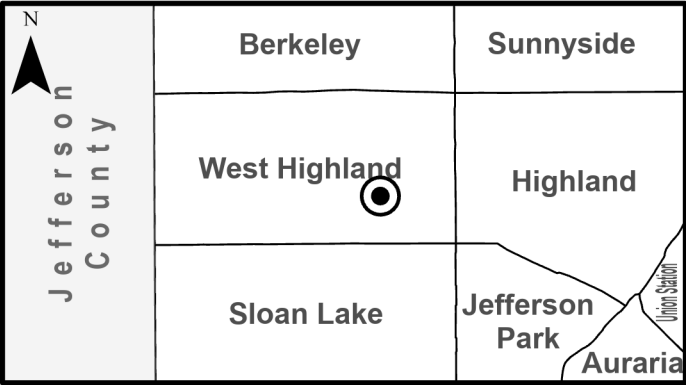
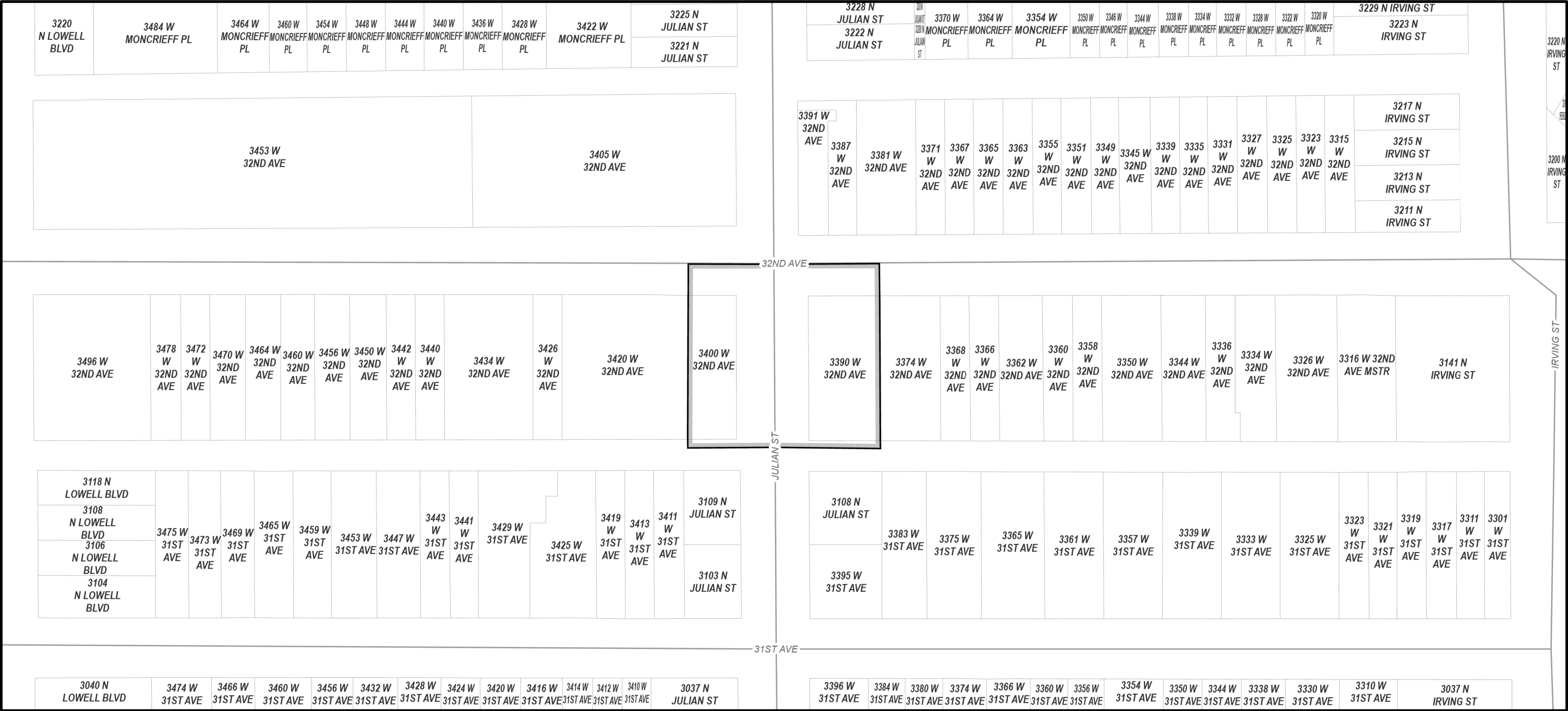
The proposed rezoning represents a proactive and balanced approach to preserving and strengthening the West 32nd Avenue corridor before redevelopment pressures alter its character. Current zoning allows new projects within the Main Street (MS) and Mixed Use (MX) districts to be entirely residential, 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.

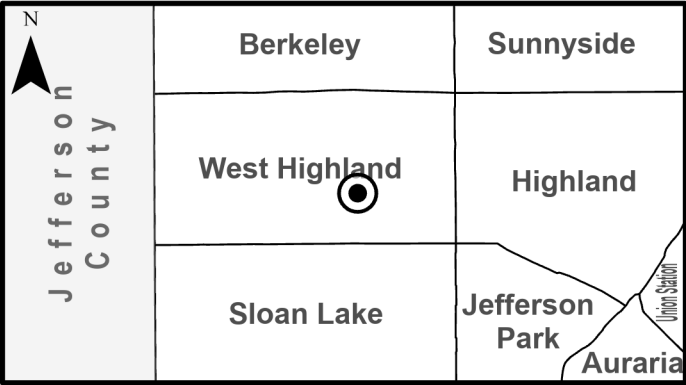
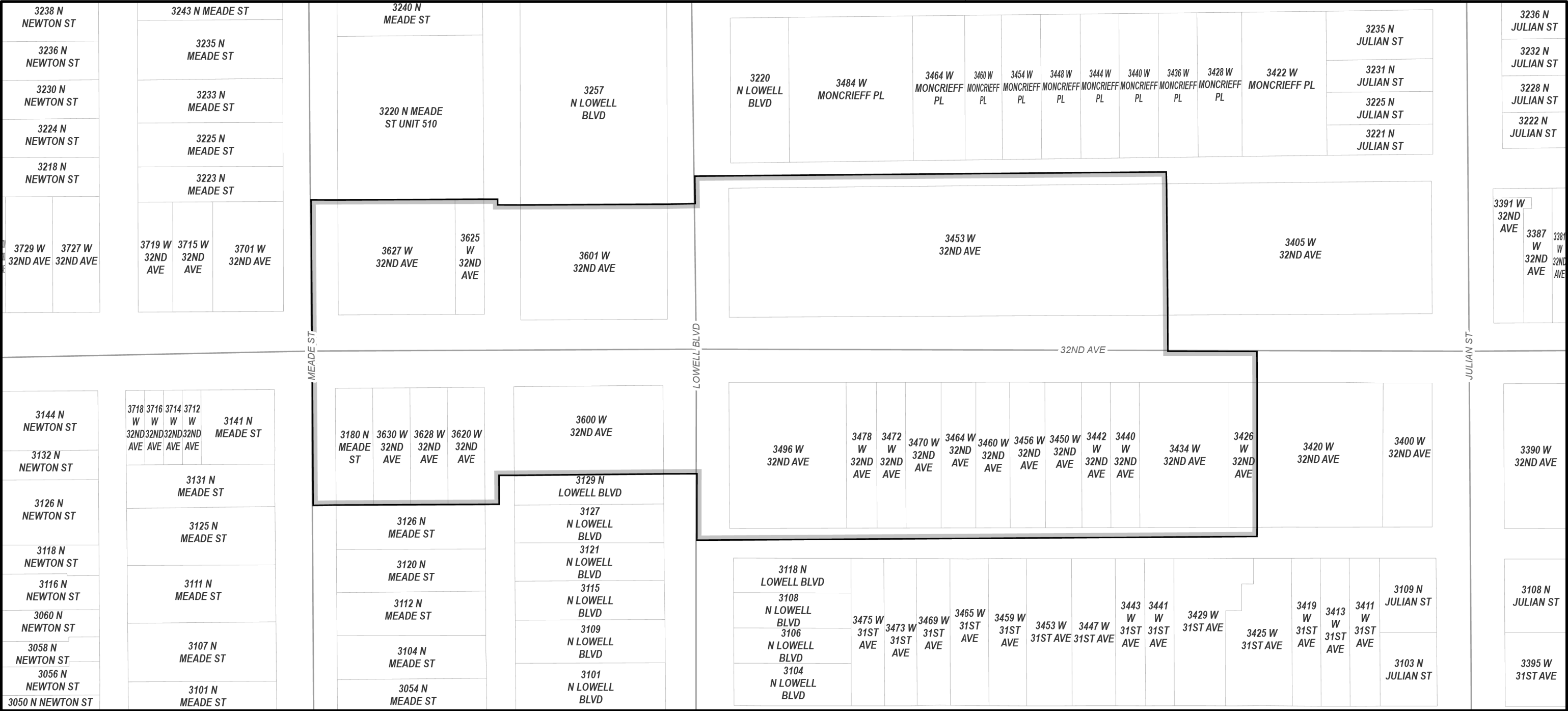
Sincerely,





Sandra Thompson
Zaga Design Group, Inc.

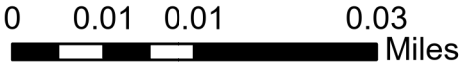





Zoning Change
0.60 acres
From U-MS-3
To U-MS-3 DO-8

Neighborhood
West Highland



-  Zone Map Amendment
-  Parcel
-  Neighborhood Boundary
-  Street



-  Park
-  River
-  County Boundary

Zoning Change

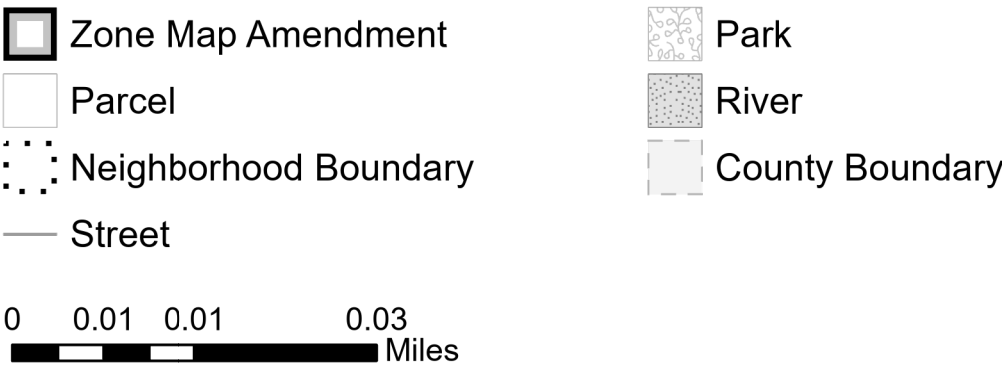
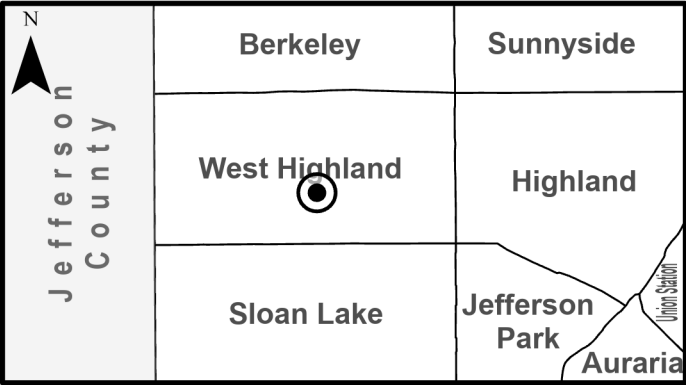
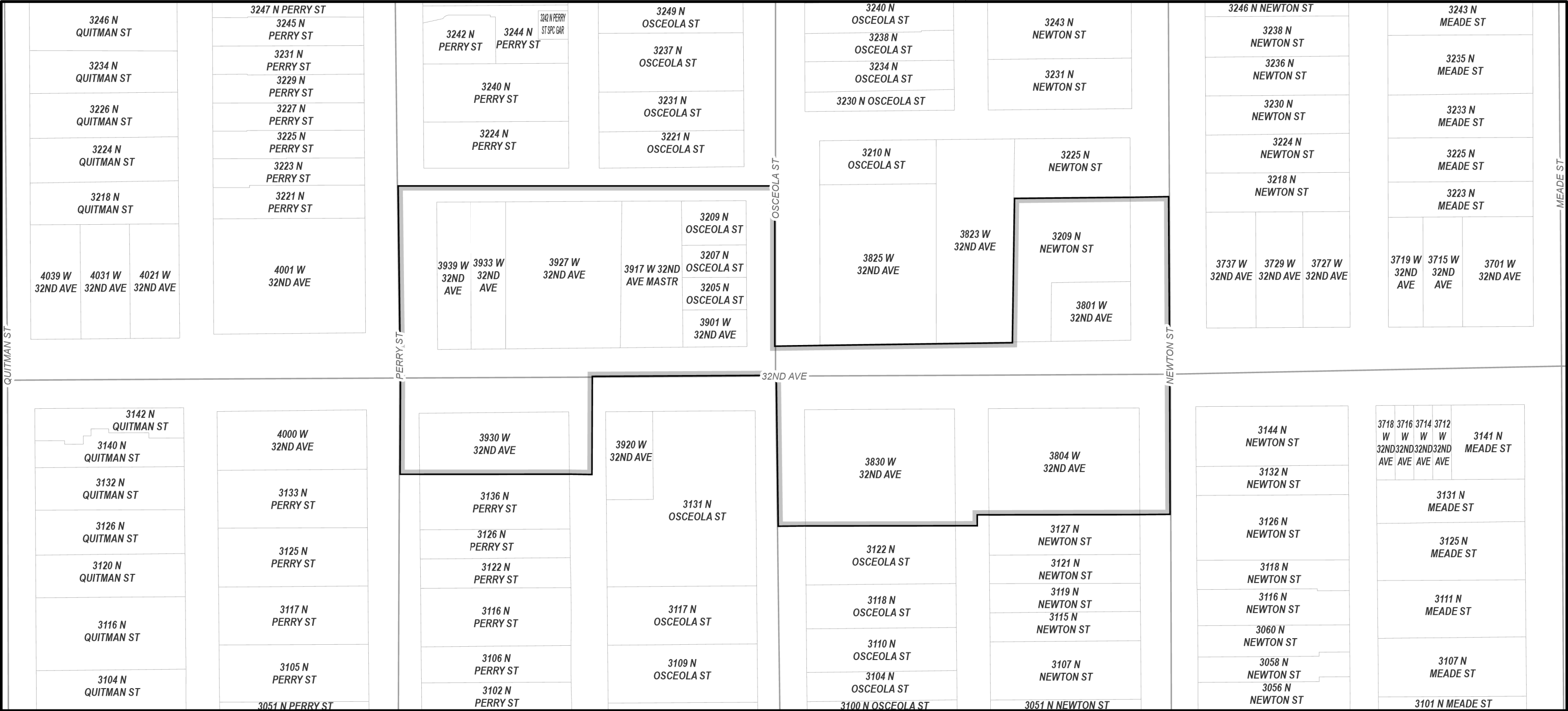
5.00 acres

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

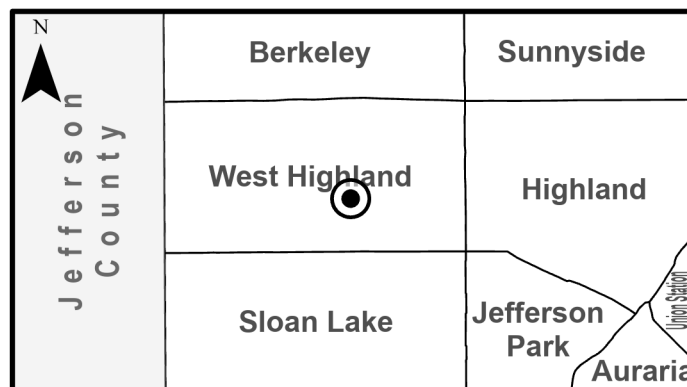
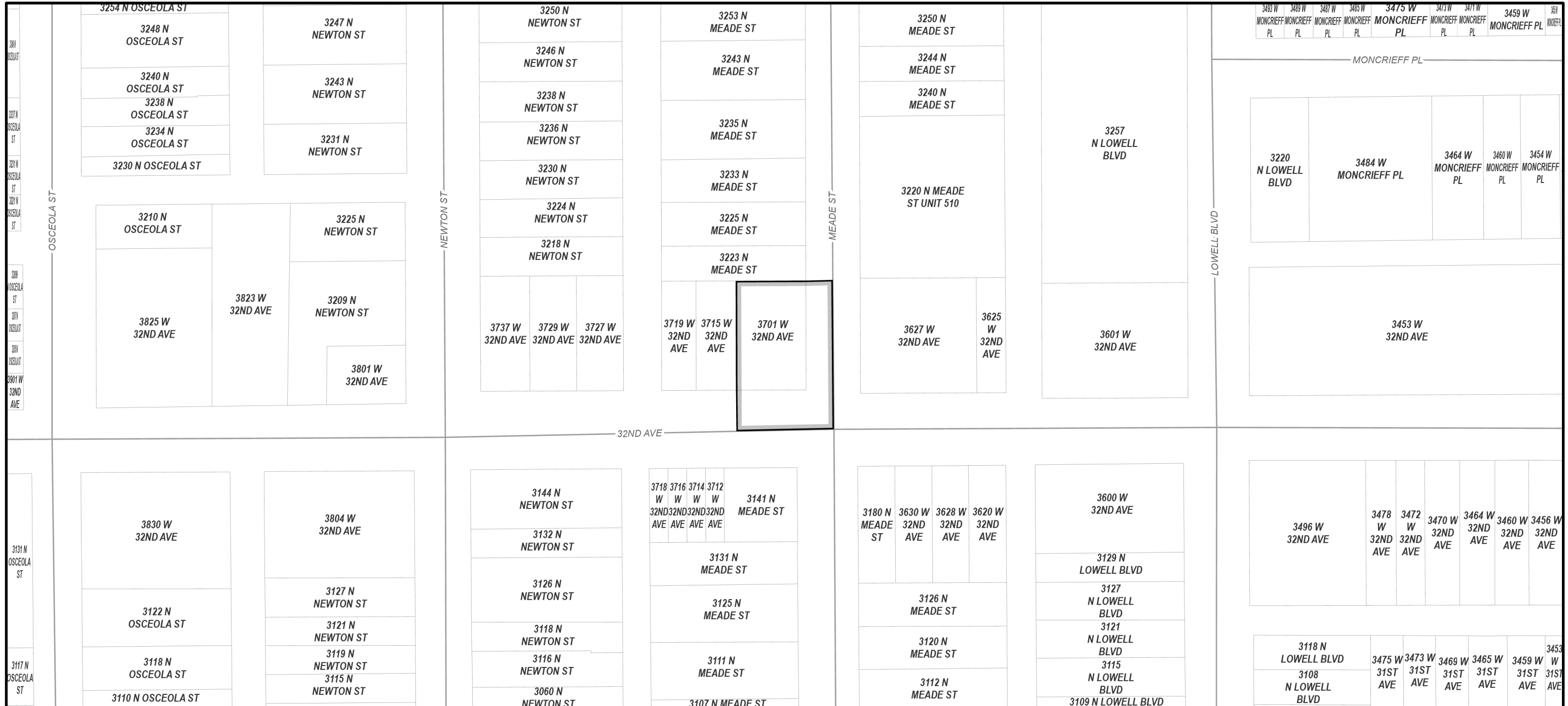
Neighborhood
West Highland










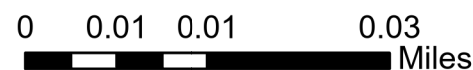
Zone Map Amendment 2025i-00025

Community Planning & Development
October 2025

DRAFT



-  Zone Map Amendment
 Parcel
 Neighborhood Boundary
 Street
 Park
 River
 County Boundary



Zoning Change

3.96 acres
From U-MX-2
To U-MX-3 DO-8

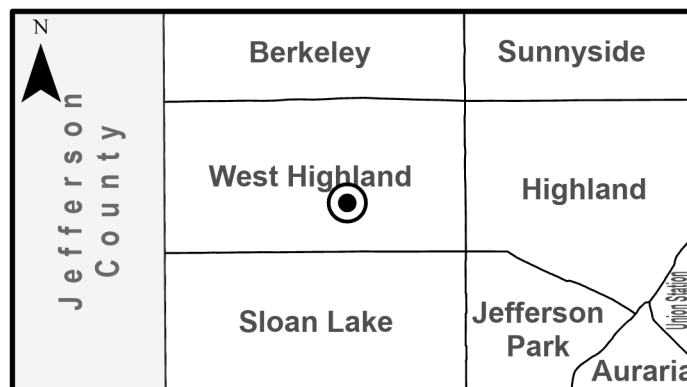
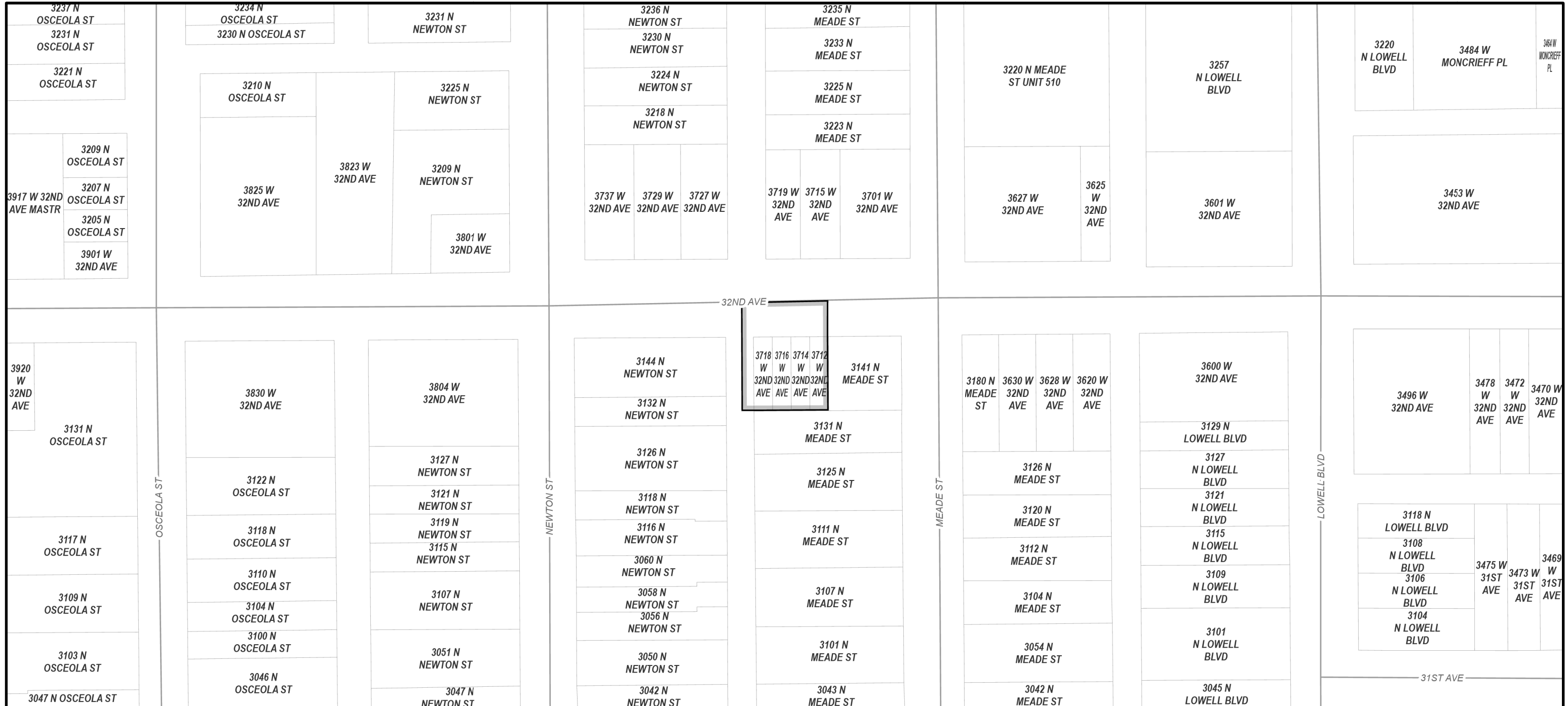
Neighborhood
West Highland










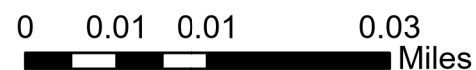
Zone Map Amendment 2025i-00025

Community Planning & Development
October 2025

DRAFT



-  Zone Map Amendment
 Parcel
 Neighborhood Boundary
 Street
 Park
 River
 County Boundary



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
02301-30-029-000	3927 W 32ND AVE	U-MX-2
02304-04-001-000	3930 W 32ND AVE	U-MX-2
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
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