

closer alignment with this regular pattern. This correction ensures that the development of 406 S Quitman matches the consistent block sizes and shapes found on the rest of the street.

- **Building Placement and Location (Section 4.1.3):** New construction under E-SU-B will maintain the "moderate to deep front setbacks" typical of the neighborhood. This ensures that the two new homes will have a consistent orientation and building placement with their neighbors, preserving the existing streetscape and public realm.

2. Consistency with General Purpose of Residential Districts (DZC Section 4.2.2.1)

The [Denver Zoning Code](#) states that the intent of residential districts is to "promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context" (p. 31).

- **Reinforcing Desired Patterns:** The E-SU-B district provides a "consistent framework... to reinforce desired development patterns. This rezoning continues the zone pattern of the surrounding blocks where standard-sized lots are already established.
- **Accommodating Reinvestment:** This request allows us to "accommodate reinvestment" in a way that remains compatible with the single-unit fabric. By moving away from the "Deep" (Dx) lot requirement, which is an outlier for this block, we can revitalize a long-vacant site with homes that are contextually appropriate in size and scale.

3. Consistency with Specific Intent of the E-SU-B District (DZC Section 4.2.2.2.B)

- **Specific District Intent: E-SU-B** is specifically intended as a "single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet".

Conclusion

Rezoning to E-SU-B is not just consistent with the **Denver Zoning Code**; it is a necessary corrective measure to bring an anomalous property into harmony with its surroundings. It preserves the **Urban Edge** character, supports the **Residential Low** vision of the neighborhood, and provides a clear public benefit by creating attainable housing choices in a way that respects the existing block-and-lot pattern of Westwood.

Outreach Documentation

DCPD Pre-meeting 1 (8/7/2025):

- DCPD provided information on neighborhood context, review criteria, and our rezoning goal, which was E-TU-C for this meeting.

RNO Outreach, Westwood Unidos and Westwood Community Action Team (10/2025-current):

- Westwood Unidos did not respond to outreach and did not appear to be currently hosting public meetings.

Westwood Community Action Team outreach:

- We have been in attendance at public meetings since October 2025
- Meetings have been focused on initiatives to increase access to programs that protect

- Westwood’s character and provide resources to residents. Lately, there has been a great deal of discussion regarding business closures and derelict properties. It is clear to us that the community wants to see development that is lasting and meets their needs
- In terms of this rezoning, the primary focus of the group has been affordability and preserving community character.
- Kryszelda joined the WCAT board as treasurer for 2026. Her goal is to provide organizational and leadership support to a new RNO, while maintaining lines of communication and feedback through the rezoning process.

Direct Outreach

- Neighbors were contacted directly prior to demolition (week of 9/29/25) of the previous home per city requirements, and informed of future development plans.
- Following demolition, neighbors were contacted directly and given a flier explaining the desire to rezone the lot, with opportunities to engage with us via Facebook (occurred 11/1-11/9). Kryszelda talked to three different residents surrounding the property during this time explaining the desire to rezone and preserve the neighborhood affordability. Their reaction was supportive of our goal to build more homes that aligned with the character of the neighborhood.

DCPD Pre-Meeting (2/5/2026)

- DCPD reviewed rezoning to E-TU-B, which was brought up during meeting with Councilwoman Torres as an option to create even more housing. Their review showed that rezoning to E-TU-B was not strongly supported by existing plans and rezoning to E-TU-C was partially supported but not fully endorsed, but that rezoning to E-SU-B would be supported—specifically by language in the southwest area plan encouraging splitting of lots of 9000SF, and the existing character of the neighborhood in terms of lot size and building type.

Other Attachments: Photos of Previous Unit

The photos below show the outside of the unit that was on the lot when we purchased it. The basement unit did not utilize the space of the lot, and it did not align with the other homes on the street. Demolishing the unit has already increased the street appeal on Quitman with the empty lot.