

DENVER DISTRICT 1

[WE ARE ONE]

Council Member Sponsored Rezoning



OFFICE OF COUNCILWOMAN
AMANDA P. SANDOVAL

February 27, 2024

Scope of Work

What are we solving for?

- Implementation of adopted plan
 - Neighborhood plan
 - Blueprint Denver
 - Historic context study
- Conserve or revitalize specific areas worthy of retention with distinctive features, identity, and/or character
- Preserving the historic character of Denver

Define scope with community

- Create a community committee dedicated to advising on the proposal
- Will CPD work with your office, or do you need a consultant?
- Set the budget
- What land use experts will you utilize?
 - Community members
 - Paid consultants
 - Both



Councilwoman Sandoval-Led Legislative Acts

- **Rezoning**
 - Text and Map Amendments
 - Map Amendments
- **Historic Designation**
 - Historic Structure
 - Historic District
 - Historic Cultural District
- **Park Name Change**



Tennyson Corridor

Active Centers and Corridors Design Overlay District

Scope of Work

- There are two main concepts about the changing character of Tennyson:
 1. Aesthetic incompatibility of new construction and
 2. Loss of small, independent commercial uses

Type of Rezoning

- Text and Map Amendments

Consultants

- Otak Inc. – Cliff Lind
- CPD – Kristofer Johnson
- MURP Student – Naomi Grunditz
 - Hired by Councilwoman Sandoval
- Neighborhood architects and land use advisors
 - Robert Schmid, Jeff Laws, Michelle Frankel, Heather Noyes

Writing Text Amendment & Application

- Council office
- CPD



Chaffee Park Neighborhood

Scope of Work

- Bringing accessory dwelling units (ADUs) to the Chaffee Park neighborhood.

Type of Rezoning

- Map Amendment

Consultants

- Council Aide Naomi Grunditz, MURP
- Neighborhood
 - Jason Horneak
 - Chaffee Park RNO

Writing Text Amendment & Application

- Council office



CPD Partnership

Set up consultation with CPD

- Discuss scope of work with CPD and community advisory group
- Understand CPD is typically more conservative than what community wants
- Craft solution(s) with community, consultants, and CPD

Street Level Active Use Overlay

First round of CPD comments and responses

This proposal aims to solve the problem of lack of true street-level activation in main street contexts through a two-step process.

1. Rezoning all desired properties to MS
2. Applying the following Street Level Active Use Overlay

The overlay works by altering five key elements of the Zoning Code. Many of these are adapted from recently adopted chapters of code: The River North Design Overlay (RiNo) and the Central Platte Valley Zone (CPV) district.

X

1. Restrict Building Forms

MS standard:

Four building forms allowed: Shopfront, Townhouse, Drive-thru Services and Drive-Thru restaurant.

Proposal:

Only Shopfront form is allowed in overlay area.

This gets rid of the issue of Townhouse (which shouldn't be on a main street) and the two Drive Thru services that are at times allowed in the zone district.

CPD Comment, 10-9-19

I would be more cautious about the language of the Townhouse form being an issue and not appropriate for a main street. There are several examples in Denver and across many other communities where residential use is part of the urban fabric along a main street. This is especially true in old streetcar nodes that were embedded and mixed in with residential neighborhoods (as opposed to highway main streets that do tend to be a more homogeneous commercial linear corridor).

The issue as I see it is an over-abundance of residential, but not the use itself. I personally think the Townhouse form should still be available, but perhaps only allowed on smaller lots (or some other limitation) so they don't overwhelm the entire area.

You also have to remember that the Townhouse form is wildly different than a Slot Home

Johnson, Kristofer - CPD C...
I reviewed Shopfront more closely and realized it still allows a 100% residential structure.
[See more](#)



Public Outreach

Consider language access

- Webpage
- Surveys
- Flyers and/or mailers
- Newsletters
- Social Media
- Town Halls
- RNO Meetings
- Other ideas or best practices?

The image displays three overlapping flyer images, likely representing public outreach materials. The top flyer is titled "Sunnyside Overlay" and discusses enhancing the design of new buildings. The middle flyer is titled "¿Unidades de Vivienda Accesorias (ADUs) en el vecindario de Berkeley?" and discusses accessory dwelling units. The bottom flyer is titled "Active Main Streets Overlay Town Hall" and discusses a town hall meeting for the Active Main Streets Overlay.

Sunnyside Overlay
Enhancing the design of new buildings

Over the past several years, a lot of new development has been allowed to build duplexes. Compared to existing homes, many new duplexes have flat roofs and lack porches. In other words, they are out of character. In response, community members from Sunnyside United Neighborhoods and Councilwoman Amanda Sandoval and her office to develop a design overlay. This overlay would add extra design standards on new development in the neighborhood and follow a more human, pedestrian-friendly design.

We need YOUR input!
Learn more, take a survey, and share information with your neighbors.
Visit bit.ly/sunnysideoverlay or call 720-725-7701

Community Meeting
Join Councilwoman Amanda Sandoval, SUNI and other community members to learn about the proposal. Language translation services available.

IN PERSON
Denver Bookbinding, 1401 W. 47th Ave.
Saturday, July 31, 10am-11:30am
Thursday, August 12th, 6:30pm-8pm

Interested in other neighborhood issues?
The Near Northwest Area Plan is an opportunity to learn about the plan and many other important aspects of the Sunnyside Overlay. Visit denvergov.org/nearnorthwestplan or call 720-725-7701.

Office of Councilwoman Amanda P. Sandoval

¿Unidades de Vivienda Accesorias (ADUs) en el vecindario de Berkeley?

Las ADU son segundas unidades más pequeñas ubicadas en una propiedad de una sola unidad. A veces se les conoce como unidades de sœurs, casitas o pisos de abuelas. En los últimos años, muchos residentes del vecindario de Berkeley han expresado interés en construir una ADU, pero necesitan una zonificación para hacerlo. La concejal Sandoval propone liderar una zonificación en todo el vecindario para que los propietarios individuales ya no tengan que pasar por el proceso uno por uno.

Mapa de zonificación de Berkeley:

- Propiedades elegibles para zonificación
- U-SU-C
- U-SU-C, CO-4
- Otras áreas (ya permiten ADUs)

Asista a una reunión virtual con la concejal Sandoval

Regístrese en bit.ly/NWDenverADUs. Las reuniones se presentarán en inglés. Si desea servicios de traducción al español, comuníquese con nosotros lo antes posible. Llame al 720-7701 o envíe un correo electrónico a district1@denvergov.org.

¡Necesitamos saber de USTED! Tómalo en serio.
¿Apoya permitir las ADUs en estas partes del vecindario?
bit.ly/NWDenverADUs o llame al 720-7701
Encuesta disponible en inglés y español

Contáctenos: district1@denvergov.org

Active Main Streets Overlay Town Hall

Over the past few years, streets like Tennyson have lost retail space to new development that is 100% residential. Berkeley Regis United Neighbors (BRUN) has been working with Councilwoman Sandoval on a zoning overlay to preserve the retail character of key commercial streets. Please join Councilwoman Sandoval along with representatives from BRUN and Denver Community Planning and Development to discuss the proposal and share your feedback.

COMMUNITY MEETINGS

Learn more about the proposal
<https://www.denvergov.org/district1>

Skinner Middle School, Auditorium
3435 W. 40th Ave
Thursday, Mar. 5th, 6:30 - 8:00 pm
Wednesday, Mar. 11th, 6:30 - 8:00 pm

The same information will be covered in both meetings.

For questions email districtone@denvergov.org

Application and Next Steps

Application

- Who will write the application?
 - CPD
 - Council member
 - Consultant
- Work with CPD to schedule Planning Board Informational Item
- Request legal description from CPD
- Prior to submittal, socialize idea with colleagues and offer briefings if needed

Next Steps

- Provide community with rezoning schedule.
 - Note dates for public hearings and provide information on how to participate
- Planning Board
 - Speak about rezoning and process
 - Answer board questions
- LUTI
- City Council



Thank You!



Appendix

Master of Urban and Regional Planning (MURP)

- Utilize Capstone Student
 - Naomi was utilized and then hired by Councilwoman Sandoval
- Apply in October to start in January (spring semester)
- Contact Dr. Jennifer Steffel Johnson, Associate Chair and Assistant Professor, CTT at University of Colorado Denver College of Architecture and Planning
 - Jennifer.SteffelJohnson@ucdenver.edu



Master of Urban and Regional Planning

COLLEGE OF ARCHITECTURE AND PLANNING

UNIVERSITY OF COLORADO DENVER

University of Colorado Denver
Master of Urban and Regional Planning (MURP)
Capstone Project Client Information
2023-2024

What is a Capstone project?

A MURP Capstone is a *real-world, client-based planning project*. Students work with an organization or agency, designated as the client, to complete a project that is of significance and practical use to the organization. By the end of the semester, the student will produce a professional-quality project deliverable that addresses the client's needs and meets our department's high expectations for graduate-level work. The student's performance is evaluated by the Capstone course instructor with input from the client.

Students typically undertake their Capstone project during their last 16-week semester of the MURP program, at which point they have successfully completed their core courses in history and theory, planning methods, urban sustainability, and urban development, as well as two client-oriented studio courses and most of their electives. Students complete their Capstone project independently, but with the support of faculty. Large-scale projects may be undertaken by a small team of students, but each student must contribute a unique piece of the larger effort.

Goals

The primary goal of the Capstone course is to provide MURP students with an opportunity to integrate and synthesize what they have learned during their graduate school career, bringing their academic knowledge to bear on a practical problem for a real client. Capstone projects contribute to students' professional training, offer client organizations the opportunity to access MURP expertise, and strengthen the relationships between the CU Denver Department of Urban and Regional Planning and organizations around the city, state, and region.

Client's Role

The client's role is to identify a high-quality project for the student, work with the student to clarify the project, and help the student identify appropriate individuals to contact and/or research materials needed to complete the project. (In some cases, students may approach a potential client with a project proposal. Clients are welcome to work with the student to modify their proposal so that the project best meets both the student's and the organization's needs.) The client should communicate as needed with the student, provide timely feedback on draft and final versions of the project, and provide a final evaluation of the student's work. Clients will receive electronic copies of the student's final project deliverables, an oral presentation of the student's project (virtual or in person), and will be invited to attend an end-of-semester event at which all Capstone students display a poster describing their project.



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