



WHAT'S NEW

New on the website – draft zoning maps!

Visit www.newcodedenver.org to view, search and comment on the draft zoning code map. Maps for each City Council District and statistical neighborhood are available on the website along with an easy, interactive tool for providing comments.

Public Meetings -August Dates Set

The next round of public meetings will present revisions based on the review by community members and further analysis by city staff. Come to a meeting in your Council District to view the revisions on the draft code and maps!

Council District 1

Tue., August 11, 2009
Lake Middle School
6:00-9:00 pm

Council District 3

Wed., August 19, 2009
Barnum Recreation Center
6:00-9:00 pm

Council District 4

Thu., August 27, 2009
Schlessman Family YMCA
6:00-9:00 pm

Council District 5

Tue., August 18, 2009
Temple Emanuel
6:00-9:00 pm

Council District 6

Thu., August 20, 2009
District 3 Police Station
6:00-9:00 pm

Council District 7

Thu., August 13, 2009
SIC –Sandos Hall
6:00-9:00 pm

Council District 8

Sat., August 22, 2009
Church in the City
9:00 am-12:00 pm

Council District 9

Wed., August 26, 2009
Asbury Event Center
6:00-9:00 pm

Council District 10

Tue., August 25, 2009
National Jewish Hospital
6:00-9:00 pm

Council District 11

Wed., August 12, 2009
District 2 Police Station
6:00-9:00 pm

Check our website prior to the meeting for location details!
For information on Council District 2 meetings, please contact the District 2 Office at 303-763-8562

Up Next

Draft code and map revisions!

The draft zoning maps, zone districts, building forms, use standards, definitions and procedures will be revised based on information and comments from the community and further technical analysis.

Go to www.newcodedenver.org for the latest information and updates.

Stay tuned for updates to our fall calendar!

QUESTION OF THE MONTH

How are the new zone districts named and do the names mean something?

All of the new zone districts follow a naming convention. The first letter indicates the neighborhood context. The second pair of letters indicate predominate use and form. The final letter indicates the maximum lot size or, if it is a number, the maximum building height in stories.

For example, in the U-MX-3 zone district:

U: Urban Neighborhood Context

MX: Mixed Use

3: Maximum height in stories



PROJECT OVERVIEW

Approach to The New Code:

The New Code will implement *Blueprint Denver*, Denver's integrated land use and transportation plan, putting the plan into practice in our neighborhoods. The code is organized into *neighborhood contexts* to provide a broader range of categories and uses a *form-based approach* that clearly explains what can be built.

Mapping the New Code – putting Blueprint to work:

Mapping The New Code means putting the *context-based* and *form-based* approaches to work in Denver's neighborhoods. The new districts provide better choices to ensure the right fit.

Three primary criteria are used to create the draft maps –existing conditions, current zoning and plan recommendations.

First, existing conditions are analyzed and matched with zone districts. Existing conditions include neighborhood context, land use, building type and scale. Next current zoning is compared to potential New Code districts. Finally, areas are compared to recommendations from *Blueprint Denver*, small area plans and general development plans. In some cases, all three match up; in others further analysis and review are needed.

Although much of the city is being mapped, areas with waivers and conditions, planned unit developments, and planned building groups are not being addressed at this time. These areas will be addressed through future planning processes.

Your help is needed in reviewing the draft maps! Please attend your district meeting or review and comment on the maps online!



IT'S ALL ABOUT CONTEXT

Denver Neighborhood Contexts at a Glance

The **Urban Center** Neighborhood Context is predominantly mixed use with both residential and commercial uses. It has convenient access to public transit and supports high pedestrian activity.

Find about more about Denver Neighborhood Contexts and the context-based approach on www.newcodedenver.org

WHERE WE'VE BEEN

January 2005 to August 2006: Phase I – Analysis and Problem Definition

Phase I began laying the foundation for the effort and appointment of the Zoning Code Task Force and Citizens Advisory Group. Participants drafted a diagnostic report and problem statements. There were numerous opportunities for public involvement including: listening sessions, focus groups, task force meetings and presentations to neighborhood groups and other organizations.

August 2006 to September 2007: Phase II – Alternative Approaches

During Phase II of the process, we continued to make progress towards drafting The New Code. We explored a context-sensitive and form-based approach to zoning. We held public work sessions to introduce and refine residential neighborhood contexts. We prepared an annotated outline of The New Code. We held community meetings and continued public involvement opportunities.

September 2007 – present: Phase III - Drafting

During the Drafting phase, city staff worked closely with the Zoning Code Task Force, the City Council and Citizen Advisory Group to draft the code language. A draft of the New Code was made available for public review at the end of May, 2009.

WHERE WE ARE

May 2009 – ongoing: Phase IV - Public Review and Adoption

In the final phase for The New Code, the code language and draft zoning maps are being reviewed by the public. After the public review and comment period during the summer of 2009, the code will go to the Planning Board and City Council for discussion and public hearings.



THE NEW ZONING CODE
PUTTING BLUEPRINT DENVER TO WORK

