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Councilman Garcia Announces Community Forum on April 18th

Presentation to Focus on Blueprint Denver Implementation of the New Zoning Code

Denver, CO – Councilman Garcia announced today his Spring Community Forum which will unveil the latest information and some details of the long awaited Denver Zoning Code Update. The new code has been under development for nearly four years and the Community Planning and Development Department of the city along with a Mayoral appointed Zoning Code Task Force has recently begun reviewing the first draft document of the proposed new residential zone districts.

Councilman Garcia has been a consistent advocate for expediting the new zoning code process because residents in the Northwest Denver community have expressed concerns in recent years about the ongoing loss of single-family structures to larger multi-units and duplexes.

The new zoning code is a comprehensive over-haul of the city's current 53-year-old code. Although the current zoning code is based on a "one-size-fits-all" approach, the new code will take into account the qualities that differ from neighborhood to neighborhood in order to preserve the character of each community. The new zoning code is intended to provide clear regulations that build on the character of Denver's unique neighborhoods and articulate what Denver can become for the benefit of existing and new residents alike.

The forum presentation will provide a new code status update, details on the new code 2009 implementation schedule and examples of the newly proposed neighborhood context-based approach to new zone districts. The new zoning code is organized around six different "contexts" derived from the existing and desirable characteristics of Denver's diverse neighborhoods. This *context-based* approach provides a broader range of zoning categories than is currently available and will guide more compatible future development. The new zoning code also uses a *form-based approach* that more clearly explains what can be built in terms of such things as building height and placement.

Councilman Garcia says, " the new context-base zoning will address long standing residents' concerns in Northwest Denver that many newly constructed buildings in areas dominated

with single-family structures are not in keeping with existing homes on a given block.” He adds,” the new zoning code will provide opportunities for accessory dwelling units to be approved in a single-family zone district as well as better linking transportation corridors to new zone districts that can accommodate more dense housing and commercial structures.”

In May, the Community Planning and Development Department will be hosting a number of community meetings throughout the city to specifically engage neighborhoods on the proposed context-based zone districts and seek input before the final draft of the new code is released to the public. The Denver City Council is scheduled to legislatively act on the new code and an accompanying zone map amendment before the end of this year.

The Community Forum will provide a preface and platform for neighbors to either become familiar for the first time or build on existing knowledge of the new code and changes now on a definitive schedule toward a late 2009 approval and implementation.

Please join Councilman Garcia for the District One Community Forum on **Saturday, April 18, from 9:00 – 11:00 a.m. at North High School Auditorium, 2960 N. Speer Boulevard.**

For more information on Denver’s Zoning Code Update please link:
www.newcodedenver.org

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