

City and County of Denver  
Community Planning & Development  
Planning Services  
201 West Colfax Avenue  
Denver, CO 80202  
[www.denvergov.org](http://www.denvergov.org)

Subject: NNW Steering Committee Meeting #27  
Meeting Date: Wednesday, November 8<sup>th</sup>, 2023  
Meeting Time: 6:00 pm – 8:00 pm  
Meeting Location: In Person (Aztlan Recreation Center-  
Community Room)

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City Staff Attendees: Sung Han, Will Prince, Libby Glick, Matthew Bossler

City Council District One Attendees: Councilwoman Amanda Sandoval and Andrew Blanco

Steering Committee Attendees: Ramon Bargas, Mike Blake, Michael Guiietz, Trupti Suthar, Bill Hare, Lexi Steinhauer, Rebecca Hunt, Emily Weiss

Consultant Staff: Grace Herbison, Naomi Grunditz Lacewell

## AGENDA & NOTES

### 1. Community Feedback Update and Timeline

- 2<sup>nd</sup> Round Public Review
  - 1,234 views
  - 83 comments
  - 8 commenters
  - Mobility majority of comments, improve legibility, one comment disagree for rec/community center at 51<sup>st</sup> and Zuni Park

### 2. Remaining Schedule

- November 13 – Konveio comments close
- December 6 – Planning Board (Webb Building)
- January 8 – Final Public Hearing at City Council (Council Chambers)

### 3. Letter of Support

- Committee reviewed and will send comments back to Mike Blake
- Additional discussion
  - Outreach/Engagement – needs to be called out as challenge, showing intention/goal, success of promotoras
  - Discussed adding/asking previous steering committee members who participated consistently
  - Highlight people crossing lines to be heard beyond neighborhood lines
  - Continue to review with edits/updates before option to sign off via email

### 4. Plan Implementation through Legislative Rezonings

- Regulatory – regulations to DZC text and map amendments, rules, and regulations
- Funding – guide annual budgets, bonds, investments

- Partnership – community groups to collaborate

## Regulatory

- Occurs both at a neighborhood and citywide Scale – examples of citywide projects include ADUs and Equity in Rezoning; neighborhood examples include Sunnyside Conservation Overlay
- Other ideas from Blueprint that can be addressed citywide is improving design quality within Centers and Corridors

## Purpose

- Implementation of the plan’s land use guidance through legislative rezoning
- Ensure future development is in line with plan vision
- Potential rezonings identified:
  - Commercial Corridors E-CC-3x (Federal/auto areas), rezone to zone districts that promote pedestrian-friendly frontages and discourage drive-thrus
  - Historic Streetcar Nodes, prioritize active street-level uses and design
  - Rezone Former Chapter 59 (old zoning) into Denver Zoning Code (City’s current zoning code)
  - Establish zoning to prepare DHA for Future Choice Neighborhood area
- Process
  - Review Guidance
  - Document existing conditions
  - Study appropriate tools
  - Community engagement on proposal
- Feedback /Discussion
  - Related timeline: this depends on the tools required. It would be ideal to do all at once but if a new overlay or tool needs to be created, it will require more research and a longer timeline. Engagement for rezoning would start soon after adoption in winter/spring 2024.
  - Former Chapter 59 Zoning summary provided. Question about process: Process is the same, but no fee and highly encouraged to rezone to Denver Zoning Code
    - Suggested to add map of FC 59 properties to plan, related to L11
  - Name of initiative: may change but currently NNW Proactive Legislative Rezoning Implementation – the plan will continue to use NNW website as host information page
  - What happens after this phase? Future development that occurs will be more in line with the plan policies and zone requirements
  - Preservation: need to review further which tools are best fit for each area
  - Other priorities and investment (ex rec center): Will involve more resources and partners to line up. Implementation matrix will be created which will be a living document to guide implementation and capital improvements.
  - Far Northwest Area Plan timeline: not sure when this will take place at this time. The city is still finalizing where the next round of planning will take place
  - Do neighbors know about plans when rezonings happen? Many do not, which we’re experiencing as part of West rezonings
  - Steering committee agrees that these areas are key priorities and makes sense to focus on first.