



A Chapter of The American Institute of Architects

March 7, 2008

Tina Axelrad
Zoning Code Task Force
City and County of Denver
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Re: Solar Access Bulk Plane

Dear Ms. Axelrad:

The American Institute of Architects, Denver Chapter, (AIA Denver), is aware that the city of Denver's Zoning Code Task Force is updating the zoning codes.

It has come to the attention of the AIA Denver Board of Directors that the Quick Wins 2 Bulk Plane Ordinance affected the solar access of the properties to the north. We encourage the task force to critically review the current Quick Wins 2 Bulk Plane Ordinance in light of solar access for neighboring homes.

We request the task force consider returning to a bulk plane comparable to the previous Solar Access Bulk Plane regulations. We encourage the task force to review other similar solar access provisions such as Boulder's "solar fence" concept, which limits the amount of permitted shading by new construction or vegetative planting on adjacent properties.

AIA Denver believes these matters are of utmost importance given the city's commitment to energy reductions through renewable solar energy systems and creating environments that support the ideas of sustainable and green development. The AIA Denver Committee on the Environment (COTE) would like to offer its assistance, working on zoning code and bulk plane research, analysis and recommendations as requested by the task force. We will contact you soon about setting up a meeting to discuss how we may help.

Sincerely,

Handwritten signature of Richard L. Combs in black ink.

Richard L. Combs, AIA
AIA Denver 2008 President

Handwritten signature of Fred Andreas in black ink.

Fred Andreas, AIA LEED AP
AIA Denver 2008 Vice President-Elect
AIA Denver COTE Advocacy Chair and Executive Committee

cc:

Denver Mayor, John Hickenlooper
Community Planning and Development, Peter Park, Molly Urbina and Tyler Gibbs, AIA
Greenprint Denver, Michele Weingarden
Denver City Council President, Michael B. Hancock