

Sept. 28, 2009 – AIA Denver Zoning Code Review Committee Meeting with Brad Buchanan, FAIA

The AIA Denver Zoning Code Review Committee met with Brad Buchanan, FAIA, to discuss the current status of the draft code and how AIA Denver could assist in the process moving forward to enactment.

- The consensus from this meeting is that vetting of the code is continuing, and AIA Denver's help is needed to ensure that this is the best document possible.
- It was agreed that it would be best for AIA Denver to continue to coordinate and come to a consensus with as many of the private sector groups as possible in providing feedback to the City as the draft document evolves.
- AIA Denver's position should be expressed to the Denver Zoning Code Task Force (DZCF), Community Planning and Development (CPD), City Council and the Denver Planning Board.
- Station Area Plans, and other area plans, that are not complete at this time will be adopted under their own time frames and will be rolled into the new code after it has been adopted.
- Station Area Plans that are complete should be included in the new code at time of adoption (with zone designations changed to meet the new code.)
- The AIA Denver Zoning Code Review Committee expressed its concern that a time frame was driving the process, and that, under current circumstances, more time may be needed to properly review the draft document. AIA Denver Zoning Code Review Committee would be in agreement with a longer "beta period" for the new code, if a mechanism/process is set up to cover analysis.

Sept. 28, 2009 – City Council Adoption of Resolution 103 – Summary

City Council Resolution 103 was passed on Sept. 28, 2009. Although this resolution is non-binding, it does establish the review and enactment policy for the coming months, along with major milestones. Discussion points from the City Council Discussion meeting include:

- Many in Council feel that the City has done "extraordinary public outreach" and that these steps should ensure that everyone is cognizant and has sufficient time to comment on the document and maps.
- Many Council members will not be sympathetic to any comments in December that "there hasn't been enough time" to review the code, feeling that there is sufficient time in the schedule to resolve outstanding issues.
- CH2MHill and NREL are doing shading studies. CPD is not certain if any of the new data will be available in the next draft.
- Peter Park stated that there will be no further Council District public meetings/workshops on any future drafts.
- Several Council persons feel that concentration should be on getting the code right and not let the schedule drive the process.
- Park stated that the expectations are that further detail input over the following weeks will be received from professional groups, like AIA Denver, to refine the draft code.

Sept. 30, 2009 – Downtown Denver Partnership Zoning Meeting – Summary

On Sept. 30, the AIA Denver Zoning Code Review Committee participated in a Downtown Denver Partnership (DDP) meeting regarding the draft code.

- The Zoning Code Task Force has recommended that the following sections be pulled from the draft code and replaced with the existing language and new zone designations: B-5, B-5T, B-7, B-8, B-8A, B-8G. As the draft code stands now CC, PUD, PPG, and Cond. & Waivers will remain as is. Existing MS will remain with new designators.
- Projects in the pipeline at adoption can proceed under the old code for a period of up to four months.

- AIAD explained its position to DDP:
 - Residential generally more advanced than non-residential
 - More time and a more detailed draft is needed
 - Near-term adoption is acceptable if a "beta period" is incorporated (9 -12 months)
- This position was generally well received by DDP.
- Campus Zones need to be reviewed. What is it? What does it do? Some campus users are concerned with this section.
- ULI is getting into more details, but the schedule will not allow for a comprehensive review. The process must allow for several months of review without further revisions (min. of 90 days). Many questions still remain.
- The Home Builders Association (HBA) is concerned that restrictions will still produce a number of non-conforming use properties. Use and setback issues for commercial uses within residential districts need to be reviewed.

Oct. 1, 2009 – AIA Denver Board of Directors Meeting

The AIA Denver Board of Directors was briefed on the activities of the AIA Denver Zoning Code Review Committee. The board of directors agrees that more time is needed for of review the drafts of the zoning code, and that the review needs to take place to a document that is not constantly being revised. AIA Denver Board will review the DDP and HBA draft letters.

Oct. 7, 2009 – AIA Denver Urban Design Committee Meeting – Summary Outcome

At the Oct. 7 AIA Denver Urban Design Committee (UDC) meeting Tyler Gibbs, AIA, of Denver Community Planning and Development (CPD) was the guest. Gibbs gave UDC a brief update and then participated in a discussion on the current issues. The following are important points of the meeting:

- CPD is working diligently to complete the code vetting process based on the time schedule outlined in City Council Res. 103. Although CPD recognizes the task ahead will be challenging, they are working towards the current milestones.
- CPD expects that the private sector will do more technical research after the Draft v3 is issued.
- CPD expects that Version 3 of the Code will be released by 11/01. According to the current timeline, the final draft version will be issued on 12/22.
- There will be two Council/Planning Board Listening sessions: Wednesday, Nov.18, at 5 p.m., and Thursday, Nov. 19, at noon. Both sessions will be at the Webb Building in the 4th floor conference room. Agendas are the same for both meetings.
- UDC reiterated AIA Denver's position.
- UDC recommended that CPD needs create an environment where the private sector feels it has a relatively secure document to review.
- Discussions concluded with this proposal:
 - The Draft Version 3 review period would last approximately six weeks, with comments submitted no later that 12/11. This would allow one week for CPD staff to review and integrate any revisions.
 - Prior to the release of Draft Version 3 there would be a "kickoff" meeting where CPD would present a PPD of research it is currently conducting.
 - During this six week period there would be two CPD AIA Denver meetings to review Draft v3.

AIA Denver committees have been working diligently on this issue, but the work is not complete. There is still much to do if Denver is to have the best document possible as the result of the monumental effort. The AIA Denver Board of Directors, AIA Denver Housing Committee, and AIA Denver Urban Design Committee invites all members to become a part of this effort. The AIA Denver ZCTF is organizing now for addressing the Draft Version 3. There are many way to participate. The first step is to contact either the [AIA Denver Housing Committee](#) or the [AIA Denver Urban Design Committee](#). We look forward to you joining us in this great effort to improve design and development in Denver.