



A Chapter of The American Institute of Architects

**What: Position Statement**  
**Re: Northwest Denver Rezoning Issue**  
**How: To be read by Urban Design Committee representative on behalf of AIA Denver**  
**Where: Denver City Council**  
**When: Monday, April 28, 2008**

The American Institute of Architects, Denver Chapter, (AIA Denver) appreciates the opportunity to express its opposition to the proposed rezoning of the Sloan's Lake and West Highlands Neighborhoods. AIA Denver offers this opinion based on the following three tenets, which have been reviewed and discussed by its Urban Design Committee:

- Modifications to the application process
- Anticipated zoning classifications
- Appropriate urban design

**1. Application Process**

- a. AIA Denver recognizes the city's need to respond to a citizen's application for rezoning, and, therefore, welcomes this opportunity to respond.
- b. AIA Denver understands like the Community Planning and Development department (CPD) that the two citizens that filed this application do not represent the vast number of properties affected by the proposed rezoning.
- c. Recognizing that the process was flawed, AIA Denver applauds CPD's support of an amendment that now requires 51 percent of property owners to apply for rezoning.

**On this point, AIA Denver recommends that Denver City Council deny the rezoning application and reconsider if and when another application is brought forth for consideration by a majority of the landowners.**

**2. Appropriate Zoning Classification**

- a. AIA Denver fully supports CPD's vision of Blueprint Denver, recognizing Areas of Change and Stability and the need to reconcile these areas with the appropriate zoning classifications.
- b. AIA Denver fully supports CPD's creation of the Zoning Code Task Force, which is challenged with creating a more appropriate "menu" of zoning classifications for these areas. It is anticipated that these classifications more fully will address appropriate levels of intensity, usage and form at a finer grain of detail.
- c. AIA Denver and CPD anticipate that the Zoning Code Task Force will provide this more appropriate classification menu in draft form in August 2008.

**On this point, AIA Denver recommends that Denver City Council deny the rezoning application in favor of applying the anticipated congruent classifications when made available by the Zoning Code Task Force and CPD.**

**3. Urban Design**

- a. AIA Denver recognizes the benefits of the existing R2, including maintaining opportunities for diverse housing choices, greater housing densities and increased access to public transportation choices.
- b. AIA Denver recognizes the importance of efficient land use with compact, pedestrian-oriented infill developments while recognizing the need to reinforce stable, historical, desirable neighborhoods and individual buildings as part of a diverse mix.
- c. AIA Denver recognizes the need to create ways of maintaining existing affordable housing while building in the necessary flexibility that makes reinvestment for mixed income workforce housing economically feasible.

**On this point, AIA Denver recommends that Denver City Council deny the rezoning application due to the fact that the proposed down-zoning does not offer these important benefits.**

AIA Denver appreciates the opportunity to offer these opinions, hopes that Denver City Council will take them into advisement and offers itself available for questions or further study in the future.