

June 14, 2010

Denver City Council
City and County Building
1437 Bannock St., Rm. 451
Denver, CO 80202

Dear City Council Members,

On behalf of The American Institute of Architects, Denver Chapter (AIA Denver), thank you for the opportunities given by City Council, the Planning Board, and the City of Denver Planning Department (CPD) to let our members' viewpoints on the new Denver Zoning Code be heard throughout the past year. CPD staff has been willing to hear our comments, and many of our recommendations have been incorporated into the code.

At this time, AIA Denver offers its support of the new Denver Zoning Code. The form-based code will provide CPD staff, the Planning Board and the City Council a more advanced tool to help shape the city's future.

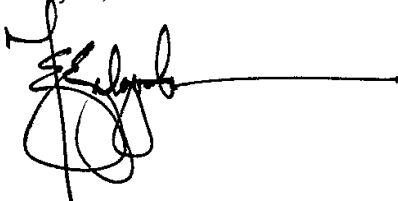
We understand that the code adoption process will continue throughout the next two months. Issues have arisen, and will continue to arise, that do not have obvious, clear-cut answers, such as allowable height for residential structures; solar access; density; and ground floor activation and transparency. We appreciate that AIA Denver has been able to present both sides of these issues, and in the coming months, we will continue to work with CPD to build consensus. We are confident that the decisions made and compromises reached on these matters will be carefully considered.

AIA Denver has not had significant input on the zoning maps. After the code is adopted, we strongly encourage the City Council, Planning Board and CPD to holistically assess greater issues of density, sustainability, affordability, economic viability and business friendliness in the city, particularly with regard to the zoning maps, to ensure the future success of both the code and the city.

We recognize that the new code will not be perfect on day one, and encourage the development of a process to facilitate the continued refinement of the code during its first year of enactment, as it is tested with actual projects. Along with the final city approval process and the hard work that CPD has undertaken for the past five years, there should be a structured, well-planned enactment process that permits refinements to the code for 12 months. AIA Denver would like to be an integral part of this process to ensure the optimization of the new code.

AIA Denver looks forward to the approval and implementation of the new landmark City of Denver Zoning Code, and to continuing to be a partner in this process.

Thank you,



Tania Salgado, AIA
AIA Denver 2010 President

cc: Tyler Gibbs, AIA