

DENVER DISTRICT 1

[WE ARE ONE]

District 1 Land Use Updates

March 2025



OFFICE OF COUNCILWOMAN
AMANDA P. SANDOVAL

Advancing Equity in Rezoning Project

Legislation Update

After more than two years of work by the [Advancing Equity in Rezoning](#) Task Force, City Council unanimously approved updates to Denver's rezoning process.

New Review Criteria

- A rezoning must:
 1. Be consistent with adopted plans (e.g. Neighborhood plans, Blueprint Denver, Comprehensive Plan 2040).
 2. Serve the public interest.
 3. Match the purpose and context of the proposed zone district.
- If a rezoning is not consistent with an adopted plan, City Council may still approve it if it meets an unanticipated community need.

More Information

Enhanced Community Engagement

- Tenant Notifications: Renters will receive written notices, not just property owners.
- Earlier Posting: Signs must go up on the property within 10 days of the city receiving a completed rezoning application.
- Simplified Materials: Postcards, signs, and other notices will be easier to read and understand.
- Required Outreach: Rezoning applicants must document their public outreach efforts.
- Online Information: The city is improving its proposed rezonings webpage to make it easy to access rezoning application documents, staff reports, and presentations.

Near Northwest Area Plan Rezoning

General Information

- [The Near Northwest Area Plan](#) (PDF) worked with community members to create a long-term vision to guide growth and city decision-making for the Chaffee Park, Sunnyside, Highland and Jefferson Park neighborhoods.
- On January 22, 2024, Denver City Council voted unanimously to adopt the Near Northwest Area Plan.
- The plan is currently in the implementation phase
 - Councilwoman Sandoval is taking the first step in implementing the plan by sponsoring a legislative rezoning. If approved, the new zoning would lead to development that is consistent with what the community's priorities, as reflected in the plan's vision and goals.

Public Comment Opportunities

- City Council Public Hearing & Vote
 - **Monday, March 17th, at 5:30 pm**
 - [Sign up to speak online or in-person](#) between 5:00 pm on Thursday, March 13th and 3:00 pm on Monday, March 17th.
 - [Watch the discussion live on Denver8](#)

Near Northwest Legislative Rezoning Webpage



Vibrant Denver 2025 Bond

General Information

- In February, the city announced the [Vibrant Denver 2025 General Obligation Bond](#).
- General obligation (GO) bonds are issued by local governments to fund public capital improvement projects such as roads, bridges, bikeways, public facilities, and parks.
- Denver's bond programs have played a vital role in shaping our city, delivering catalytic projects that strengthen our communities **without raising taxes**.

Survey & Community Meeting

- City Council, in partnership with Mayor Johnston, is facilitating an outreach process to build a bond package that reflects the values of our city without raising taxes.
- [Take the survey](#) and share the investments you would like to see in your neighborhood. **Survey closes March 31st**.
- Attend a community conversation on bond projects with Councilwoman Sandoval and Mayor Johnston.
 - **Thursday, April 3**
5:15-6:45 pm
Skinner Middle School (cafeteria): [3435 W 40th Ave](#)



Federal Blvd Pedestrian Safety Project

General Information

- The project improvements include:
 - Upgrading pedestrian ramps on Federal Blvd at W. 25th & W. 26th Aves.
 - Adding concrete bulb-outs at multiple corners
 - Installing a HAWK signal on Federal Blvd at W. 25th Ave. People on foot and on bikes can activate the HAWK signal to stop vehicles traveling on Federal to cross the street more safely.
 - Transforming W. 25th Ave from Federal Blvd to Eliot St into a more pedestrian friendly street with a narrowed and curved design and install green infrastructure
 - Upgrading the stormwater infrastructure at W. 25th & W. 26th Aves and on Eliot St

Travel Impacts

Daytime lane closures on Federal Blvd at W. 26th Ave

- Crews will be on-site beginning **Thursday, March 13, through March** on Federal Blvd at W. 26th Ave performing survey and layouts for new monument signs.
- Intermittent lane closures will be in place on Federal Blvd, including restricted left turn movements at W. 26th Ave, from **8:30am until 3:30pm Monday through Fridays**.

Project Information:

- Email: federalpedimprovements@gmail.com
- Call: 720-663-7785



Sheridan Corridor Safety Study

General Information

- The Denver Regional Council of Governments (DRCOG) is leading the Sheridan Corridor Safety Study to make Sheridan Boulevard safer for all users.
- The study will focus on the corridor between I-76 in the north and US-285 in the south.
- This effort is collaborative partnership between DRCOG, CDOT, Denver, Lakewood, Edgewater, Wheat Ridge, Mountain View, and Lakeside.

Get Involved

[Visit the project website](#) for the following:

- Sign up to receive notifications
- Tell DRCOG about your safety concerns on Sheridan
 - Place markers on the map to share safety concerns and improvement ideas with the project team. **The Map will close on March 17.**

Sheridan Corridor Safety Study Webpage



Federal Blvd. Bus Rapid Transit (BRT)

General Information

- The Colorado Department of Transportation (CDOT) has started environmental study and design work for a Federal Blvd BRT route from Dartmouth to 120th Ave.
- View previous [public meeting materials](#) & [share comments](#) on the project
- Proposed improvements for the 20th Ave – 52nd Ave corridor
 - This section of the corridor will have the bus share a lane with general-purpose traffic.
 - Incorporating bypass lanes with queue jump signals at targeted intersections where buses typically experience significant delay.
 - Incorporating Transit Signal Priority.
 - Improving stations (near-level boarding, off-board fare collection).
 - Implementing transit frequencies of seven and a half minutes.

Survey & Town Hall

- Station Design Survey:
 - Share your opinion on Federal Boulevard Bus Rapid Transit station design.
 - [Take the Station Design Survey](#)
 - **Survey closes Tuesday, March 25.**
- Telephone Townhall:
 - A convenient way to gain project information and ask your questions wherever you are.
 - **Tuesday, March 18, at 6:00 pm**
 - Join by phone: (855)-756-7520 Ext.119834#
 - Join using Zoom: bit.ly/FederalBlvdTTH

Learn More About Federal Blvd BRT



West 38th Avenue Corridor Study

General Information

- Study area is West 38th Avenue from Sheridan Boulevard to Fox Street (approximately 3 miles)
- Seeks to improve mobility and safety, plan for Bus Rapid Transit (BRT), and identify opportunities to 'green' the corridor.
- Funded due to Councilwoman Sandoval's 2023 budget amendment
- The project has 3 phases: assessing existing conditions, an analysis of alternative designs for the corridor, and presentation of a recommended design alternative.
- Intended outcome is to create a cohesive plan for the entire corridor that guides future capital improvement projects and adjacent development.

Final Meeting

- Join DOTI for their third and final community meeting to learn about the preferred alternative and recommendations to guide future transportation improvement projects and development on the corridor.
 - **Wednesday, April 2**
5:30-7:30 pm
Potenza Lodge, [1900 West 38th Avenue](#)
- The project team will also share opportunities for near-term safety improvements at key intersections, and next steps for the study and corridor.
- Sign up for updates at bit.ly/38thAveUpdates



Modernizing Parking Requirements

General Information

- The Modernizing Parking Requirements project seeks to:
 - reduce city time reviewing development applications
 - promote the development of more housing
 - give building projects the flexibility to build the number of parking spaces they deem necessary, based on market conditions.
- The proposed rule changes would remove minimum parking requirements from development regulations, which now require a minimum number of parking spaces based on the proposed use and zone district of each project.
 - Currently, minimum parking ratios don't apply to single-unit homes, accessory dwelling units, or certain downtown areas.
 - Some affordable housing developments already have reduced parking requirements.
- The proposal is sponsored by Councilmembers Sarah Parady, Chris Hinds, Flor Alvidrez, and Darrell Watson in partnership with Community Planning and Development (CPD), Department of Transportation & Infrastructure (DOTI), and the Office of Climate Action, Sustainability and Resiliency (CASR).

More Information

- The city is also updating its Transportation Demand Management requirements to ensure that new developments minimize their parking demand by offering subsidized transit passes and supporting car share opportunities.
- This project is part of Denver's compliance with [state legislation](#) passed in 2024.
 - The legislation requires municipalities to stop enforcing minimum parking requirements for multifamily residential development and adaptive reuse of buildings that will be at least 50 percent residential if they are within a quarter-mile of transit routes.
 - Denver and other cities must comply with this legislation by **June 30, 2025**.

Modernizing Parking Requirements Webpage



Public Hearings



Public Hearings in District 1 at Council

Date	Public Hearing
Monday, March 3	Nothing in District 1
Monday, March 10	Nothing in District 1
Tuesday, March 17	Near Northwest Area Plan Rezoning
Monday, March 24	Nothing in District 1

Find information about a bill <https://denver.legistar.com/Legislation.aspx>



Public Hearings in District 1 at Planning Board

Date	Public Hearing
Wednesday, March 5	Nothing in District 1
Wednesday, March 19	Not yet announced

Bills are noticed 15 days prior to the public hearing and full agendas are published the week prior to a meeting. Please check the [Planning Board website](#) for the latest agendas and updates.

Find information about rezonings at www.DenverGov.org/ProposedRezonings



How to Participate

At City Council

- Learn how to submit comments, sign up to speak, or view the City Council calendar at <https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Denver-City-Council/Public-Input>
- Find information about a bill <https://denver.legistar.com/Legislation.aspx>

At Planning Board

- Find information about rezonings at www.DenverGov.org/ProposedRezonings
- Watch Planning Board on channel 8 or <http://www.denver8.tv/>
- Watch or sign up to speak virtually via Zoom. Link to join will be posted on the Planning Board website www.denvergov.org/planningboard Monday the week of the hearing.



Resources

Tips and tricks for navigating land use in Denver



District 1 Resources

- [YouTube Channel](#)
 - Ask-a-Planner recordings
 - Near Northwest Area Plan Steering Committee recordings
 - Town hall recordings
 - Neighborhood ADU rezonings
 - Overlays
- [Sign up for Councilwoman Sandoval's Office Hours](#)
- [Sign up for the District 1 Newsletter](#)



Denver Land Use Resources

- [Maps!](#)
 - [Zoning Map](#)
 - [Site Development Plan Map](#)
 - [ADU zoning Map](#)
 - [Rezoning Requests Map](#)
 - [Property Info Map](#)
 - [Existing Plans & Studies Map](#)
- [Denver Zoning Code](#)
- [ePermits Portal for permit records](#)
- [Average Plan Review Times](#)
- CPD phone number: **720-865-2700**



Questions or suggestions?
Email district1@denvergov.org

