



DENVER DISTRICT 1

WE ARE ONE

District 1 Land Use Updates

February 2026



OFFICE OF COUNCILWOMAN
AMANDA P. SANDOVAL

Unlocking Housing Choices

General Information

- The [Unlocking Housing Choices project](#) seeks to allow more middle housing forms, such as duplexes, fourplexes, row houses, or town homes, in residential neighborhoods.
- Update design requirements for middle housing building forms so that new construction is compatible with existing neighborhoods and recommendations in adopted plans.
- Encourage the preservation of existing homes.
- Create incentives or requirements for affordable housing in newly constructed middle housing.
- This project could reshape housing options.

More Information

- Stay Informed!
 - [Sign up for email updates](#)
 - [Watch a recording of past committee meetings](#)
 - [Frequently Asked Questions](#)
 - [Submit a comment or question](#)
- Attend an Advisory Committee Meeting
 - **Thursday, February 5th from 4:00-6:00 p.m.**
Webb Building, [201 W Colfax Ave](#), Room 4.G.2
[Attend virtually on Teams](#)
 - **Thursday, April 16th from 4:00-6:00 p.m.**
Webb Building, [201 W Colfax Ave](#), Room 4.G.2
[Attend virtually on Teams](#)



Sidewalk Implementation Plan

General Information

- The Department of Transportation and Infrastructure's (DOTI) Sidewalk Enterprise Program is developing the first **Sidewalk Implementation Plan (SIP)** that will be the roadmap for repairing hazardous sidewalks, widening sidewalks, and building missing sidewalks.
- The SIP will answer the questions of where, when, and how the Sidewalk Enterprise Program will repair and build a complete sidewalk network for all Denverites.

Town Hall & Survey

- Attend the DOTI Virtual Town Hall
 - **Wednesday, February 11 from 6:00-7:00 p.m.**
[Register to attend the Zoom meeting](#)
- Review [DOTI's State of the System \(SOTS\) Report](#) and share your priorities for new and improved sidewalks!

Read the Report & Take the Survey!



Mini Bundle Text Amendment

General Information

[Mini Bundle](#) contains changes to the Denver Zoning Code & the Denver Revised Municipal Code on:

- Proposition 123 - Expedited Reviews for Affordable Housing Projects
 - Coordinate approval dates for different types of applications to avoid delays
 - Updates Urban Design Standards & Guidelines to exempt fast tracked affordable housing projects from formal review by the Cherry Creek and Downtown Advisory Boards
- Site Development Plans
 - Extend the approval period to 30 months for all Site Development Plans (SDPs), without needing an extension
 - Removed expiration language for Detailed PUD District Plans

More Information

- Accessory Dwelling Units
 - Remove Owner Occupancy requirements for Denver Housing Authority owned properties
 - Clarify DZC language to ensure Planned Unit Developments (PUDs) allow ADUs if single unit dwellings are allowed
 - Clearly state that any existing ADU prohibitions in PUDs will not be enforced
- Wireless Telecommunications
 - Add “not physically substantial” modifications to existing telecommunications facilities to the list of development types that do not need a zoning permit (provided the City is notified in writing)
 - Exempt non-substantial changes to existing wireless service or telecommunication facilities from Urban Standards and Guidelines and Design Advisory Board review
- City Council public hearing is **February 17th at 5:30 p.m.**



Discover Denver Building Survey

General Information

- Discover Denver is a citywide building survey with the mission of identifying buildings and areas throughout the city with historical, cultural, or architectural significance.
- Recently begun surveying Highland
 - Plans to also survey the Chaffee Park, Berkeley, West Highland, and Sloan's Lake neighborhoods in 2026.
- The project is gathering information about all Denver buildings using public records, academic research, and tips from the public.
 - Findings from the survey will soon be accessible online so that everyone can learn about Denver's past
- Led by Historic Denver and the City & County of Denver. Funded by Colorado State Historical Fund.
- Community input is key to the success of the project! Tell them your stories and learn more about the project at www.DiscoverDenver.CQ .

Discover Day Open House

Join Discover Denver for the Discover Day Open House!

- Learn about surprising discoveries and share your own knowledge.
- Bring your old photographs, documents, and memories of Northwest Denver (or other parts of the city) to contribute to the project.
- **Saturday, February 28 | 10:00 a.m. – 2:00 p.m.**
MCA Denver at the Holiday Theater, 2644 W 32nd Ave



West 32nd Avenue Rezoning

General Information

- Councilwoman Sandoval is sponsoring a [proposal to rezone West 32nd Ave from Julian St to Perry St.](#)
- Proactively preserves the commercial character of West 32nd Avenue through the application of the Active Centers & Corridors Design Overlay (DO-8).
- The rezoning would make the following changes:
 - U-MS-3 ► U-MS-3, DO-8
 - U-MX-2 ► U-MX-3, DO-8
 - PUD 162 ► U-MX-3, DO-8
- The proposed rezoning will not apply to properties in Landmark (historic) Districts.
- The DO-8 requirement for ground floor nonresidential active use only applies to districts that allow 3+ stories.

More Info & Public Hearing

- DO-8 benefits:
 - Maintains commercial character by requiring redevelopment include ground floor active use.
 - Encourages pedestrian friendly street fronts
 - Prohibits parking, storage/warehousing, or primary or accessory residential uses
 - Encourages preservation of existing structures
- Submit a letter of support!
 - [Use this template as-is or modify it to reflect your voice](#)
 - Submit letters of support to district1@denvergov.org
- City Council public hearing is scheduled for Monday, **March 2nd at 5:30 p.m.**
 - [Sign up to speak at the City Council public hearing](#) in-person or on Zoom. Registration opens on Thursday, February 26 at 5:00 p.m. and closes Monday, March 2 at 3:00 p.m.



Resilient Landscapes Project

General Information

- Denver's codes, rules, regs and policies are currently not creating landscapes that are resilient to ongoing periods of drought and extreme heat.
- This project seeks to update the city's landscaping regulations to promote sustainability and climate resilience across new developments and redevelopments, including residential, commercial, and industrial sites.
- Visit the [Denver Resilient Landscapes webpage](#)
- [Watch a recording of the Budget & Policy presentation](#)

More Info & Feedback

- Community Planning & Development staff are in the process of drafting regulations to be reviewed by the Committee at the next meeting in **March 2026**.
 - [Review the Public Engagement Summary](#)
 - [Review a summary of the first survey](#)
 - [Review previous Committee meeting notes and presentations](#)
 - Share the climate-friendly landscapes you love with the project team!
 - [Share your favorite local landscapes](#)
 - [Sign up for project updates](#)



Public Hearings



Public Hearings in District 1 at Council

Date	Public Hearing
Monday, Feb 2	Nothing in District 1`
Monday, Feb 9	Nothing in District 1
Tuesday, Feb 17	Mini Bundle Text Amendment
Monday, Feb 23	Nothing in District 1
Monday, March 2	West Highland - W. 32 nd Avenue DO-8 Rezoning

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



Public Hearings in District 1 at Planning Board

Date	Public Hearing
Wednesday, Feb 4	Nothing in District 1
Wednesday, Feb 18	4211 Hooker Street

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



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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

