

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 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.CO.

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



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

