

**Winston Downs Community Association
Conservation Overlay District Meeting Announcement**

TUESDAY, JUNE 18, 2019

BMH SYNAGOGUE

560 S Monaco Pkwy- Parking behind building

Our homes are well maintained and of varied architectural character, with single family 1950's/1960's semi-custom ranch homes predominant (81.6%). The preservation of our neighborhood typology and character is highly desired, while at the same time opportunities for compatible and contextually sensitive remodeling and redevelopment activities are encouraged that accommodate today's changing lifestyles and preferences.

City Council has recently approved the new Blueprint Denver Plan called Denveright Comprehensive Plan 2040. The Plan encourages "complete neighborhoods" with a diverse range of housing options— including different prices, sizes, types and a mix of rental and for-sale units.

The WDCA Board has formed a Zoning Committee. One of the Zoning Committee's roles is to identify specific policy tools that can help maintain the long-term value of our neighborhood. A conservation overlay district (COD) is one way to conserve the distinctive features, identity and character of our neighborhood. By proceeding with specific steps, a COD can be presented to homeowners that will work as an overlay to our existing base zoning. For more information about CODs, see the presentation by the City and County of Denver planning staff on the WDCA [website](#).

The first steps in the process of evaluating a COD include gauging the priorities of our neighborhood's residents and assessing support for the COD concept. The following are initial, proposed ideas that could be included in a COD. These will be presented for discussion at a listening session on June 18th.

1. Problem: Large, out of proportion homes could be built in the neighborhood.

Proposed solution: Adjust lot size, coverage and setbacks for all new construction.

2. Problem: Architecture of new or renovated homes does not blend with current home designs

Proposed Solution: Restrict building form and height. In addition, provide design standards to limit facade treatments.

3. Problem: Possibility of detached accessory dwelling units (ADUs) i.e. Mother-in-law apartments or carriage houses in back yards.

Proposed Solution: Continue to support current zoning code to prevent external ADU as a permitted use.

4. Problem: Addition of 2nd story to existing home

Proposed Solution: Follow the 2010 Blueprint Denver guidelines for adding a second story to ranch homes.

Neighborhood meetings such as this one allow homeowners to provide input for measures that could form the basis of a COD. Additional efforts, including a survey of neighborhood architecture, can help guide the development of measures that can help maintain our “hidden gem in the middle of the city”.

Zoning Committee members: Harvey Cohen (Committee Chair), Anne Callison, Carlyn Parker, Larry Leeman, John Wolz, Meira Hertzburg, Paul Hoskins, Gary Tessler. Please email questions to info@winstondowns.org.
