

BERKELEY REGIS UNITED NEIGHBORS

Zoning Code Update Neighborhood Meeting and Discussion Forum

Wednesday, October 14th
Oriental Theater

Open House: 5:30pm
Public Meeting: 6:30pm

We need your input! What do YOU think??

- What do you want the R2 Zone District replaced with?
- Zoning maps will be displayed for your review
- Educate yourself. The new zoning will impact your property.
- If we don't hear from you, we cannot voice your concerns.

The City and County of Denver is updating the existing Zoning Code. The City has issued a draft Zoning Code Map and draft text. This information is available for review at Councilman Garcia's Office and on line at:

<http://www.newcodedenver.org>

BRUN, as a Registered Neighborhood Organization (RNO), has been requested to submit comments and opinions regarding the draft to the city. Before BRUN can do that, we need YOUR INPUT and YOUR COMMENTS.

During the Open House, review the DRAFT Zoning Map #2 for Berkeley and Regis neighborhoods. Following the Open House, share your thoughts and opinions. BRUN will accept written comments throughout the meeting. If you are unable to attend the meeting, email comments to:

info@berkeleyregisneighbors.org

With this flyer are photographs that reflect different commercial and residential development projects. We are supplying these photographs for reference purposes only and as a means of giving you an example of different types of infill and redevelopment projects. We encourage you to bring photographs that help to convey your preferences and opinions.

Thanks in advance to our friends at the Oriental Theater. Cash Bar. Questions? info@berkeleyregisneighbors.org

TOWNHOMES



32nd and Perry

DUPLEX



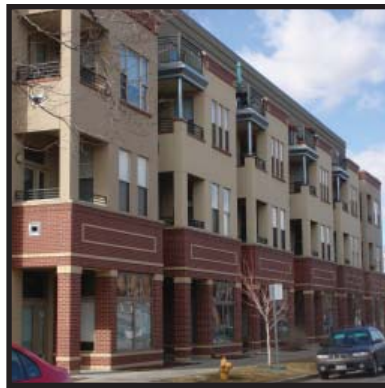
46th and Wolff

DUPLEX



41st and Xavier

4-STORY MIXED - USE



44th and Tennyson

5-STORY MIXED - USE



Illustrative Rendering

3-STORY MIXED - USE



32nd and Julian

GRANNY FLAT (ADU)



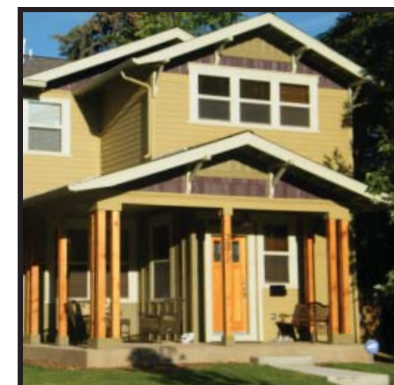
Alley b/w Xavier/Wolff/39th

GRANNY FLAT (ADU)



Highlands Village

SINGLE FAMILY HOME



39th and Wolff

Here are a few elements of the Proposed Zoning Code Update that you should comment on:

Future Residential Redevelopment

- The exiting draft of the new zoning code for existing R2 parcels in Berkeley would permit one single-family home and one Accessory Dwelling Unit (ADU or often referred to as a Granny Flat)
- The exiting draft of the new zoning code for existing residential parcels in Berkeley located along Raleigh Street and Vrain Street would be permitted to be redeveloped as U-TU-C: Two Units on a minimum lot size of 5,500 Square Feet.

Future Commercial Redevelopment

- The exiting draft of the new zoning code would permit new commercial buildings located on Tennyson Street between 38th Avenue and 44th Avenue to be redeveloped as either 3- or 5-story buildings.