



COMMUNITY DEVELOPMENT
FACSIMILE: 720-898-7437 ▲ TDD: 720-898-7869
PHONE: 720-898-7435

February 13, 2017

RE: Next Steps on Reno Park Design Guidelines

Dear Sir or Madam:

As a property owner within the Reno Park Historic District, the immediate surrounding area or having been identified as an interested party for this area in the past, you are receiving this letter as an update to the City's efforts to establish design guidelines for the Reno Park Historic District Project Area.

In 2014 the City received a petition from nearly 85% of the property owners in the Reno Park Historic District requesting that the area be rezoned from R-M (Residential – Multi-Family) to R-SL (Residential - Small Lot). Subsequently on March 3, 2015 and on May 4, 2015, the City held public hearings to consider this rezoning, and ultimately approved it.

During this process, there was interest expressed by neighborhood representatives for design guidelines to also be developed for the area. Based upon this interest the City applied for a grant from the State Historic Fund to hire a consultant to work with the community to develop design guidelines. The City was awarded a grant and hired a consultant, Winter and Company, to partner with us on the project.

Over the last year, the City conducted community meetings and surveys to solicit input from the community to develop design guidelines that will help maintain the character of the neighborhood. This was followed by a workshop with Planning Commission and City Council. One of the key issues identified through this process was how these guidelines would be implemented. The input we have received indicates that community is divided on the best implementation method. While a portion of the community would like the design guidelines to be mandatory, another portion of the community feels that they are more appropriately used as a tool to inform the community for their consideration. In light of these differing opinions, the City is proposing to adopt priority guidelines which would be mandatory, while utilized the remaining guidelines as advisory. The priority guidelines address topics that were identified by the community as essential such as mass, scale, placement, and porch characteristics. The project area affected by these guidelines is identified in the map on the back of this letter as the area shaded light blue.

Prior to entering into the public process to adopt the guidelines, the City will be hosting another community meeting to illustrate how these mandatory and advisory guidelines are proposed to be used. An updated version of the proposed design guidelines which identified the priority guidelines is available on the City's web site at:

<http://arvada.org/city-hall/city-code/reno-park-addition-historic-district-proposed-design-guidelines>

The community meeting will be conducted on Thursday, April 6th at 6:00 p.m. in the Anne Campbell room at the Arvada City Hall, 8101 Ralston Road. Any changes to this scheduled will be posted on the web site.

Sincerely,

Cheryl Drake
Senior Planner

