

Side Hill - Residence 4 - Craftsman



Side Hill - Residence 2 - Colorado Cottage



Godden|Sudik has strong presence in Northern Colorado's Housing Market

My House

Nestled up against the northern foothills, Fort Collins is one of the fastest growing cities in Colorado and was ranked 2nd by Money Magazine as "Best Place to Live." Godden|Sudik has recently designed a variety of homes in a number of communities in the Fort Collins area including Saratoga Falls, Thompson Crossing, Wild Wing, Harmony and the newly opened models in Sidehill. These projects target many buyer profiles from affordable homes in Sidehill to homes for the "move-up" buyer in Saratoga Falls.



Saratoga Falls - Residence 2 - Spanish Elevation



Wild Wing - Lot 16 - Miles Residence



Side Hill - Residence 2 - Farmhouse Elevation



1434 S. Josephine St.



1200 S. Josephine St.

Urban Infill Gallery



509 High St.

New Denver Zoning Code Entering Final Stages

At the Planning Board meeting on April 7th, the legislative process will begin and concluding sometime in early June, the City of Denver will have a new zoning code for the first time since 1956. This new zoning code changes both the written code and the zoning map for most of the city. One of the main changes with the new code is the transition to a form based approach. Rather than general bulk and use restrictions, the new code will be based on building types with graphic depictions and regulations not only on the use and bulk but also on design features and building configuration. In addition, the new code will divide the city into different areas by context and include dozens of new zone designations allowing the city more flexibility than the old code. Over the last year, Paul Brady, Associate Principal at Godden|Sudik Architects, has been deeply involved reviewing and vetting the new code by leading groups with both the AIA Denver and the HBA of Metro Denver. Throughout the process, Mr. Brady and others have helped the city planning staff calibrate the new code and ensure it works as intended. As a direct result of this involvement, countless changes have been enacted including rewriting the methods for restricting height and the elimination of numerous design restrictions helping to ensuring the greatest amount of design freedom.

When the new code goes online sometime in late June, the rules for development in Denver will change. There will be new restrictions including lower height limits in the suburban neighborhoods and many areas formerly zoned R2 may lose the option for multi-family housing.

Conversely, there will be new potential for lots smaller than 6,000 sf and there will now be the ability for accessory dwelling units in many parts of the city. For more information on how this change will impact the development potential of your land, please contact Paul Brady at paulb@goddensudik.com.

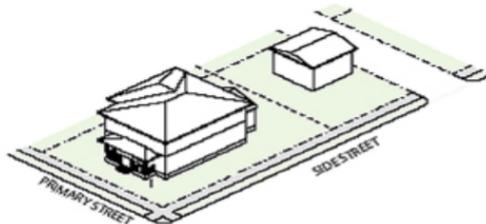


Image from www.newcodedenver.org



Insights

Refer to www.newcodedenver.org regularly for updates pertaining to finalization and enactment dates.

What's in the Air

- Gary Godden and Paul Brady conducted a seminar titled "Beyond the Research" at the 2009 Rocky Mountain Builders Conference in Beaver Creek. In front of a group of industry leaders, they discussed how the next decade of home building will be unlike anything we have ever experienced. Their seminar addressed the trends - immediate and future - to meet the changing tastes for community design and new home features.
- Godden|Sudik is now a corporate member of Housing Colorado. Housing Colorado is a state resource for affordable housing education, information and advocacy. We are proud to be part of this organization that works to shift the public perception and the policy environment while providing tools and knowledge to help meet the growing challenges of affordable housing in Colorado.
- Gary Godden is now a Certified Active Adult Specialist in Housing (CAASH). The CAASH designation gives housing professionals serving the rapidly growing active adult market the essential knowledge, tools and skills that will help them succeed. This includes knowledge of the trends and research methods that define the active adult lifestyle and how to design, construct and market housing for the active adult.