

To the Denver Planning Board and Denver City Council,

As the members of the Steering Committee, we are writing this letter in support of the Near Southeast Area Plan. We are residents, business owners, and neighborhood leaders in the Goldsmith, Indian Creek, University Hills North, Virginia Village and Washington Virginia Vale neighborhoods.

We have advocated for land use planning in our communities for years and were thankful when this project was initiated in 2021. The Steering Committee was selected to elevate diverse voices with varying perspectives across the Near Southeast area. We have met monthly to develop this plan for almost two years. In response to conditions due to the lingering COVID-19 pandemic, we found creative solutions including online and outdoor meetings to keep the committee engaged and encourage community discussion. We've developed this Area Plan to guide future land use & built form, housing & economy, mobility, and quality of life infrastructure for the Near Southeast.

The staff and city planners from Community Planning and Development did an outstanding job leading this process. Through their leadership, we all have a better understanding of land use, mobility, zoning, equity, preservation, and city development. The staff and city representatives listened to us. They heard both our concerns and desires for our neighborhoods. Our Steering Committee and public forum meetings have shown the strong investment and desires for the future of our neighborhoods. We believe our process has sought out community feedback, including both diverse perspectives and at times disagreement. Through the process, we believe we have reached a strong, and beneficial consensus for our community.

We value our unique neighborhoods and desire to maintain their character while exploring ways to add density along corridors and transition areas as within our neighborhoods. We want to focus development on, and modernize, our corridors and transit centers. We support sustainability efforts especially around providing alternative mobility options and increasing our parks, green spaces, and trees. We want to encourage thoughtful growth while discouraging displacement and gentrification in our neighborhoods. This Steering Committee process has made it clear the critical importance of navigating the growth of our city with the good of our communities.

Thank you for your leadership and service to our city. Thank you for your consideration and affirmation of this collaborative community plan.

Sincerely,

The Near Southeast Area Plan Steering Committee

Scott Caldwell
Guadalupe Cantu
Lisa Foreman
Scott Kilgore
Jared Mackey
Jenny Neuhalfen
Spenser Stephens
Chris Viscardi

Email sent to Denver Planning Board on April 9th:

To the Denver Planning Board:

I'm writing to the Denver Planning Board this letter of support for the Near Southeast Area Plan. As a Denver Native and a resident of North University Hills (22+ years) I am excited to see positive guidance.

I have seen so much change in my neighborhood over the last 22 years, change that I am both excited for and worried about. With University Hills North being located immediately between 2 light rail stations and adjacent to I-25 I expect growth. However, seeing small, affordable, single family homes being replaced with million dollar mansions seems to me to miss the mark. The inclusion in the plan to support growth with preservation is something I really appreciate particularly as my neighbors get older.

Please take my support into consideration at your upcoming meeting in regards to the Near Southeast Area Plan.

Thank you,
Jennifer Neuhalfen
22+ year resident of North University Hills

Planning Board Comments



Submission date: **10 April 2023, 6:50PM**
Receipt number: **520**
Related form version: **3**

Your information

Name	Jordan Orr
Address or neighborhood	Curtis Park
ZIP code	80205
Email	jordan.michael.orr@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Near Southeast Area Plan

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

I'd like to express opposition to the attached Future Base Height Guidance Map found on page 42 of the Near Southeast Area Plan draft. The map's guidance, particularly within the University Hills neighborhood surrounding Denver Academy, will essentially reduce the buildable height of new developments below what is currently allowed by the Denver zoning code. This neighborhood is in a unique position to support additional density as it's within a 0.5 mile walk of two light-rail stations as well as the retail/business corridor of Colorado Blvd. Denver is in a housing crisis and is in desperate need for additional housing supply. Reducing height and therefore density will only exacerbate the issue. Most all the candidates for Denver Mayor and City Council have expressed the need for additional density, as has Governor Polis. Reducing density within this neighborhood is not in accordance with the push for increased density elsewhere in the City.

I am a current property owner and resident of a historic home in Denver's oldest neighborhood, Curtis Park. Sandwiched between Five Points and Rino, my neighborhood has seen more development than any other over the past five years. However, I welcome these changes as they only help to enhance walkability (reducing carbon footprint), increase housing supply (stabilizing rents), provide both construction and long-term jobs, and allow for a more diverse City. I would hope the committee responsible for the Near Southeast Area Plan would recognize these benefits and therefore adjust the Future Base Height Guidance Map to reflect a neighborhood welcoming of density. I urge the Planning Board to help push the committee in that direction.


If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB. [Future Base Height Guidance Map.pdf](#)

From: [Planningboard - CPD](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Near Southeast Plan & District 4 Re-Zoning
Date: Wednesday, April 19, 2023 9:08:00 AM
Attachments: [image001.png](#)

Good morning y'all,

Here is another combined comment for NSE area plan and University Hills rezoning. Hope y'all have a great day!

Respectfully,

 DENVER THE MILE HIGH CITY	Erik Saucedo Administrative Support Assistant IV Community Planning and Development City and County of Denver Pronouns He/Him/His
311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram	

From: Lisa Grassfield <lisagrassfield@gmail.com>
Sent: Tuesday, April 18, 2023 5:50 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] Near Southeast Plan & District 4 Re-Zoning

Dear Planning Board,

As a Denver native and 25-year resident of the University Hills North, I wish to commend the efforts of the Near Southeast Area Plan team for their outstanding work. The collaboration between our city planners, councilpersons, steering committee, residents, and partner agencies has been remarkable.

I support the Near Southeast Plan because:

- The process has been thoughtful, collaborative, and inclusive.
- The Plan recognizes that the built environment touches all aspects of our lives and that housing diversity, mobility, and green-space development are vital to the future of our neighborhoods.
- The Plan recommendations are supported by data.

I support Councilperson Kendra Black's re-zoning efforts because:

- Decreased height limits will ensure that the character of the **interior neighborhood** is maintained, in keeping with the Near Southeast Plan.
- Councilwoman Black's re-zoning effort serves to shift focus to **appropriate housing density** and services along transit corridors Colorado Station, Yale Station, Evans Avenue, and Colorado Boulevard/I-25. This again is in keeping with the Near Southeast Plan.

Lastly, I would like to recognize the leadership of **Denver Academy** for taking it upon themselves to be good stewards of our neighborhood's sense of place. That they have taken it upon themselves to appeal for down-zoning is a powerful example of "doing the right thing".

Respectfully,

Lisa Grassfield
4840 E Harvard Ln | Denver, CO
lisagrassfield@gmail.com | 303.748.1619

From: [Planningboard - CPD](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Please Approve the Near SE Area Plan and Rezoning for University Hills North Neighborhood
Date: Tuesday, April 18, 2023 8:14:57 AM
Attachments: [image001.png](#)

Good morning,

This is public comment 2 of 2 that came in for NSE area plan and university hills.

Have a great day!

Respectfully,

	Erik Saucedo Administrative Support Assistant IV Community Planning and Development City and County of Denver Pronouns He/Him/His
311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram	

From: Darrin Lee <darrin.lee@comcast.net>
Sent: Tuesday, April 18, 2023 1:25 AM
To: Planningboard - CPD <planningboard2@denvergov.org>; dencc - City Council <dencc@denvergov.org>
Cc: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] Please Approve the Near SE Area Plan and Rezoning for University Hills North Neighborhood

Dear Denver City Councilmembers,

We have been residents of the University Hills North neighborhood since 2001, and during that time, we have seen the neighborhood evolve. While we wholeheartedly support change, the evolution of our neighborhood has not always been positive and is becoming uncontrollable. We have been requesting a neighborhood plan for several years, to ensure the ongoing development in our area is more conducive to the needs of the existing residents, yet still attractive to businesses and new residents. Therefore, we are very excited that UHills North is included in the Near SE Area Plan. We have followed and studied the plan and are in full support of it as it relates to UHills North.

As residents of University Hills North, and parents of two Denver Academy students, we are also pleased to learn that Councilwoman Black is applying for rezonings to align with the Near SE Area Plan, and that Denver Academy is rezoning their property to align with the Plan as well.

Councilwoman Black's rezoning plan is of particular importance, because developers are seeking to build larger, 5+ story apartment buildings in our neighborhood. Regardless of their design, such complexes will strain our current infrastructure, bring a host of traffic, safety, and congestion issues, and fall entirely outside the character of this neighborhood. Their proliferation in UHills North should be curtailed as much as possible.

Additionally, while many of the developers cite "Affordable Housing" among their justifications for their proposed apartment buildings, we still see a tremendous number of vacancies in the existing apartments that were built in our neighborhood a few years ago. This is primarily because rent in those buildings is hardly "Affordable". As outlined in our letter to Mr. Jim Larson (sent 11/25/22 and pasted below), our concerns persist. We believe Councilwoman Black's rezoning with help alleviate some of these issues, and we are in full support of the rezoning.

Respectfully, we urge you to consider and approve Ms. Black's rezoning application, as these measures

are greatly needed as part of a pragmatic approach to judiciously fostering changes that are appropriate for the University Hills North neighborhood.

Sincerely,

Darrin and Kathryn Lee
2290 South Cherry Street, Denver, CO 80222

Sent 11/25/2022

Dear Mr. Larsen,

As 22-year residents of the University Hills North community, we are writing to vehemently oppose the proposed development at the intersection of Dahlia and Iliff. The covert push to alter the current zoning and get this project approved, with such a short notice to the residents, and no contact with our neighborhood association, or Denver Academy is extremely disappointing. Needless to say, University Hills North cannot sustain a development of this magnitude. Our contentions are as follows:

1. It is our understanding that traffic conditions are not much of a consideration when proposing a development such as this, but the dramatic increase in the volume of traffic should be taken into consideration, and we would be remiss not to mention it. A traffic study is necessary prior to approval of such a large development. It is unreasonable to assume there will be no impact on traffic when adding nearly 200 additional residents to the neighborhood. If traffic is studied after the fact, it will be too late, unless the city already has plans and budget in place to enhance the infrastructure in order to accommodate the increase in traffic.
2. Iliff and Dahlia are side streets, not main thoroughfares. We already have a considerable amount of traffic, as drivers use those streets as a cut through to avoid traffic at Yale and Colorado Boulevard. Little to no attention is currently paid to the speed limit signs, stop signs, or school zone limits.
3. A residential building of this size next to Denver Academy, with students from 1st grade thru 12th will only increase the danger to them. Not only will the residents of such a large building have a view of the entire campus and student body, but will make it very dangerous for students who walk, bike, and take public transportation to and from school. It is already dangerous crossing Iliff during pick up and drop off times. The increase in traffic volume will only make the situation worse.
4. In addition, neither Dahlia or Iliff are plowed during snowstorms, which is already a huge issue. Adding another 200 plus cars is only going to make it worse. A development of this size is better suited along a major thoroughfare, such as Colorado Blvd., Evans Ave., or University Blvd., which are plowed in the winter and better equipped to handle the amount of additional traffic that will occur.
5. A development of this size runs against the current zoning regulations, which state: "buildings are compatible with the scale of the surrounding neighborhood context with greater variation in massing and height in the interior of the site." Pursuant to this section of the regulations, this property site is much too small for the proposed development of a 6 to 7 story building. Such a building is outside the character of the surrounding neighborhood, predominantly single-family homes, and is not consistent with a campus style, as required per zoning regulations.
6. Privacy for the neighborhood is a significant concern, particularly for the single-family homes to north and west of the development. The residents of the proposed development will have full view of every property/yard as far as the eye can see.

7. Water drainage will also be impacted. The small apartment complex on the north side of Iliff and Dahlia already floods Iliff twice per day, and it is reasonable to believe that this is impacting our drainage system more than anticipated. It is only reasonable to believe that a development 3x the size of the current apartment building will impact our drainage system even more, and eventually cost us more to maintain later.
8. Crime is a significant concern, as we have already seen an increase in crime since the other developments that have been established around this neighborhood. We have had packages stolen from our door, bicycles stolen from our back yard, intruders in our yard, and other neighbors have had break ins. All of this poses a very real a threat to our safety and security, especially because many of our residents have children in their households. We used to know and see the police officers patrolling the neighborhood, but now, we hardly ever seen any police vehicles in the area. Law enforcement is almost non-existent unless called.
9. We understand and fully support the quest for more housing in Denver, but please do it judiciously, and respectfully to the current residents. For many of us, our home is the single largest investment we have, and development of properties such as this one will diminish our property values significantly. Most buyers do not want a home that exists in the shadow of a large, multi-unit apartment complex.
10. Cities have zoning plans in place for a reason. These plans can a bring structure and flow that makes sense to the long-term aesthetic, safety, traffic, noise, transit, parking, and other considerations that impact the daily realities of living in a neighborhood. Years later, one can always tell a well-planned city from one that is not. Does Denver want to be a city that simply reacts to the profit motives of a developer — versus judiciously driving the change that represents what is best for the city in the long term?
11. We feel that, as taxpayers and residents of this neighborhood, we have a right to ask the decision makers in the City to examine the consequences of this precedent-setting zoning issue. Accompanying such a zoning change are collateral matters including safety, traffic, parking, storm water drainage, wastewater drainage, noise and light. As stewards of this neighborhood, we are simply doing our job by insisting that the city address these important issues, and not sweep them under the carpet before moving on to the next item on the docket. Changing the zoning will allow a large developer, with no ties to this community, to build a for-profit commercial structure, and simply leave our residents to deal with the “aftermath.”

Respectfully, we request a more transparent process, and sincere collaboration with our neighborhood association, Denver Academy, and current residents to plan a housing development that we would be proud to have in the neighborhood. The current plan is simply about making money by shoving as many units into as small a parcel as possible, without regard for the impact it will have on the community. We believe the City of Denver can do better, and should do better with regard to their current residents and taxpayers.

Regards,
Darrin and Kathryn Lee


2290 South Cherry Street, Denver, CO 80222

From: [Planningboard - CPD](#)
To: [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Southeast Area Plan and Re-zoning
Date: Monday, April 17, 2023 8:20:50 AM
Attachments: [image001.png](#)

Good morning Scott,

This is one of 2 public comments we received for the Near Southeast area plan yesterday. Let me know if you need anything from my end!

Respectfully,

	Erik Saucedo Administrative Support Assistant IV Community Planning and Development City and County of Denver Pronouns He/Him/His
311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram	

From: Brenda Vaughan <bjvaughan44@gmail.com>
Sent: Sunday, April 16, 2023 4:43 PM
To: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>;
Planningboard - CPD <planningboard2@denvergov.org>; dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Southeast Area Plan and Re-zoning

To Whom it May concern,

I am writing this letter in support of the Near Southeast Area Plan and Councilwoman Kendra Black's rezonings.

I have been a resident of this area for 53 years, For several years there have been lots of new developments, We have been asking the city FOR YEARS to help create a plan for our neighborhood to ensure better future development outcomes. I was pleased that UHills was included in the Near SE area plan and that councilwoman Black is applying rezonings that align with the Plan. I was also pleased that Denver Academy is rezoning their own property to align with the Plan. I support both the plan Councilwoman Black and Denver academy have made.

Sincerely,


Brenda Vaughan
2266 S Cherry St
Denver Co 80222
303-756-1039

From: [Planningboard - CPD](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] UHNC resident support of Near Southeast Area Plan
Date: Tuesday, April 18, 2023 8:14:19 AM
Attachments: [image001.png](#)

Good morning y'all,

This is one of two public comments that came in for NSE area plan and university hills rezoning. Let me know if y'all need anything!

Respectfully,

 DENVER THE MILE HIGH CITY	Erik Saucedo Administrative Support Assistant IV Community Planning and Development City and County of Denver Pronouns He/Him/His
311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram	

From: Patty O <patty759@gmail.com>
Sent: Monday, April 17, 2023 5:13 PM
To: Planningboard - CPD <planningboard2@denvergov.org>; denc - City Council <denc@denvergov.org>
Cc: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] UHNC resident support of Near Southeast Area Plan

Dear Denver Planning Board and Denver City Council members

I am writing in support of the Near Southeast Area Plan. I urge your approval of this plan.

My name is Patty Ortiz and I have lived in the University Hills North Community for over 30 years. I have served on the UHNC RNO board for a number of years (from about 2009 to 2018, from member to vice president to president).

Our small neighborhood has experienced a lot of new development over the past decade. I know (from preparing and delivering RNO meeting flyers) we have at least doubled if not close to tripled the number of residents in our area in this amount of time. To not have a neighborhood plan to help guide and support appropriate development has been tremendously frustrating for us as a neighborhood. We are not a bunch of "NIMBYs" - it's just that it's very difficult to participate in the development process on our local level when developers are relying on old, barely applicable plans (1991 "The Boulevard" plan for South Colorado Boulevard) or Chapter 59 zoning and using broadbrush 2002 Blueprint Denver guidelines.

We have been asking the City for years for a neighborhood plan. Even before Denver's NPI we tried working with the Heart and Soul Foundation for a plan - they support small cities (Golden, Buena Vista) in the planning process but could not help us as a neighborhood of a big city. We met with Denver CPD staff to plead our case. We worked with several graduate students at University of Colorado Denver for help on visioning and planning pre-work. Through it all the neighborhood residents continued to show up and repeatedly work with developers and the city to try to arrive at good outcomes for everyone on numerous projects. I am grateful Councilwoman Black saw our efforts and recognized how badly we needed a neighborhood plan sooner rather than later and advocated for our area to be included in the Near Southeast Area Plan.

While it was great to be included in the Near Southeast Area Plan in-person participation was a bit difficult given the work started summer of 2021 during the on-going pandemic. I participated in various zoom meetings and online surveys over the course of the development of the plan - I think the city made a great effort to keep things moving forward and collecting as much feedback as possible. I have read the current draft of the Near SE plan and support the plan recommendations for the University Hills North area.

I am aware Councilwoman Black is applying for rezonings in the University Hills North area that will better align the zoning with the Near SE Plan and will "clean up" some of the errant remaining Chapter 59 zoning that has been very troublesome for evaluating projects (for the neighborhood certainly and I think for the developers also). I support these rezonings as I feel they better follow both 2019 Blueprint Denver and this Near SE Area Plan.

Again, I urge your approval of the Near Southeast Area Plan.
Thank you.

Patty Ortiz

From: [Planningboard - CPD](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] UNIVERSITY HILLS NORTH PLAN & REZONING
Date: Monday, April 17, 2023 12:35:44 PM
Attachments: [image001.png](#)

Good afternoon y'all,

We received two public comments regarding 3 different items. Jason, these are regarding the University hills rezoning and 4400 E Iliff Ave (which Andrew Webb told me you were also taking over for Libbie while she's out), and Scott this is also regarding the near Southeast Area Plan.

Let me know if y'all need anything!

Respectfully,

 DENVER THE MILE HIGH CITY	Erik Saucedo Administrative Support Assistant IV Community Planning and Development City and County of Denver Pronouns He/Him/His
311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram	

From: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Sent: Monday, April 17, 2023 10:35 AM
To: Planningboard - CPD <planningboard2@denvergov.org>; Stevens, Elle H. - CC YA2389 City Council Legislative Assistant <Elle.Stevens@denvergov.org>; dence - City Council <dence@denvergov.org>
Cc: Gile, Kathleen O. - CC YA2246 City Council Aide Senior <kathy.gile@denvergov.org>; Brooks, Andrew - CC YA2245 City Council Aide <Andrew.Brooks@denvergov.org>
Subject: FW: [EXTERNAL] UNIVERSITY HILLS NORTH PLAN & REZONING

Hi Planning Board and Denver City Council,

Please see this email below in support of 3 items:

1. Near SE Area Plan
2. Legislative rezoning in University Hills North neighborhood sponsored by Councilwoman Black
3. Rezoning of Denver Academy (4400 E. Iliff Ave.)

Please make sure they are part of the public record.

Thank you!
Kendra Black

From: Kira Talley <kctalley5@gmail.com>
Sent: Monday, April 17, 2023 9:24 AM
To: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Cc: Conor Talley <ctalley10@gmail.com>
Subject: [EXTERNAL] UNIVERSITY HILLS NORTH PLAN & REZONING

To whom it may concern,

We are residents of University Hills North. Over the years there has been a large amount of new development in this neighborhood. While we are happy that the old, dilapidated buildings have been torn down to make way for new housing, there comes a time when an area can no longer support the huge number of people moving in and when development starts becoming erratic. For example, a 7-story apartment complex in the middle of a neighborhood that predominantly has single story homes. Residents have been asking the city for years to help create a plan for our neighborhood, University Hills North, to ensure better future development outcomes.

With that being said, we are pleased that University Hills North is being included in the Near SE Area Plan. Councilwoman Kendra Black is applying for rezonings that align with said plan. Additionally, Denver Academy is rezoning their own property to align with the Near SE Area Plan as well.

We **strongly support** the recommendations in the Near SE Area Plan for University Hills North. We also **strongly support** Councilwoman Kendra Black's rezoning plan, **as well as**, Denver Academy's rezoning plan.

Thank you for your time, understanding and consideration.

Kind regards,


Kira and Conor Talley

From: [Planningboard - CPD](#)
To: [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: Southeast Denver Area Plan//IN Favor of Passing
Date: Wednesday, April 12, 2023 11:04:01 AM
Attachments: [image001.png](#)

Good morning Scott,

This public comment for the southeast area plan came in. Please let me know if you need anything from my end.

Respectfully,

 DENVER THE MILE HIGH CITY	Erik Saucedo Administrative Support Assistant IV Community Planning and Development City and County of Denver Pronouns He/Him/His
311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram	

From: STEVEN ARNOLD <stevenwarnold@msn.com>
Sent: Wednesday, April 12, 2023 9:31 AM
To: Planningboard - CPD <planningboard2@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Jenny and Liz President UHNC <uhnc.president@gmail.com>; Steve Arnold UHNC Treasurer <uhnc.treasurer@gmail.com>
Subject: [EXTERNAL] Southeast Denver Area Plan//IN Favor of Passing

Denver Planning,

I am in favor of adopting the proposed Southeast Denver Area Plan

I have live in Southeast Denver most of my adult life. I have owned a home in University Hills North for almost 30 years.

I am the treasurer for the University Hills North Community, have been I think 10 or more years.

We have been working towards an area plan in our neighborhood for upwards of 10 or more years. We have been in desperate need of this for years. The density in our neighborhood as tripled in the last 5 years. It is imperative that we have a plan in place to preserve some of the single family nature of this neighborhood, without it the nature of the neighborhood is transforming in such a way to make the identity of the neighborhood disappear.

We have worked diligently for years on this plan and it works!

PLEASE APPROVE the proposed Southeast Denver Area Plan

Sincerely,

Steve Arnold

2500 S. Clermont St.

Denver, CO 80222

303/758-7306, cell 303/921-0596

Near Southeast Area Plan - General Comment Form



Submission date: 12 April 2023, 11:19AM
Receipt number: 91
Related form version: 11

Tell us what you think!

What is your level of support for the plan?

I support some elements of the draft plan but not others

Please provide any thoughts, concerns or questions about the draft plan below.

While there is all this talk of "diverse neighborhoods" what it looks like to me is just every neighborhood being rezoned to stuff as many taxpayers in as possible.

To me "Diversity" means Montclair is the place you got for single family homes and nice back yards with lots of mature trees. Rhino is where you go for that high density lifestyle with no plant life at all.

Questions or additional comments about the draft Near Southeast Area Plan or the planning process can be shared below.

Please select if you are submitting a question or a comment.

Comment

Name:

Fred Quemby

Email Address:

fred324@aol.com

Would you like to receive email updates on the Near Southeast Area Plan?

No

Tell us about yourself

What is your gender?

Prefer not to answer

How old are you?

Prefer not to answer

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you live in the planning area?

Prefer not to answer

Do you work or run a business in the planning area?

Prefer not to answer

Do you rent or own your home?

Prefer not to answer

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Near Southeast Area Plan - General Comment Form



Submission date: **12 April 2023, 11:49AM**
Receipt number: **92**
Related form version: **11**

Tell us what you think!

What is your level of support for the plan?

I mostly support the draft plan

Please provide any thoughts, concerns or questions about the draft plan below.

Safe access to schools along the Holly Street corridor should be another major consideration. A bike/ped path running north south from Florida through Alameda intersection would join up with other safe modals already in place on Holly north of Alameda. This would allow for more options and potentially reduce traffic along Holly during peak school times.

Questions or additional comments about the draft Near Southeast Area Plan or the planning process can be shared below.

Please select if you are submitting a question or a comment.

Comment

Name:

Eric Fullerton

Email Address:

ericfullerton@gmail.com

Would you like to receive email updates on the Near Southeast Area Plan?

Yes

Tell us about yourself

What is your gender?

Male

How old are you?

45-54

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you live in the planning area?

Washington Virginia Vale

Do you work or run a business in the planning area?

Washington Virginia Vale

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$100,000 - \$149,999

Near Southeast Area Plan - General Comment Form



Submission date: **13 April 2023, 8:04AM**
Receipt number: **93**
Related form version: **11**

Tell us what you think!

What is your level of support for the plan?

I do not support the draft plan

Please provide any thoughts, concerns or questions about the draft plan below.

High density is congestion. The streets in southeast Denver are already clogged. The visual impact of buildings jammed together has a stifling effect. People want to see open spaces! Open spaces open the mind!

Questions or additional comments about the draft Near Southeast Area Plan or the planning process can be shared below.

Please select if you are submitting a question or a comment.

Comment

Name:

Allie Wells

Email Address:

ahwartist@comcast.net

Would you like to receive email updates on the Near Southeast Area Plan?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

75 and older

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you live in the planning area?

I live in another Denver neighborhood

Do you work or run a business in the planning area?

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in **\$50,000 - \$99,000** the last 12 months. Please include all sources of income for all adult household members.

Near Southeast Area Plan - General Comment Form



Submission date: 13 April 2023, 11:34AM
Receipt number: 94
Related form version: 11

Tell us what you think!

What is your level of support for the plan?

I support some elements of the draft plan but not others

Please provide any thoughts, concerns or questions about the draft plan below.

Please don't put any more pressure on Colorado Blvd. by building any more high density structures or doing anything that increases the congestion. Driving down Colorado Blvd has become a nightmare. It took me 35 minutes to get from 8th and Colorado to Iliiff. I had to stop at every block to wait through stop lights, and sometimes two stoplights. (The area around Alameda is especially bad.) This was at 3:00 in the afternoon with no accidents. My friend who lives in Lakewood arrived at the destination before me and I'm closer. This trip should only have taken 15-20 minutes.

The frustration caused by all the congestion causes more accidents and near misses. I see it every time I drive the area. Enough, please stop.

Questions or additional comments about the draft Near Southeast Area Plan or the planning process can be shared below.

Please select if you are submitting a question or a comment.

Comment

Name:

Ginny Ethridge

Email Address:

ethridgeginny@gmail.com

Would you like to receive email updates on the Near Southeast Area Plan?

Yes

Tell us about yourself

What is your gender? **Female**

How old are you? **75 and older**

What is your race or ethnicity? Please select all that apply. You may report more than one group. **White**

Do you live in the planning area? **I live in another Denver neighborhood**

Do you work or run a business in the planning area? **Other: Retired**

Do you rent or own your home? **Own**

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members. **\$25,000 - \$49,999**

Near Southeast Area Plan - General Comment Form



Submission date: 18 April 2023, 10:11AM
Receipt number: 95
Related form version: 11

Tell us what you think!

What is your level of support for the plan?

I do not support the draft plan

Please provide any thoughts, concerns or questions about the draft plan below.

Hello: There are two versions of the plan available on different links on the Denver.gov site. One version has part of the South Hilltop area designated as Affordability + Duplex and the other has all of South Hilltop designated as Preservation + Duplex. Can you tell me which is the current version?

Questions or additional comments about the draft Near Southeast Area Plan or the planning process can be shared below.

In general, I strongly oppose certain parts of the plan, specifically the designation of South Hilltop as a Duplex zone. I am a resident of South Hilltop and many of my neighbors have been in their homes for 10, 15, and 20+ years. While I agree with the need for missing middle housing, I do not believe that allowing for duplexes/ADUs in this area will accomplish the larger goal, which is to avoid displacement of current residents while creating a larger supply of housing. By designating any area as duplex/ADUs allowed, you create a dynamic where property values increase in the area to reflect the income potential of creating and renting a multi-unit structure. This increase in value (which, on its own, is not a bad thing) creates an increase in property taxes, which is what has a displacement effect on long-term residents that are vulnerable for displacement. This puts residents in a situation where they must choose between selling or finding a way to fund, maintain and operate a rental unit on their property. Either way, they are no longer able to maintain the lifestyle they've lived for decades. Furthermore, this change from single to multi-family units displaces families, who are the next generation of long-term community residents. Young families, like my own, have moved to this area to enjoy the family-friendly atmosphere and favorable school districts without being able to afford the home prices in Hilltop or Crestmor. By creating the dynamic I described above, where you must choose between selling, shouldering the financial burden of higher taxes or operating a rental until on your property, most families will not choose the loss of privacy, safety and intimacy by having renters so close to their children and will choose to move, which will degrade the community. Finally, the vast majority of economic studies done on the effects of upzoning have shown, without a doubt, that upzoning tends to have the opposite effect that planners intend. In almost all large-scale, urban studies in cities similar to Denver, upzoning has cause an increase in property values and a decrease in diversity, which is the opposite of what our community is after. I implore you to reassess what your goals for the area actually are and to take measures that allow for growth into a collective, shared vision, without degrading the fabric of our community.

Please select if you are submitting a question or a comment.

Question

Name:

Joshua Hancock

Email Address:

josh.hancock@gmail.com

Would you like to receive email updates on the Near Southeast Area Plan? **Yes**

Tell us about yourself

What is your gender? **Male**

How old are you? **35-44**

What is your race or ethnicity? Please select all that apply. You may report more than one group. **Prefer not to answer**

Do you live in the planning area? **Washington Virginia Vale**

Do you work or run a business in the planning area? **Prefer not to answer**

Do you rent or own your home? **Own**

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members. **Prefer not to answer**

Near Southeast Area Plan - General Comment Form



Submission date: **18 April 2023, 9:41PM**
Receipt number: **96**
Related form version: **11**

Tell us what you think!

What is your level of support for the plan?

I mostly support the draft plan

Please provide any thoughts, concerns or questions about the draft plan below.

I am concerned about the proposed bike throughway that goes through Oneida Street, past Exposition Avenue and onto Leetsdale. Right now, that's a set of stairs and the entire area is very unsafe. There are crimes every day in the Cedar Run apartments. I can't imagine someone walking their bike up or down those stairs unless and until the area becomes substantially safer. Also, how do you plan to get people up and down that steep hill without stairs?

Questions or additional comments about the draft Near Southeast Area Plan or the planning process can be shared below.

Overall, the Plan looks good, but by what means will it be implemented? How can the City afford to make all of these changes?

Please select if you are submitting a question or a comment.

Comment

Name:

Rachel Brand

Email Address:

rachelkbranddenver@gmail.com

Would you like to receive email updates on the Near Southeast Area Plan?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

55-64

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you live in the planning area?

Washington Virginia Vale

Do you work or run a business in the planning area?

Washington Virginia Vale

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$200,000 or more

Planning Board Comments



Submission date: **18 April 2023, 9:29PM**
Receipt number: **523**
Related form version: **3**

Your information

Name **Rachel Brand**
Address or neighborhood **7005 East Exposition Avenue, Denver,**
ZIP code **80224**
Email **rachelkbranddenver@gmail.com**

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Near Southeast

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project? **Moderate support**

Your comment:

I support the plan and I would like additional consideration given to architectural and community elements that promote safety, particularly safety from violent crime and gun violence, such as shot spotters, better street lighting and other evidence-based programs and policies. With the rise of violent crime in our communities, safety needs to be front and center in this plan.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submission date: **19 April 2023, 10:13AM**
Receipt number: **525**
Related form version: **3**

Your information

Name	William Igleheart
Address or neighborhood	5775 West Dartmouth Ave.
ZIP code	80227
Email	william.igleheart@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Near Southeast Area

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project? **Moderate support**

Your comment:

The attached document includes details of my support and remaining reservations regarding the Near Southeast Area Plan. I support the plan, but I do have some reservations about how certain priorities - namely density and native landscaping/green infrastructure - will be planned and weighed against each other, as well as suggestions for how to implement the plan in a way that deals with some of the pressing environmental and climate challenges Denver is facing, such as heat stress and water scarcity.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB. [Denver SE Plan Comment_W Igleheart.docx](#)

Dear members of the Denver Planning Board,

I would first like to express my support for the Near Southeast Area Plan generally; the effort to take Denver and the Near Southeast area of the city in a more sustainable direction is apparent and commendable. Two areas that of particular interest to me are the quality of life and landscaping sections of the plan, which include several points and recommendations that I support as a means of fighting the impacts of climate change on Colorado's scarce water resources and our residents' health and wellbeing. As the region faces increasingly severe and unpredictable weather patterns, and as our main sources of potable water – the Colorado River and its tributaries – are increasingly stressed by climate change, it's important to take actions now to reduce the city's water consumption and mitigate increasing temperatures.

Focusing in on the critical water issues facing the region, Denver Water gets at least half of its water supply from the Colorado River basin (Hartmann 2021). While we've seen a good winter across the state, the areas that actually feed Denver Water's reservoirs are at just 96% and 85% normal snowpack, so we're clearly not out of the woods from this recent drought; Aurora not far away is already preparing for drought conditions this summer, for instance (Adams 2023). Considering the prospect of severe statewide water cuts as drought shrinks the Colorado river, and the prospect of the federal government mandating drastic statewide cuts in the future whether we like it or not (U.S. Department of Interior 2022), we need to catch up to the problem, never-mind getting ahead of it. This plan will help meet this challenge. If fully implemented, the plan can serve as a model for the rest of Denver to couple growth with water sustainability by reducing the need for landscape irrigation. Meanwhile, the plan will improve green infrastructure to make sure Cherry Creek and the rest of the city's surface and groundwater resources are clean, healthy and sustainable (Han et al. 2017).

There are a couple things that should be a focus during the implementation of the plan, and if necessary, prompt the commission to consider revising the plan at a later date. The first concern is that density and development is prioritized along many of the same corridors where the plan prioritizes increasing tree cover, like Colorado Blvd. and Leetsdale, yet some studies show that increased density can decrease urban tree cover over time. This doesn't mean the plan won't work; the city will need to carefully coordinate development with new tree plantings, along with preserving existing mature trees (Hilbert et al. 2019). The plan appears to acknowledge challenges like this (Denver Planning Board 2023), but I hope that the commission will especially prioritize increasing tree cover along these corridors, and make sure that development and increased density is planned in a way that facilitates tree canopy recovery after development, and then protects it during future development activities. Otherwise, as we pursue our density goals, many years could pass before there is a mature tree canopy along some of these major corridors, so the commission should consider the lag between development and tree cover regeneration when deciding how and according to what timeframe develop will occur in these areas (Berland 2012).

I appreciate that the city will track surface temperatures and other metrics that relate to human health and mitigating climate change impacts (Denver Planning Board 2023). Along with this, the city should also take steps to track and measure water use reduction in the area, at least for landscaping, and if possible develop a targeted testing regime to measure if/how improved landscaping practices are mitigating runoff and pollution into Cherry Creek. This way, the city can determine whether stronger landscaping and urban forestry efforts are needed in the future, and if successful demonstrate the plan as a model of sustainable, water-conserving growth in the Denver metro area. Local water use, runoff and quality in the area are not currently included as measurable goals, but they should be tracked to extent feasible.

Finally, the plan identifies the intersection Holly Street and Florida Ave., as a flooding problem spot. Park access is prioritized around this location, but there's no apparent prioritization of natural landscape or green infrastructure. During implementation, I think this is a great opportunity to focus on a public-use park that also includes features to mitigate flooding and support groundwater recharge. Green infrastructure has been incorporated into parks before, and this would be a great idea for implementation that again could be used a model for other communities. As climate change causes increasingly severe storms, we need to be intentional in leveraging our open space as a water management tool, especially where flooding is already problematic and where stormwaters can pollute nearby water resources, like Cherry Creek (Jusić et al. 2019).

Thank you for the opportunity to submit comments, and for the Board's diligent work putting together the Near Southeast Area plan. I support this plan as a whole, but I hope the Planning Board considers these comments to ensure its successful implementation.

Citations:

Jusić, Suvada; Emina Hadžić; and Hata Milišić. 2019. "Urban Stormwater Management – New Technologies. *New Technologies, Development and Application II, Lecture Notes in Networks and Systems* vol. 76. https://doi.org/10.1007/978-3-030-18072-0_90.

Denver Planning Board. 2023. "Near Southeast Area Plan – Planning Board Draft." Denver Planning Board, City and County of Denver. Published April 12, 2023. https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/planning-board/meeting-documents/2023/041923-meeting/near_southeast_planning_board_draft_combined.pdf.

Adams, Jay. 2023. "Summer Water Outlook." Denver Water. Published March 3, 2023. https://www.denverwater.org/tap/summer-water-outlook?size=n_21_n.

Berland, Adam. 2012. "Long-term urbanization effects on tree canopy cover along an urban–rural gradient." *Urban Ecosystems* 15 (February): 721-738. <https://doi.org/10.1007/s11252-012-0224-9>.

Hartmann, Todd. 2021. "Shortages on the Big River trigger new steps." Denver Water. Published April 23, 2021. https://www.denverwater.org/tap/shortages-big-river-trigger-new-steps?size=n_21_n.

U.S. Department of Interior. 2022. "Interior Department Announces Actions to Protect Colorado River System, Sets 2023 Operating Conditions for Lake Powell and Lake Mead." Press Office, U.S. Dept. of Interior. Published August 8, 2022. <https://www.doi.gov/pressreleases/interior-department-announces-actions-protect-colorado-river-system-sets-2023>.

Han, Dongmei; Currell, Matthew J.; Cao, Guoliang; and Hall, Benjamin. 2017. "Alterations to groundwater recharge due to anthropogenic landscape change" *Journal of Hydrology* vol. 554 (November): 545-557. <https://doi.org/10.1016/j.jhydrol.2017.09.018>.

Hilbert, Deborah R., Andrew K. Koeser, Lara A. Roman, Keir Hamilton, Shawn M. Landry, Richard J. Hauer, Haley Campanella, Drew McLean, Michael Andreu, and Hector Perez. 2019. "Development

practices and ordinances predict inter-city variation in Florida urban tree canopy coverage." *Landscape and Urban Planning* vol. 190 (October): 103603. <https://doi.org/10.1016/j.landurbplan.2019.103603>.

Planning Board Comments



Submission date: **19 April 2023, 11:08AM**
Receipt number: **526**
Related form version: **3**

Your information

Name	Melissa Oakes
Address or neighborhood	4504 E Harvard Ave
ZIP code	80222
Email	oakes.m@outlook.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Near Southeast Area Plan

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project? **Strong support**

Your comment:

Greetings Planning Board Members,

I am a resident of University Hills North and have lived in the neighborhood for over 10 years. I am a voting member of the University Hills North Community, a registered Neighborhood Organization. Our Community leaders have worked very hard with City Councilwoman Black on the Near Southeast Area Plan and believe it is essential to the future development of our neighborhood.

Unfortunately, I am unable to attend the meeting today in person and therefore I am writing instead to urge you to adopt the Plan which is much needed in our neighborhood.

Thank you for your time and consideration.

Best Regards,

~ Melissa Oakes

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [Joel Noble](#)
To: [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Cc: [Morrison, Jason P. - CPD City Planner Senior](#); [Prince, William G. - CPD CE0371 City Planner Associate](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Hyser, Courtland B. - CPD City Planner Supervisor](#)
Subject: [BULK] [EXTERNAL] Letter of Support for the Near Southeast Area Plan
Date: Friday, April 21, 2023 7:13:35 PM

City Council,

I'm writing today in my individual capacity to express my support for the Near Southeast Area Plan, the newest of Denver's Neighborhood Planning Initiative small area plans.

The process of developing neighborhood plans takes time for an inclusive community to come together, to hear each other's ideas for the future, and to develop a shared vision. The time it takes is vital for people to orient to the future, to listen openly and to share freely, and then to help bring their input together into a plan's specific recommendations. This plan was given the time it needed for participants to translate the citywide values, vision and strategies from our broader plans into focus for their specific area is highly engaging and relevant for participants who — often for the first time — feel involved in helping to identify improvements they would like to see, and influential in setting the course for their part of our evolving city.

I had the opportunity to sit down with a Near Southeast Area Plan steering committee member a few weeks ago, and to hear his perspective on the community's process. What he shared was exactly what I wish for all neighborhoods — an enthusiastic sense of being part of positive change that only comes from participating and being heard. Neighborhood planning processes are uniquely able to foster this type of optimistic and empowered broad-based participation. With the Neighborhood Planning Initiative in recent years, we have a framework for every neighborhood to actively participate in this way, as the Inter-Neighborhood Cooperation called for in its 2014 zoning & planning platform. I'm grateful for this program and CPD's commitment to an open and thoughtful process even through difficult times.

For all neighborhoods, but especially in neighborhoods unfamiliar with developing neighborhood plans, the community needs the leadership of local City Council members to not only invite and encourage broad participation, but also vitally to set the expectation that participation will be valued and actively work to ensure it. I appreciate the leadership of Councilman Kashmann, whose district covers most of this Near Southeast area, Councilwoman Black and Councilwoman Sawyer. This kind of deep and genuine engagement can only occur when our leaders make authentic space for it to happen, as they have done.

I have learned a lot about the challenges, opportunities and community strategies for the Near Southeast area, across a range of topics, by reading this plan. This was particularly interesting to me as it's the area of Denver where my parents lived when I was born and where I returned to visit my grandparents throughout my childhood.

With a long-term focus in bringing Denver's citywide plans into local specifics and with its inclusive community process, I strongly support City Council's adoption of this plan. I look forward to seeing all departments and agencies work with the community to implement its recommendations.

Denver's future is bright because we envision it together and work to make it happen.

Joel Noble
Denver, CO

From: [Planningboard - CPD](#)
To: [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Near Southeast Area Plan
Date: Wednesday, April 26, 2023 11:20:46 AM
Attachments: [image001.png](#)

Good morning Scott,

This public comment regarding the NSE area plan just came in. Let me know if you need anything!

Respectfully,

	Erik Saucedo Administrative Support Assistant IV Community Planning and Development City and County of Denver Pronouns He/Him/His
311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram	

From: Mark Twarogowski <mtwarogowski@denveracademy.org>
Sent: Wednesday, April 26, 2023 11:18 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Cc: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] Near Southeast Area Plan

Planning Board,

I am Mark Twarogowski, Head of School and CEO of the Denver Academy. We are an independent nonprofit school located at 4400 East Iliff Avenue in Denver's University Hills North neighborhood. I am writing today to express our support for the proposed Near Southeast Area Plan. Denver Academy has been located in this neighborhood for the past 24 years, and we have seen a great deal of development in the area - especially in the past decade.

Since 2000, we have done our fair share of development on our property, and have consistently done so with the input from the city, our RNO (and adjacent RNO's) and the neighborhood in general. We have always demonstrated a commitment to being good stewards of property and good neighbors in this community. Our new projects have been designed and constructed in a way that honors the history, aesthetic, and context of the UHills North neighborhood.

We were quite pleased to learn that the University Hills North neighborhood was included in the Near SE Area Plan, and are in support of the recommendations made in the proposed plan.

In addition, in an act of good faith and commitment to the principles outlined in the Plan, Denver Academy has applied for a voluntary rezoning with a height waiver.

As a side note, Denver Academy is quite interested in the efforts of the middle income housing authority, as it is becoming increasingly unaffordable for our employees to live in Denver - we would be in support of any plans, principles or recommendations that would encourage this type of

development in the neighborhood.

Thank you for your consideration.

Respectfully,

Mark Twarogowski

--



Mark Twarogowski

Head of School

Denver Academy

(303) 777- 5870 x 215

mtwarogowski@denveracademy.org


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From: [Planningboard - CPD](#)
To: [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Re: Support of the Near Southeast Area Plan
Date: Monday, April 24, 2023 12:03:19 PM
Attachments: [image001.png](#)

Good afternoon Scott,

This public comment from District 4's Councilwoman-elect just came in for the NSE area plan. Let me know if you need anything from my end!

Respectfully,

 DENVER THE MILE HIGH CITY	Erik Saucedo Administrative Support Assistant IV Community Planning and Development City and County of Denver Pronouns He/Him/His
311 denvergov.org/CPD Denver 8 TV Facebook Twitter Instagram	

From: Diana Romero Campbell <dromerocampbell@gmail.com>
Sent: Monday, April 24, 2023 11:36 AM
To: Planningboard - CPD <planningboard2@denvergov.org>; denc - City Council <denc@denvergov.org>
Cc: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] Re: Support of the Near Southeast Area Plan

Dear Planning Board and Denver City Council,

I am writing in support of the Near Southeast Area Plan. I am the Councilwoman-elect for District 4 and I know residents in U-Hills North and the Goldsmith neighborhoods worked diligently to create this Plan and that it aligns with their land use and mobility plans for their communities.

In addition, as a community member, I also had the opportunity to participate in virtual meetings and know how this will benefit the community.

Thank you for your consideration,

Diana Romero Campbell
Councilwoman-elect District 4