

Stevens, Elle H. - CC Legislative Assistant

From: Melinda Vaught <melindavaught@rmcherrycreek.com>
Sent: Monday, January 10, 2022 1:52 PM
To: dence - City Council; Sawyer, Amanda - CC Member District 5 Denver City Council;
Kaiser, Libby - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] 1200 Eudora Street, Denver Co 80220

RE: Zoning change U-SU-C to U-SU-C1
Case Number: 20211-00054
Street Address: 1200 Eudora Street

Dear Council Members:

I live in the East Area Plan and I live on Eudora Street. I am objecting to the rezoning of 1200 Eudora Street for the following reasons:

I am not opposed to ADUs as a rule, but I believe that an additional structure in the 1200 block of Eudora will increase the risk of flooding to the 1100 block of Eudora. All excess water from 13th Ave runs to the south, down the hill onto the 1100 block. With decreased permeability, rain and snow melt will overwhelm the storm drains which already can't handle very much overflow.

An ADU will decrease the sunlight to 1208 Eudora St., the house to the north, and it will potentially lose the ability to have solar panels.

Please vote no to rezoning.

Thank you,

Melinda Baker Vaught

Stevens, Elle H. - CC Legislative Assistant

From: Gary Martyn <gary@gcmartyn.net>
Sent: Monday, January 10, 2022 12:50 PM
To: dence - City Council
Subject: [EXTERNAL] Objection to 1200 Eudora ADU

Members of City Council,

During the arduous writing of the East Area Plan, one persistent problem was never fully addressed, and that was the problem of flooding in the Park Hill, Mayfair, and Hale neighborhoods. The idea seemed to be that flooding would be addressed at some point and that the flood mitigation efforts along the 17th and Colorado corridor would be a start.

That project is still underway, but it will not solve the Park Hill, Mayfair, and Hale problem. Finding more permeable land in the area as part of the mitigation effort was offered as another part of the solution, but the EAP never addressed this.

The residents of 1200 Eudora Street have applied for a permit to erect an ADU. This particular block has a long history of flooding issues and taking more permeable land away for yet another structure will further increase the flooding problem. This flooding issue should be addressed before anything more in the area is built.

We all recognize the need for more housing, and ADUs in appropriate places are a way to achieve more housing, however this area should not have to accept increased risks of water damage due to flooding as a consequence of more building. The flooding problem should be addressed first, and for that reason I urge you to reject this ADU application.

Gary Martyn
Park Hill

Stevens, Elle H. - CC Legislative Assistant

From: Tracey MacDermott <traceymacdermott@gmail.com>
Sent: Monday, January 10, 2022 11:12 AM
To: denc - City Council
Cc: JeanneRLee
Subject: [EXTERNAL] Objection to the ADU at 1200 Eudora

Dear City Council,

As you know part of Mayfair and Park Hill have flooding issues that will not be resolved solely by the new pipes being put in along 17th Avenue. The East Area Plan has not sufficiently addressed the need for more permeable land in order to mitigate a growing and critical problem. While I support more housing, we are losing more and more permeable land space and trees due to larger homes on lots and the addition of structures to support ADU's. THE EAP stated that ADU's would be built in appropriate places, however it is not clear what is meant by that statement. In addition to flooding the EAP has not adequately addressed the heat island effect which continues to intensify with additional buildings and loss of trees. This is a human health and safety issue.

The proposed property is not appropriate for ADU due to flooding in the area. It should not be up to the surrounding neighbors to have to incur additional costs to protect themselves from runoff, add air conditioning due to the heat island effect and lose beauty in our area as trees and vegetation are removed for more buildings. We should be working towards smart growth and keeping quality of life. We should actually be moving towards keeping and adding green space in this area and corridor.

ADU's (additional structures on lots) in this area are not appropriate until the city builds in additional infrastructure, including permeable sidewalks, roadways, increase trees and vegetation and incorporate more open and permeable space throughout the area to mitigate flood. Otherwise, the additional buildings and increased lot coverage will accelerate a problem.

The applicant has indicated that she travels a great deal and would like to have someone on the premises during her absences. City Planner Kaiser has indicated that in order to have an ADU rezoning approved, the applicant must live on the premises. I see nothing in the application that the applicant claims this as her primary residence other than she has submitted a Warranty deed that she is the owner. If we are to preclude developers/ investors from taking away our housing stock, should we be requiring more from an applicant and if so, what?

For the above reasons, until the questions above can be answered, I urge you to not approve the rezoning as it currently proposed.

Tracey MacDermott
Park Hill

Stevens, Elle H. - CC Legislative Assistant

From: Lim Davis Lee <ldleedds@aol.com>
Sent: Monday, January 10, 2022 11:10 AM
To: denc - City Council; Sawyer, Amanda - CC Member District 5 Denver City Council; Kaiser, Libby - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] VOTE NO on ADU 1200 Eudora Street Case Number: 20211-00054

RE: Zoning change U-SU-C to U-SU-C1

Case Number: 20211-00054

Street Address: 1200 Eudora Street

Dear Council Members:

I own property on the 1100 block of Eudora Street, which is located between the subject property requesting rezoning and Hale Parkway. Over the course of my 20 years of ownership, I have never received any type of notice regarding flooding that would occur on my block. Several years ago, I got my first notice from Wastewater Management which suggested that I speak to a City Engineer regarding my property. At that time, he noted that it was unlikely that I would have a flood issue from the alley but that the City was required to send these letters when claims from FEMA were made in proximity to my property. Last year, I received another notice from the City that suggested that I look into flood insurance for my property. After speaking with the engineer, he advised on how to avoid loss at the rear of my property due to potential floods. In other words, it appears, that the flood risk had increased.

Our block is primarily single-family residence homes. We manage the downhill collection of water on this block with sump pumps, some homes having to have three sump pumps.

Even so, the current infrastructure is inadequate in that the wastewater system cannot take on the amount of water during and

after heavy rains or of light to medium snowfall. What occurs is flooding on the streets and more importantly it appears to start at the corner of the 1200 Eudora and down the 1100 block of Eudora. Neighbors have to brush the snow/water off the sidewalks into the street so that the sidewalks are not iced over during the night.

When a ADU is added, what will be the impact on the homes on the 1100 block?

Until we see a plan that determines that the subject property will not contribute to this overflow due to the removal of permeability on this lot, this structure can harm the residents on the 1100 block and therefore I am against this rezoning.

I note that the January 6, 2022, report from Development Services (Wastewater) notes the following while approving the rezoning request:

“DS Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage, reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.”

This intersection and the streets of the 1100-1220 blocks of Eudora was brought to the attention to the City Planners during the East Area

Plan, which is one of the reasons that language was inserted that “ADU’s can be placed in appropriate places. “

See:

East Area Plan – integrate ADU’s in appropriate locations at Page 54, E4.

East Area Plan at L6 – “Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units in appropriate locations.” See EAP at page 39.

East Area Plan at L6 A 3 which states that the missing middle needs to “address the unique issues in the East area as follows”
Stormwater management particularly in flood prone areas.”
See EAP at page 39.

Due to the potential to more runoff onto the homes on the 1100 block, potentially decreasing the desirability of owning homes on this block and increasing costs on the homeowners to abate the stormwater/wastewater, I urge a vote of No on this request. The residents on the 1100 block should not be required to mitigate negative impacts due to build outs. Until the City requires mitigation on homeowners who are reducing permeability and the City builds the proper infrastructure, please Vote No.

Resident on the 1100 block of Eudora

Dr. Lim Lee

Stevens, Elle H. - CC Legislative Assistant

From: sean mccartney <seanemccartney@yahoo.com>
Sent: Monday, January 10, 2022 10:23 AM
To: dencc - City Council; Sawyer, Amanda - CC Member District 5 Denver City Council; Kaiser, Libby - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] Vote NO on ADU for 1200 Eudora (Case Number: 20211-00054)

Please submit by 3 PM January 10, 2022 to the following email:

DENCC@denvergov.org
amanda.sawyer@denvergov.org
libby.kaiser@denvergov.org

To Whom It May Concern,

RE: Zoning change U-SU-C to U-SU-C1
Case Number: 20211-00054
Street Address: 1200 Eudora Street

Dear Council Members:

I am a resident in the EAP and live on Eudora Street. I object to the rezoning at 1200 Eudora Street for the following reasons:

While ADUs may be appropriate at certain locations, this is not one. Any structure on the 1200 block will cause an increase of drainage on the 1100 block of Eudora. There is already overflow when the snow or rain is heavy. This area becomes flooded, backing up the storm drains. In the winter, it causes ice on the sidewalks and therefore is a risk to pedestrians. The building of this structure can only increase this problem unless the subject property builds to accommodate the issue it causes.

Any approval should require the retention of the trees along the street in the public right-of-way.

Without a plan in place to know where the potential ADU will be placed, I urge you to vote no on this request. If the ADU is placed on the South side of the lot, this will eliminate the potential ability for the South lot to have solar panels and will shade that property forever. If we are serious that we want to reduce our footprint, we must retain the ability of property owners to place solar panels on their property.

For these reasons, I ask for a NO vote on this rezoning.

S. Redwood 1300 Eudora Street

Stevens, Elle H. - CC Legislative Assistant

From: Jack Deal <jwdeal44@gmail.com>
Sent: Monday, January 10, 2022 10:02 AM
To: Sawyer, Amanda - CC Member District 5 Denver City Council; dencc - City Council;
Kaiser, Libby - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] Objection to the rezoning at 1200 EUDORA CASE NUMBER 20211-00054

Dear Council Members:

I live on the 1200 block of Eudora and was engaged in the East Area Plan.

The EAP plans calls for ADU's to be built in appropriate places. 1200 Eudora is not an appropriate place for the following reasons:

That intersection has a flood issue. When there is heavy snow, a fast snow melt, or a heavy downpour of rain, the storm systems cannot handle the runoff. Instead, the storm system overflows and if it is a heavy snow, the sidewalks are iced over. With the decrease in permeability due to the building of a new structure, the runoff will increase and impact my neighbors on the 1100 block. The neighbors will be required to take steps to keep the sidewalks clear because of our current inadequate storm systems. While improving the drainage system is planned and not completely funded (Hale Parkway and Colorado Blvd), the residents and property owners in our neighborhood suffer the consequences of decreasing permeability until this system is put into place.

In addition, there are currently 3-5 trees on that lot. Two of those trees appear to be on the public easement or otherwise located between the street and sidewalk. We are currently lacking in trees in this neighborhood and steps should be taken to preserve at least these two trees. Trees not only help with absorbing pollution but with the shading

as this area lacks the appropriate shade. These 3-5 trees have mitigated the heat island effect and the tree roots help with drainage.

I cannot tell if the proposed structure will be built on the North side of the lot or the South side. The overall issue is that this may increase the flooding in this area and studies should be made to see the effect on the neighbors of the 1100 block, which is downhill from 1200 Eudora.

If the structure is built to the South, it will block the sun into that neighbors' yard and depending on height, it could preclude the ability of that neighbor to install solar panels. If we are serious about climate change, we should not be rezoning without knowing where the structure will be placed and its effect on the neighbors. We should not be precluding any neighbor from installing solar panels in the future.

If it is built to the North, there should be a study looking at the impact of where the water will be diverted to on the 1100 block of Eudora and other streets before approval of the rezoning, particularly because this intersection is known to have a drainage issue. In addition, the alleys of the 1100 block have had a focus of increased drainage issues and the impact of a new structure without required mitigation of the homeowner, will have a negative impact on those downstream.

The applicant has indicated that she travels a great deal and would like to have someone on the premises during her absences. City Planner Kaiser has indicated that in order to have an ADU rezoning approved, the applicant must live on the premises. I see nothing in the application that the applicant claims this as her primary residence other than she has submitted a Warranty deed that she is the owner. If we are to preclude developers/ investors from taking away our housing stock, should we be requiring more from an applicant and if so, what?

For the above reasons, until the questions above can be answered, I urge you to not approve the rezoning as it currently stands.

Respectfully ,

Jack Deal
1200 Block of Eudora St

Stevens, Elle H. - CC Legislative Assistant

From: jeannerlee@aol.com
Sent: Monday, January 10, 2022 9:17 AM
To: dence - City Council; Sawyer, Amanda - CC Member District 5 Denver City Council; Kaiser, Libby - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] Objection to the rezoning at 1200 EUDORA CASE NUMBER 20211-00054

OBJECTIONS DUE JAN 11 by 3 PM

RE: Zoning change U-SU-C to U-SU-C1
Case Number: 20211-00054
Street Address: 1200 Eudora Street

Dear Council Members:

I live on the 1300 block of Eudora and was engaged in the East Area Plan.

The EAP plans calls for ADU's to be built in appropriate places. 1200 Eudora is not an appropriate place for the following reasons:

That intersection has a flood issue. When there is heavy snow, a fast snow melt, or a heavy downpour of rain, the storm systems cannot handle the runoff. Instead, the storm system overflows and if it is a heavy snow, the sidewalks are iced over. With the decrease in permeability due to the building of a new structure, the runoff will increase and impact my neighbors on the 1100 block. The neighbors will be required to take steps to keep the sidewalks clear because of our current inadequate storm systems. While improving the drainage system is planned and not completely funded (Hale Parkway and Colorado Blvd), the residents and property owners in our neighborhood suffer the

consequences of decreasing permeability until this system is put into place.

In addition, there are currently 3-5 trees on that lot. Two of those trees appear to be on the public easement or otherwise located between the street and sidewalk. We are currently lacking in trees in this neighborhood and steps should be taken to preserve at least these two trees. Trees not only help with absorbing pollution but with the shading as this area lacks the appropriate shade. These 3-5 trees have mitigated the heat island effect and the tree roots help with drainage.

I cannot tell if the proposed structure will be built on the North side of the lot or the South side. The overall issue is that this may increase the flooding in this area and studies should be made to see the effect on the neighbors of the 1100 block, which is downhill from 1200 Eudora.

If the structure is built to the South, it will block the sun into that neighbors' yard and depending on height, it could preclude the ability of that neighbor to install solar panels. If we are serious about climate change, we should not be rezoning without knowing where the structure will be placed and its effect on the neighbors. We should not be precluding any neighbor from installing solar panels in the future.

If it is built to the North, there should be a study looking at the impact of where the water will be diverted to on the 1100 block of Eudora and other streets before approval of the rezoning, particularly because this intersection is known to have a drainage issue. In addition, the alleys of the 1100 block have had a focus of increased drainage issues and the impact of a new structure without required mitigation of the homeowner, will have a negative impact on those downstream.

The applicant has indicated that she travels a great deal and would like to have someone on the premises during her absences. City Planner Kaiser has indicated that in order to have an ADU rezoning approved, the applicant must live on the premises. I see nothing in the application

that the applicant claims this as her primary residence other than she has submitted a Warranty deed that she is the owner. If we are to preclude developers/ investors from taking away our housing stock, should we be requiring more from an applicant and if so, what?

For the above reasons, until the questions above can be answered, I urge you to not approve the rezoning as it currently stands.

J Lee
Resident on the 1300 block Eudora