



**TO:** Denver City Council, Land Use, Transportation and Infrastructure Committee  
**FROM:** Theresa Lucero, Senior City Planner  
**DATE:** June 13, 2019  
**RE:** Official Zoning Map Amendment Application #2018I-000015

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2018I-000015.

### Request for Rezoning

Address:	1634, 1640, 1642, 1650 and 1680 Sheridan Boulevard
Neighborhood/Council District:	West Colfax Neighborhood / City Council District 1
RNOs:	Sloan's Lake Citizen's Group; Sloan's Lake Neighborhood Association; West Colfax Association of Neighbors; West Colfax Business Improvement District; Inter-Neighborhood Cooperation (INC)
Area of Property:	48,600 SF / 1.11 Acres
Current Zoning:	U-SU-C2 and U-RH-3A
Proposed Zoning:	U-MS-2 and U-MS 3
Applicant/Owners:	Ricky E. Lang, Cory J. Manders, David J. Weber
Contact Person:	Bruce O'Donnell

### Summary of Rezoning Request

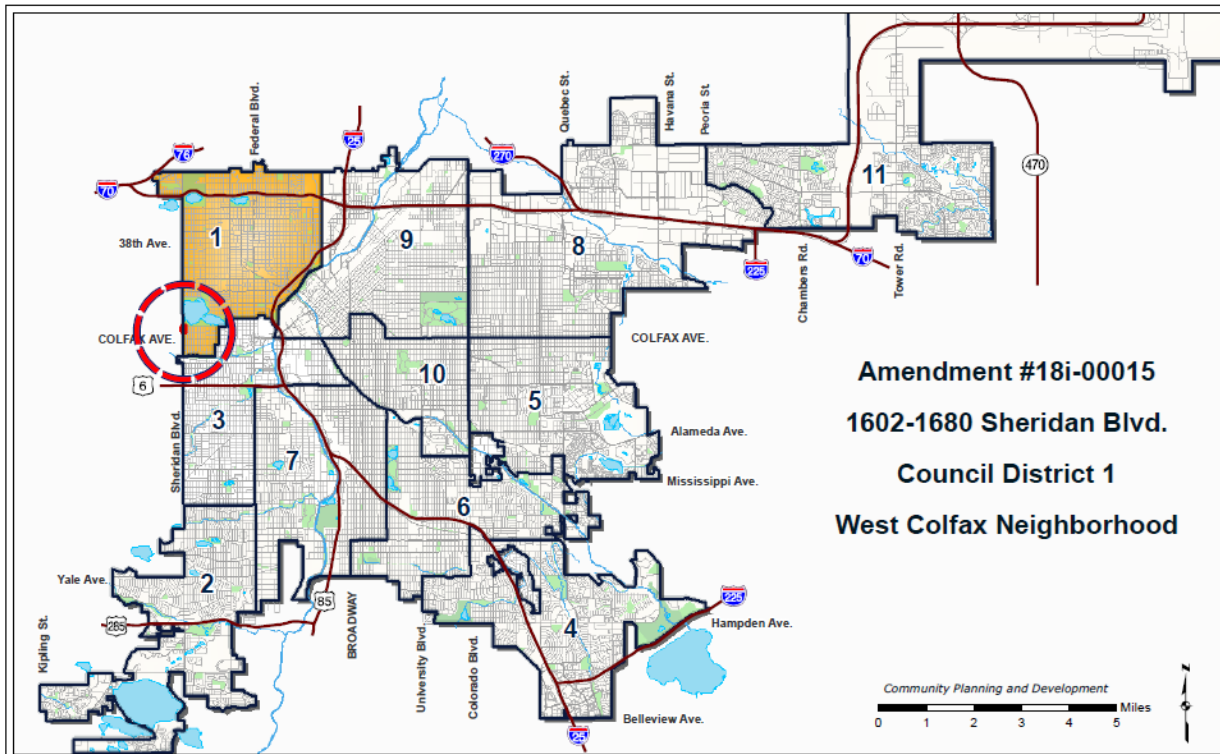
- The property owners propose to rezone the properties for residential redevelopment. The subject properties are four properties containing four structures, three single-unit structures and a duplex structure in three separate ownerships. The oldest structure was built in 1925 and the newest in 1954.
- The **U-MS-2 & 3, Urban, Main Street, 2 & 3** -story (30 and 38 feet maximum building height for Town House, and 30 and 45 feet for Shopfront, respectively), zone districts are intended for use in the Urban Context which is characterized by single and two-unit residential land uses, with small scale multi-unit residential and commercial uses embedded in residential areas. For the allowed primary building forms see the chart below. Further details of the zone district can be found in Article 5 of the Denver Zoning Code.

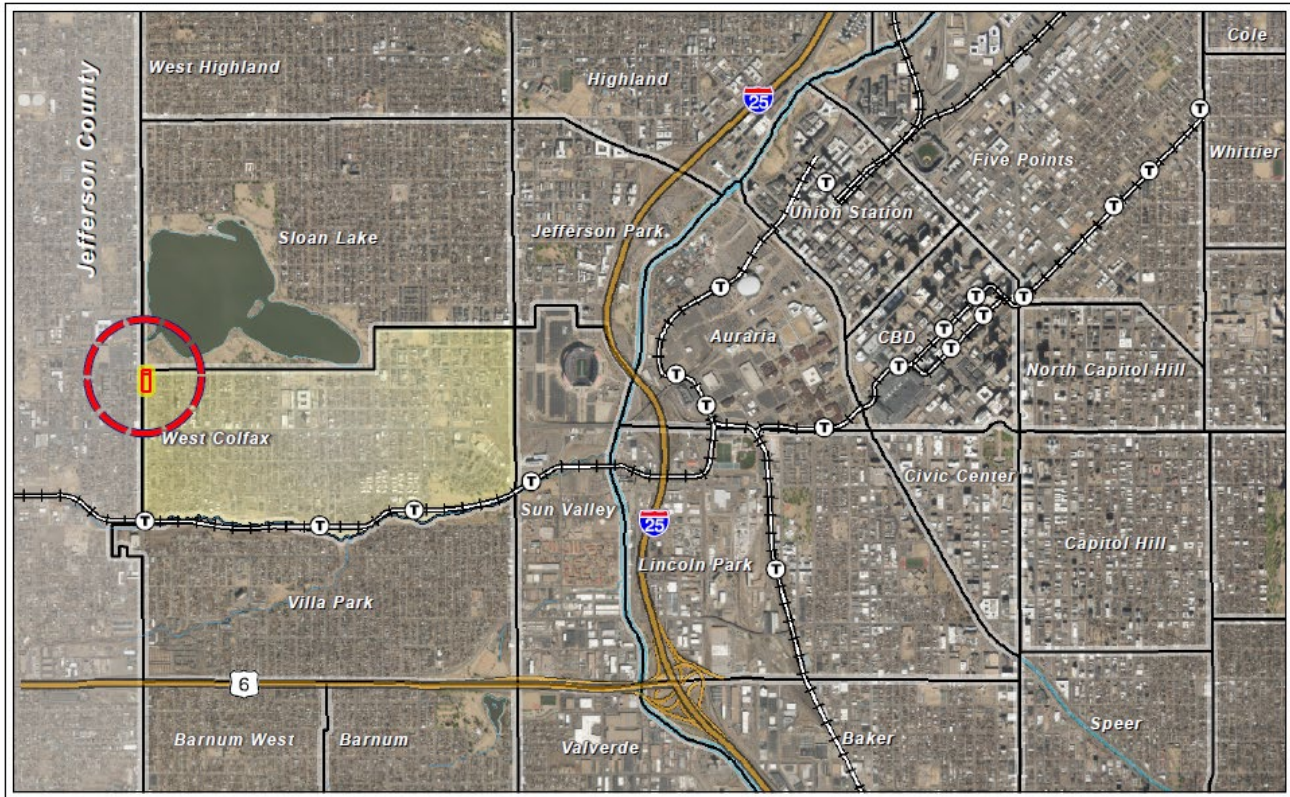
Planning Services  
Community Planning and Development  
201 W. Colfax Ave., Dept. 205 | Denver, CO 80202  
[www.denvergov.org/CPD](http://www.denvergov.org/CPD)  
p. 720.865.2983

Urban (U) Neighborhood Context Zone District		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru	Drive Thru	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
Main Street (MS)	U-MS-2, 3							■		□	□		■

■ = Allowed    □ = Allowed subject to geographic limitations    \* See section 1.2.3.5 for exceptions

### General Location









Map Date: May 2, 2019

### Existing Context

The subject property is in west Denver on Sheridan Boulevard between 17<sup>th</sup> Avenue on the north and Annie Place on the south. In the general vicinity are:

- West 17th Avenue adjacent on north,
- Sloan's Lake Park, across 17<sup>th</sup> Avenue, north,
- West Colfax Avenue, 2 blocks south,
- Lakewood Dry Gulch Park, 5 blocks south,
- Beth Jacob High School, 3 blocks south,
- Colfax Elementary School, 9 blocks southeast,
- Yeshiva Toras Chaim, 9 blocks east,
- Lake Middle School, 15 blocks east,
- City of Edgewater, across Sheridan Boulevard, west,
- City of Lakewood, across Sheridan Boulevard west.

The subject property is surrounded by a city park on the north, two-unit residential on the south, single-unit residential on the east and single-, two-unit and multi-unit residential on the west. Existing area building heights range from 1 to 2 stories.

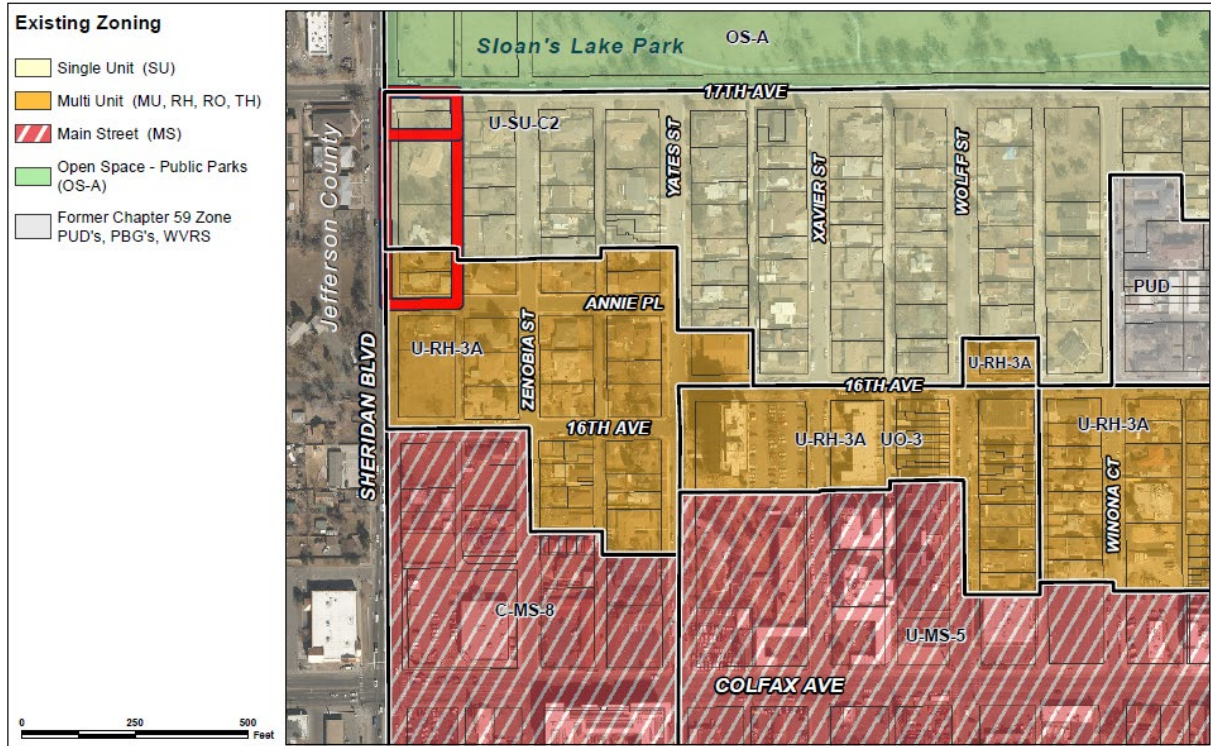


The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form, Scale	Existing Block, Lot, Street Pattern
<b>Site</b>	U-SU-C2 & U-RH-3A	Single- and two-unit residential	1-story structures	Grid street patterns with alleys, attached sidewalks. Regular pattern of rectilinear blocks.
<b>North</b>	OS-A	City park	1-story structure set back in a park	
<b>South</b>	U-RH-3A	Single- and two-unit residential, vacant	1-2-story structures	
<b>West</b>	R-MF (Lakewood) R-2 & R-3 (Edgewater)	Single- and two-unit residential	1-story structures	
<b>East</b>	U-SU-C2 & U-RH-3A	Single-unit residential	1-2-story ranch structures with generous setbacks from the street.	

## Existing Zoning

### Existing Zoning



Map Date: May 6, 2019

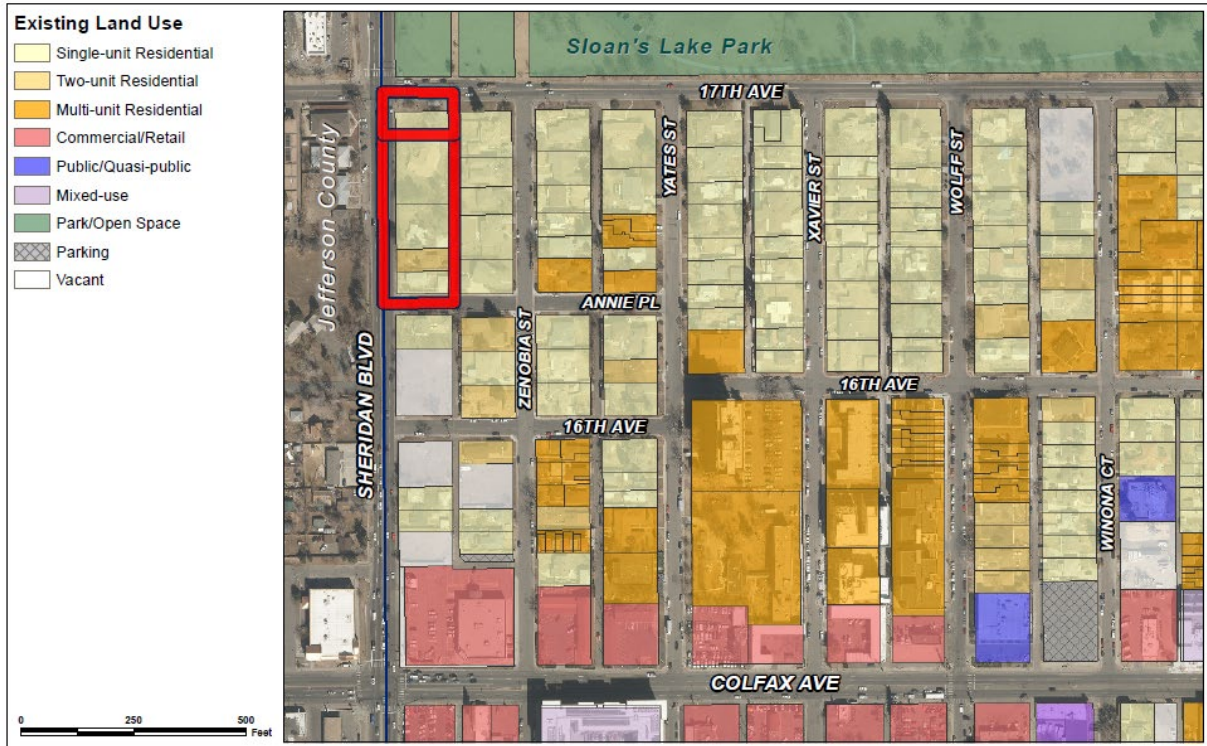
The U-SU-C2 zone district is a single-unit zone district that allows an Urban House primary building form with a minimum zone lot size of 5,500 square feet. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots where at least one of the intersecting streets is a collector or arterial street. Maximum building heights are 30-35 feet.

U-RH-3A zone district is a multi-unit zone district that allows Urban House, Duplex, Tandem House, Row House, and Apartment primary building forms. Maximum allowed heights are 2.5 stories in all but the Apartment building form, which allows 3 stories. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots where at least one of the intersecting streets is a collector or arterial street.

To the west, Lakewood R-MF is intended to provide medium-density housing types including attached and multi-family residential uses. Edgewater R-2 zoning allows residential, two-unit and R-3 zoning allows residential, multiple-unit.

### Existing Land Use

### Existing Land Use



Map Date: May 2, 2019

Land Use Data Compiled 2018



Existing Building Form and Scale  
Photos from Google Maps



1. 1680 Sheridan Boulevard



2. 1642 & 1650 Sheridan Boulevard



3. 1640 Sheridan Boulevard



4. 1634 Sheridan Boulevard



5. North - Sloan's Lake Park



6. South - On Sheridan Boulevard & Annie Place



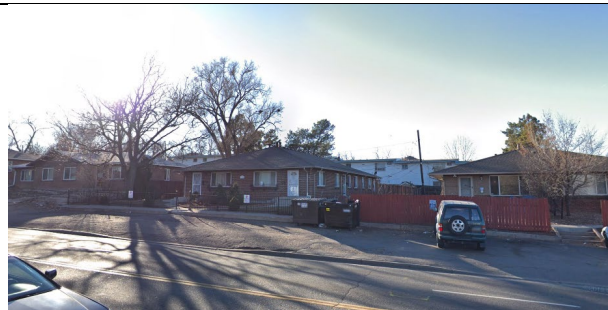
7. East - Zenobia Street Properties



8. East - Zenobia Street Properties



9. West - Lakewood Properties



10. West - Edgewater Properties

### Summary of City Agency Referral Comments

This rezoning has been reviewed concurrently within the context of the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

**Assessor:** No comment received.

**Asset Management:** Approved - No comment.

**Denver Public Schools:** No comment received.

**Development Services – Project Coordination:** No comment received.

**Development Services – Transportation:** No comment received.

**Development Services – Wastewater:** No comment received.

**Development Services – Fire Prevention:** No comment received.

**Parks & Recreation:** No comment received.

**Public Health and Environment:** - Approved, see comments below. Notes. The Denver Department of Public Health and Environment is not aware of environmental concerns on the Property and concurs with the rezoning request. A known area of historical urban fill exists north

of the site but is hydraulically down gradient and should not be an environmental concern for this rezoning.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.

The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.

Denver's Noise Ordinance (Chapter 36--Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am--9pm (Mon--Fri) and 8am--5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

**Public Works – City Surveyor:** Approved - No comments.



## Public Review Process

	<b>Date</b>
CPD informational notice of receipt of the initial rezoning application to all affected members of City Council and Registered Neighborhood Organizations and property owners within 200 feet of the subject properties:	<b>04/11/18</b>
CPD informational notice of receipt of a <u>revised</u> rezoning application to all affected members of City Council and Registered Neighborhood Organizations and property owners within 200 feet of the subject properties:	<b>02/28/19</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, Registered Neighborhood Organizations, and property owners within 200 feet of the subject properties:	<b>04/29/19</b>
Planning Board Public Hearing and unanimous (5-0) recommendation of approval:	<b>05/15/19</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and Registered Neighborhood Organizations, at least ten working days before the meeting:	<b>06/03/19</b>
Land Use, Transportation and Infrastructure Committee of the City Council:	<b>06/18/19</b>
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and Registered Neighborhood Organizations:	<b>07/29/19 (tentative)</b>
City Council Public Hearing:	<b>08/19/19 (tentative)</b>

## Mediation

The applicants and their representative participated in mediated discussions with adjacent neighbors and three Registered Neighborhood Organizations in the area. Mediation began in April 2018 and is continuing. The Planning Board date was delayed accommodating mediation. Per the mediator's summary (which is attached to this staff report), the applicants changed their requested zoning, in response to neighbors' desires for more restrictive zoning, from U-MS-5 to

a combination of U-MS-2 and U-MS-3. Also summarized in the mediator's report are agreements to which the applicant has committed. These include:

- providing one parking space per living unit
- constructing two distinct buildings rather than one continuous building
- At the northeast corner where the U-MS-3 zoning begins, per the mediator report, there was much discussion about the maximum height of structures the proposed zoning would allow. The applicants agreed not to exceed "39 feet above the base plane (as defined in the Denver Zoning Code)", but some neighbors disagree with how this is calculated.

The mediator attached a draft memorandum of understanding and good neighbor agreement and draft deed restriction and protective covenant. Neither document has been fully completed. See the attached mediation summary for more detail.

### **Registered Neighborhood Organizations**

To date, staff has received one letter of opposition to the rezoning from the Sloan's Lake Neighborhood Association, a Registered Neighborhood Organization. The letter objects to the height that new structures on the subject property could achieve above the base plane and states that the proposed development is out of character with the adjacent homes. See the attached letter.

### **Other Public Comment**

To date, one letter of support has been received and forty-four other public comment letters of opposition have been received. One of the opposition letters has thirty-two signatures. The letter of support cites the need for a variety of land uses in the city stating that the subject properties are under-utilized, and the writer's belief that the proposed zoning is consistent with the city's plans. The opposition letters voice concerns about the compatibility of the proposed development with the existing area and with City plans, density proposed, increased traffic and parking concerns, safety concerns with sharing alley access, concerns about displacement, spot zoning and the rising cost of housing in the area, effects on quality of life, and the effects of new development on the neighborhood. See the attached letters.

In the mediated discussions with area residents the applicant has addressed concerns about the compatibility of the proposed development by agreeing to change the zone district for which they are applying from 5 stories to 2 and 3 stories which is more compatible with the existing allowed building heights. Many of the concerns raised by the letters of opposition will be considered during site plan review of the proposed development. These include alley access, traffic and parking. Traffic impacts will vary depending on the amount and type of development proposed, Denver Public Works will review traffic impacts at the time of site development review and enforce right-of-way standards to mitigate traffic impacts, if applicable. Some of the issues are of citywide concern and are beyond the applicant's ability to remedy such as rising housing costs and displacement. And finally, regarding spot zoning, because the application meets the review criteria below staff finds the application would not be a spot zoning.

### **Planning Board Testimony**

At the May 15, 2019 Planning Board public hearing eight speakers made comments. A representative of the West Colfax Business Improvement District testified in favor of the rezoning citing the effort to compromise, the proposal will add density and the property's

location on a commercial corridor. A second area resident testified in opposition citing the changes occurring in the area with housing density, increased traffic and safety issues. A third area resident testified that the request is not consistent with the Blueprint Denver low-medium place type, it is a spot zoning, and larger in scale and lot coverage than the place type indicates. This resident objected to the 100-unit proposed density and the transition between the subject property and the adjacent single-family homes. A fourth resident spoke in favor of the rezoning stating that plans should be followed and respected and the need for more density to buffer the neighborhood. A fifth resident said the St. Anthony development is intense, there is a housing crisis with new development is driving up the cost of housing, and traffic from 100 units in the alley will be chaotic and unsafe. A sixth resident testified that the viability of the neighborhood should be protected, and new owners will no longer have interest in the neighborhood. A seventh resident testified about the 100-year history of the community that has deep ties to the area and its institutions. This resident said family housing in the area is being depleted, area residents are vulnerable to displacement and 'missing middle' housing is needed. An eighth resident testified that neighborhood density is increasing and there is a need for family housing as residents can no longer afford to stay in the neighborhood. After some questions and debate, the Planning Board voted unanimously (5-0) to recommend approval of the rezoning.

### Criteria for Review/Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

#### DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and Welfare

#### DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

### 1. Consistency with Adopted Plans

The criteria for review of this rezoning application include conformance with adopted regulations, and with the Comprehensive Plan and applicable supplements. Applicable documents are:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *West Colfax Plan (2006)*

### Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the draft *Denver Comprehensive Plan 2040* vision and strategies, including:

- Equitable, Affordable and Inclusive, Goal 2 "*Build housing as a continuum to serve residents across a range of incomes, ages and needs*" (p. 28).
- Equitable, Affordable and Inclusive, Strategy 2A, "*Create a greater mix of housing options in every neighborhood for all individuals and families*" (p. 28).



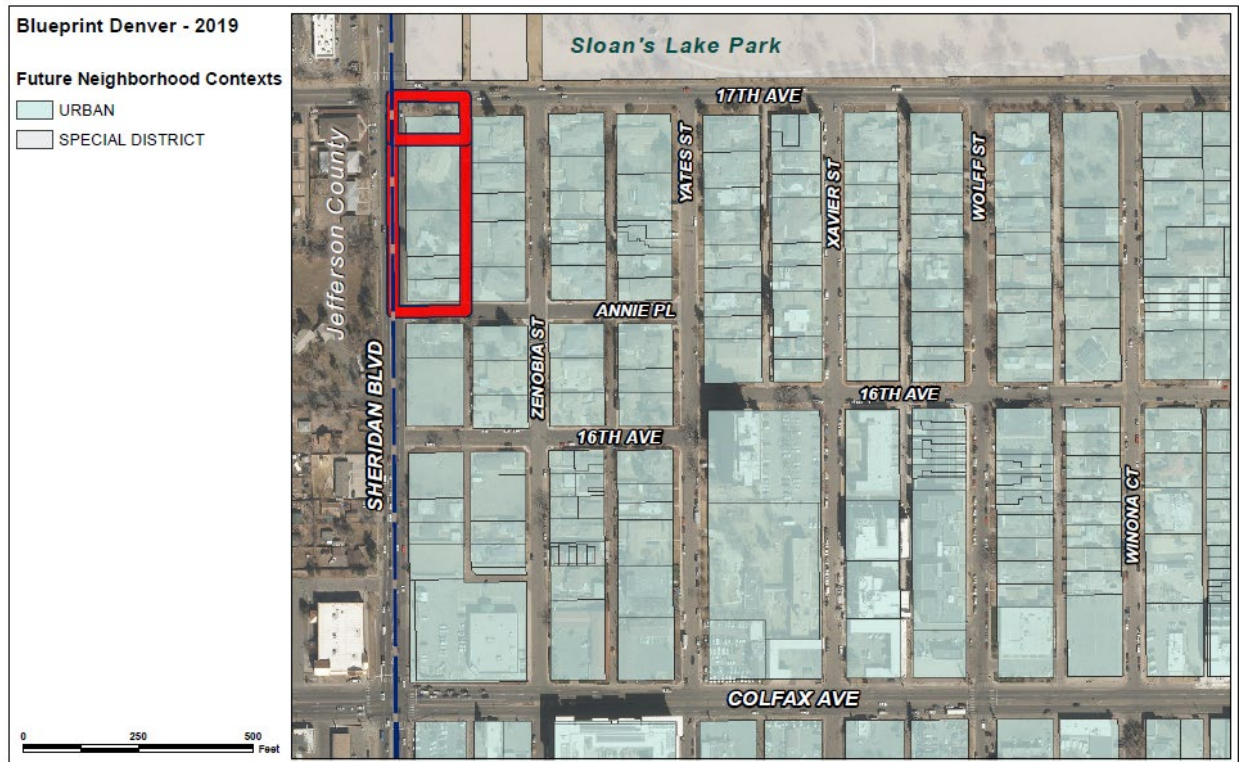
- Strong and Authentic Neighborhoods, Strategy 1B – “*Ensure neighborhoods offer a mix of housing types and services for a diverse population*” (p. 34).
- Strong and Authentic Neighborhoods, Strategy 1D “*Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities*” (p. 34).
- Environmentally Resilient Goal 8, Strategy A – “*Promote infill development where infrastructure and services are already in place*” (p. 54).

The proposed map amendment will enable the development of a multi-unit residential use, adding to the mix of housing types available in the area, and the new structures will be at a compatible scale to the existing neighborhood. Finally, the new development is in an area where infrastructure and services are already in place. The requested U-MS-2 and 3 zone districts broadens the mix of allowed land uses at a scale compatible with the existing neighborhood. Therefore the rezoning is consistent with Denver *Comprehensive Plan 2040* recommendations.

## Blueprint Denver

Blueprint Denver identifies the subject property as being located within the Urban Neighborhood Context, in a Low Medium Residential place and on the Growth Strategy map within “All other areas of the city.”

## Blueprint Denver 2019 Future Neighborhood Contexts



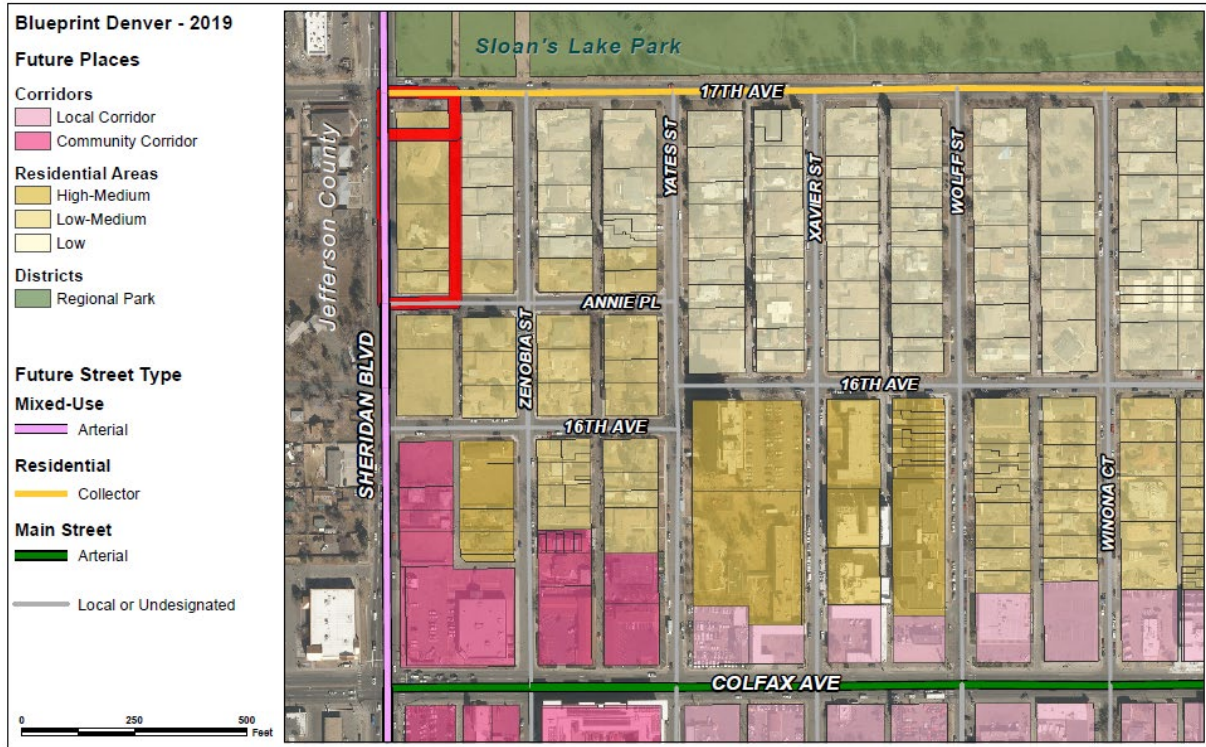
Map Date: May 2, 2019

## Future Neighborhood Context

Blueprint Denver 2019 is organized by neighborhood contexts. A context-based approach sets guidelines for character-compatible development. On the Blueprint Denver context map the subject property is within an Urban Neighborhood Context. This context is characterized by small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas. Where they occur, multi-unit buildings are low-scale. Block patterns are regular, and buildings are low-scale and close to the street. The proposed U-MS-2 and 3 zone districts will enable a multi-unit structure at a scale of no more than three stories embedded at the edge of a single-unit area. The zoning standards in the district will require the new structures orient to the street and clearly establish a safe pedestrian-oriented commercial street. These land use and building standards are consistent with the Urban Context.

## Future Places

### Blueprint Denver 2019 Future Places and Street Types



Map Date: May 2, 2019

On the Blueprint Denver Future Places map the subject property is within a Low-Medium residential future place. Per Blueprint Denver *“Future places are an organizational system that describes the desired character of an area. Future places work together to promote complete neighborhoods for the residents living within or near each of them. Each place expresses itself differently depending on the neighborhood context where it is located.”* Residential areas have a predominantly residential land use but *“are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation and nodes of commercial/retail uses”* (p. 141). Per Blueprint Denver Low-Medium residential places in the Urban Context are *“a mix of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential. Limited mixed-use along some arterial and collector streets and at intersections. Buildings are generally 3 stories or less in height”* (p. 232). The U-MS-2 and 3 zone districts allow the Town House and Shopfront building forms and a maximum height of 2 and 3 stories, or up to 38 and 45 feet, respectively. These standards are in well within the standards for Low-Medium residential places.

## Street Types

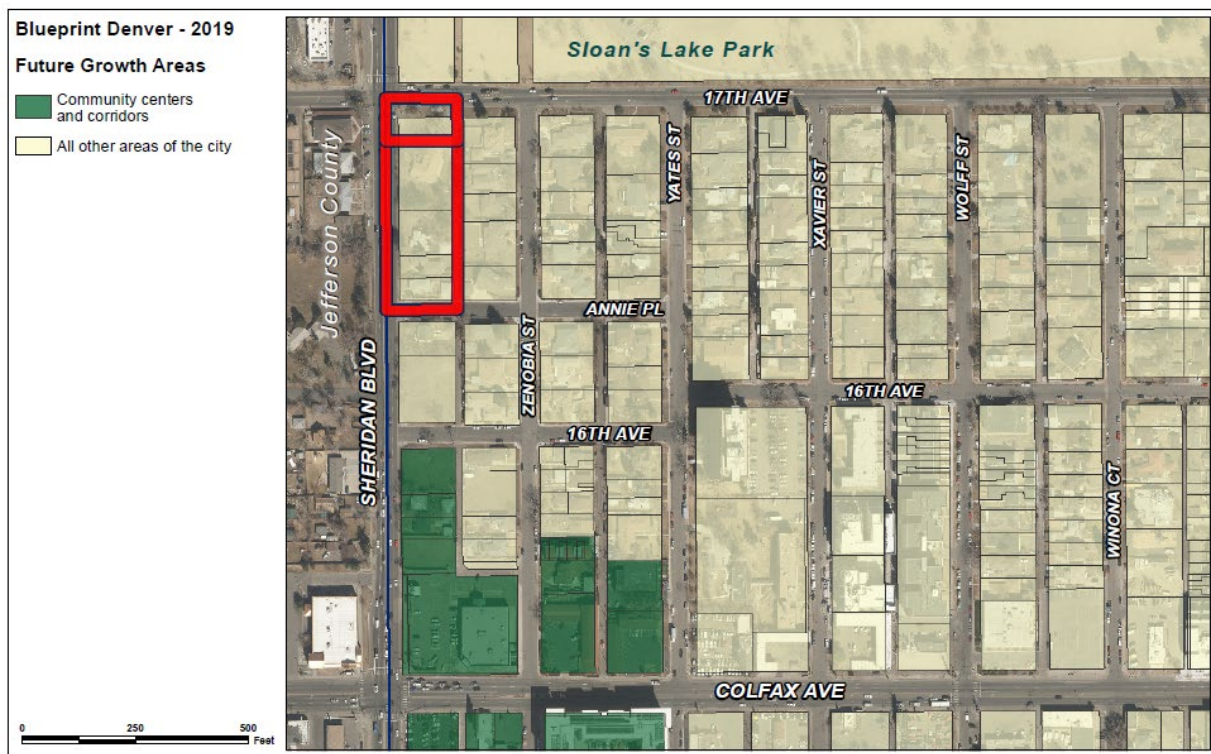
Blueprint Denver 2019 classifies Sheridan Boulevard as a Mixed Use Arterial street and 17th Avenue as a Residential Collector street, and Annie Place is an undesignated local street. *“Mixed use streets are anticipated to have a variety of uses including retail, office, residential*



and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback” (p. 159). Arterial streets are designed for the highest degree of through movement. Residential streets have “Primarily residential uses, but may include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback” (p. 160). Collector streets collect movement from local streets and convey it to arterial streets. Local streets have the best property access. The proposed U-MS-2 and 3 districts allow a broad range of residential and commercial land uses with a shallow front setback. Therefore, the districts are consistent with the mixed use arterial and residential collector street types at this site.

## Growth Strategy

### Blueprint Denver 2019 Future Growth Strategy



Map Date: May 2, 2019

The subject property is on the Growth Strategy map within “All other areas of the city.” These types of places are anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). “The remaining growth areas are smaller but still play a key role in meeting the diversity of new jobs and housing needed for our dynamic city. Higher intensity residential areas near downtown, mid-scale housing in innovation/flex districts and low-scale greenfield residential all contribute to Denver’s future housing stock. The remaining parts of Denver, mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). This site is located within the “remaining parts of Denver”. The proposed map amendment to U-MS-2 and 3 will allow low- to mid-scale intensity of growth in character with the existing area.

### **West Colfax Plan (2006)**

The West Colfax Plan was re-adopted as a supplement to Comprehensive Plan 2040. The West Colfax Plan includes a “Framework Plan” the purpose of which “provides the over-arching goals and recommendations for these places within the study area; it provides the technical guidance for zoning regulatory changes, infrastructure planning and policy direction” (p. 78). Key components of the Framework Plan include Urban Design, Land Use, Mobility and Economic Development. The West Colfax Plan also contains District Plans to “provide guidance regarding the appropriate character and scale of an area...The district plans augment the prevailing goals and recommendations contained in the framework plan” (p. 120). Within the West Colfax Plan Framework Plan, the subject property is identified in the following ways:

### **Framework Plan/Future Land Use/Urban Design**

On the Future Land Use Concept map the properties are identified as “**Main Street**”. See the green rectangle on the Future Land Use Concept map below.



In the West Colfax Plan within Main Streets the development pattern is described as linear and oriented to the street. The typical scale is 2-5 stories and land uses are mixed, both vertically

and horizontally. The orientation of buildings to the sidewalk creates a comfortable pedestrian environment.

Additional Framework Plan Land Use Recommendations include:

Recommendation 3: Application of Main Street Regulatory Tools

“Rezone the commercial properties on opportunity sites along West Colfax, Federal Boulevard and Sheridan Boulevard to Main Street. Refer to District Plans section for guidance as to the character of the main street districts and the corresponding recommendations for the application of MainStreet zones in the areas” (p. 95).

Recommendation 6: Housing Diversification

...Diversify housing options and encourage a healthy urban mix of incomes. Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)” (p. 95-96).

Recommendation 7: Infill Development

Support infill development. Mixed use projects that include housing or offices over ground floor uses are especially appropriate in town centers, along main streets and in close proximity to transit stops.

Recommendation 8: Transitions

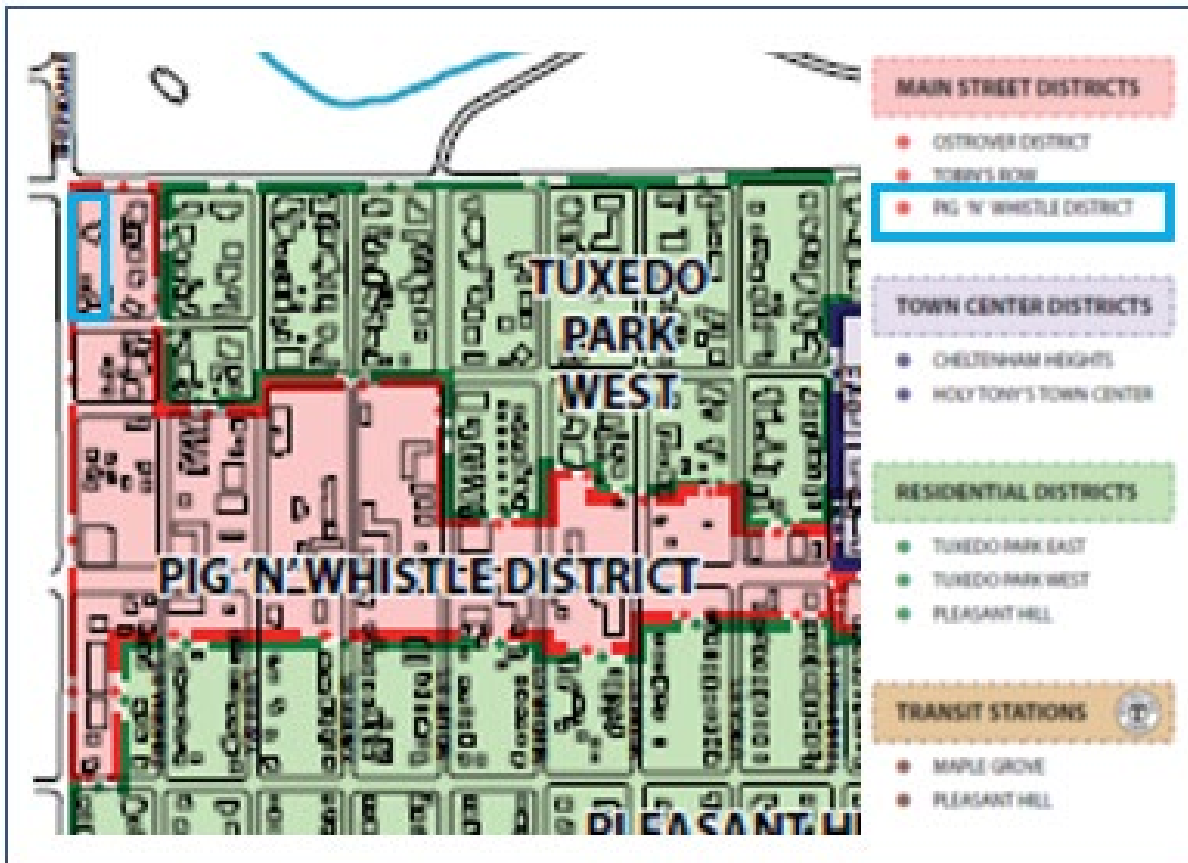
“To the greatest extent possible, focus both structural and use intensity to main streets, transit station areas and town centers. Incorporate design and development standards to address solar access and privacy protection, such as bulk plane, building orientation and roof form standards. To ensure neighborhood stability, stratify the commercial uses that may extend from main streets, station areas and town centers into the neighborhood so that only those uses with positive impacts on residential character (such as small scale, neighborhood serving, walk-up traffic generators) seep into the neighborhood” (p. 96).

### **District Plans**

In addition to the Framework Plan, the West Colfax Plan includes District Plans. The district plans “*do not imply zoning changes*” but are included in the Plan to “*provide guidance regarding the appropriate character and scale of an area*” (p. 120).

Pig 'N Whistle District: The West Colfax Plan includes the subject site within the “Pig 'N Whistle District.” See the blue rectangle on the District Plans map below.





Specific to the main streets, the Plan offers the following District Plan recommendations:

Recommendation 1: District Scale and Application of Main Street Zone Districts

*“Respect the variations in appropriate scale in the different urban design districts that comprise the West Colfax Main Street. Consider the impact of Main Street zoning and future development on adjacent residential districts. Ensure appropriate transitions in height, bulk and mass as Main Street buildings approach residential structures. Respect the scale of the Main Street districts. To that end, the appropriate application of the Main Street zones is as follows:...Pig 'N Whistle District Deeper parcels, the presence of more intense residential structures and the proximity to a rich supply of transit make this an appropriate place for the application of Main Street 2 (which permits structures up to 65' tall), as well as limited application of Main Street 3 (which permits structures up to 100' tall) in the immediate vicinity of the intersection of West Colfax and Sheridan” (p.125).* It should be noted that the West Colfax Plan refers to Former Chapter 59 main street zone districts. The Main Street 2 in Former Chapter 59 corresponds to MS-5 in the current Zoning Code, and Main Street 3 in Former Chapter 59 corresponds to MS-8 in the current Code.

The common theme in the West Colfax Plan recommendations for the subject property is that the property is recommended for main street, or mixed land uses and increased intensity. The Main Street recommended land use concept describes a mix of land uses. To conform with the

Main Street concept the Plan recommends liner buildings oriented to the street and building heights of 2-5 stories.

The proposed zoning for the subject site, U-MS-2 and 3 limit the scale of future development to a modest scale adjacent to the surrounding residential development. The low-intensity building form standards include an upper story setback above 27 feet in the rear and ensure an appropriate transition to the adjacent residential uses. The U-MS-2 and 3 districts are consistent with the Main Street vision of the West Colfax Plan.

**2. Uniformity of District Regulations and Restrictions:** Rezoning the site to U-MS-2 and 3 will further the uniform application of district regulations in the City. The same regulations will apply to the subject site as to other areas zoned U-MS-2 and 3 in the city.

**3. Public Health, Safety and General Welfare:** The proposed map amendment furthers the public health, safety and general welfare of the City by implementing the vision set forth in the City's adopted plans, by allowing a low intensity mix of land uses and intensity of redevelopment that is in character with the surrounding neighborhood.

**4. Justifying Circumstances**

The application identifies the changing conditions in the West Colfax neighborhood as the Justifying Circumstance under DZC Section 12.4.10.8.A, *"Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning."* The West Colfax neighborhood has seen a great deal of change since the citywide rezoning in 2010, the opening of the West light rail line in 2014 and the redevelopment of the former Saint Anthony Hospital site. Changed conditions is an appropriate justifying circumstance.

**5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The fifth review criterion in the Denver Zoning Code is that the proposed official map amendment must be consistent with the descriptions of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district. Overall, the proposed map amendment is consistent with the Urban Neighborhood Context. The Denver Zoning Code describes the Urban context as characterized by single and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are embedded in residential areas. Street and block patterns are a regular pattern of block shapes surrounded by an orthogonal street grid.

The Urban main street zone districts are intended to *"promote safe, active, and pedestrian-scaled commercial streets and to ensure new development contributes positively to established residential neighborhoods. Main street districts are typically applied linearly along commercial, industrial, main and mixed use and residential arterial streets. The zoning standards are intended to promote an urban, mixed-use, build-to environment. The U-MS-2 and 3 zone districts are consistent with the Urban Context description and the specific main street intent because the proposed zoning will promote new a low intensity mixed-use development that is in character with the existing neighborhood.*

**Attachments:**

1. Application
2. Legal Description
3. Mediation Report
4. Comment Letters (46)



## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.  Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.  Please provide an attachment describing the justifying circumstance.
	<input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.  Please provide an attachment describing how the above criterion is met.
	<p><b>REQUIRED ATTACHMENTS</b></p> <p>Please ensure the following required attachments are submitted with this application:</p> <input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria
<p><b>ADDITIONAL ATTACHMENTS</b></p> <p>Please identify any additional attachments provided with this application:</p> <input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
<p>Please list any additional attachments:</p>   	



# REZONING GUIDE

Rezoning Application Page 3 of 3

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Cory J. Manders	1634 Sheridan Blvd. Denver, CO 80226 303-242-6581 cory.j.manders@sherwin.com	7.75%	<i>Cory Manders</i>	11/26/17	A	YES <i>YES</i>
David J. Weber	1640 Sheridan Blvd. Denver, CO 80226 dlbew@yahoo.com	7.75%	<i>David J. Weber</i>	11/20/17	A	<i>Yes</i>
David Weber	1650 Sheridan Blvd. Denver, CO 80226 dlbew@yahoo.com,	15.5%	<i>David Weber</i>	11/20/17	A	<i>Yes</i>
Ricky E. Lang	1680 Sheridan Blvd. Denver, CO 80214 303-868-7275 relang@raytheon.com	31.78%	<i>Ricky E. Lang</i>	11/20/17	A	<i>YES</i>
					A	

Last updated: February 4, 2015

Return completed form to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)



## List of Exhibits

- Exhibit A:** Property Legal Description
- Exhibit B-1:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.13 (A, B & C)) including **Blueprint Denver 2002**
- Exhibit B-2:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.13 (A, B & C)) including **Blueprint Denver 2019 (DRAFT)**
- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14 (A&B))
- Exhibit D:** Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
- Exhibit E:** Proof of Ownership, Assessors Record

**Exhibit A**  
**Assessor's Parcel Numbers & Legal Descriptions**

**FOR THE PROPERTY TO BE REZONED U-MS-3**

<b>ADDRESS</b>	<b>ASSESSOR PARCEL #</b>	<b>LEGAL DESCRIPTION</b>
1634 Sheridan	0231303005000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 15 & 16
1640 & 1642 Sheridan	0231303013000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 13 & 14
1650 Sheridan	0231303004000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 9 TO 12
1680 Sheridan	0231303014000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 3 TO 8; AND THE SOUTH 3 FEET OF LOT 2
	<b>FOR THE PROPERTY TO BE</b>	<b>REZONED U-MS-2</b>
1680 Sheridan	0231303014000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3; LOT 1 AND THE NORTH THE NORTH 22 FEET OF LOT 2



**EXHIBIT B**  
**Description of Consistency with Adopted City Plans**

**REVIEW CRITERIA** - The proposed map amendment is consistent with the following three adopted plans:

1. Denver Comprehensive Plan 2000
2. Blueprint Denver (2002)
3. West Colfax Plan (2006)

**Statement of Consistency with Adopted City Plans:**

1. The proposed map amendment is consistent with many objectives of ***Denver Comprehensive Plan 2000*** including:

From ***Land Use Strategy 3-B***: “Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.”

***Mobility Strategy 4-E***: “Continue to promote mixed-use development, which enables people to live near work, retail and services.”

***Legacies Strategy 3-A***: “Identify areas in which increased density and new uses are desirable and can be accommodated.”

The proposed map amendment will also contribute to preserving and enhance the individuality, diversity and livability of Denver’s neighborhoods by fostering the following Plan objectives:

***Congruency of land use and zoning***: “...a built environment with greater overall urban design integrity, stronger connections among urban centers, and a richer and more diverse mix of uses within geographically proximate areas.”

***Compact development***: “...improved neighborhood cohesion, reduced urban sprawl and residents more directly connected to services and amenities within their immediate living environment.”

2. The proposed map amendment is consistent with many objectives of ***Blueprint Denver*** including:



The **Blueprint Denver** future land use designation for the subject property is Mixed Use. While the Property is located in an Area of Stability, the proposed map amendment is still consistent with many of **Blueprint Denver's** stated goals.

**Blueprint Denver** describes Mixed Use neighborhoods “that consist primarily of residential land uses” and states that “There are several different types of residential areas and neighborhoods often have more than one type of land use within them.” And: “A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents.”

**Blueprint Denver** also states “Areas of Stability represent the majority of Denver’s residential areas where there is a prevailing character that should be preserved or enhanced through reinvestment” and describes areas that “demonstrate stability through a high home occupancy rate, yet are threatened by inadequate or deteriorating infrastructure, land-use conflicts such as those between industrial and residential uses or a lack of basic services such as grocery stores. These areas need stabilization through reinvestment.” **Blueprint Denver** asserts: “the goal for the Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment.” The map amendment proposed in this application does just that with the proposed zoning – it allows for the maintenance of the character of the area while providing redevelopment along a major arterial to be consistent with the land use concept for the property (mixed use) found in **Blueprint Denver**.

The Property also provides opportunities for the following **Blueprint Denver** Strategies including:

- Infill and redevelop vacant and underused properties
- Compatibility between new and existing development
- Balanced mix of uses

New U-MS zoning for the Property will allow these **Blueprint Denver** goals to be implemented.

**Blueprint Denver** also is relevant to the Property and positively informs the rezoning request as the Land Use Concept envisioned for the Property by **Blueprint Denver** is “Mixed Use” and Sheridan Blvd in this location has a Future Street Classification of “Mixed Use Arterial”. **Blueprint Denver** provides as follows:

**“Mixed-Use Zoning:** Mixed-use zoning provides a mixture of uses to enable residents to shop and work in the same area. Mixed-use zoning allows or encourages residential use with commercial use, such as moderate sized offices or retail. The uses can be either mixed in the same building or in separate buildings near each other.”





New U-MS zoning for the Property will allow this **Blueprint Denver** goal to be implemented.

3. The proposed map amendment is consistent with many objectives of the **West Colfax Neighborhood Plan** including:

**Recommendation 3: Application of Main Street Regulatory Tools** – “Rezone the commercial properties and opportunity sites along West Colfax Avenue, Federal Boulevard and Sheridan Boulevard to Main Street.” Within the Main Street District Goals – the West Colfax Neighborhood Plan provides the following support for this map amendment through its stated goals as follows:

**Goal 2: Orientation of Mixed-Use Development.** “Encourage mixed-use development with the greatest intensity focused to the corridor and especially near major transit stops.” The proposed map amendment to U-MS will facilitate the goal of mixed-use intensity focused around the Sheridan corridor.

Further, the Property is located in a main street district known as the “Pig’N Whistle District”. One of the Main Street District recommendations for the Pig’N Whistle District is “deeper parcels, the presence of more intense residential structure and the proximity to rich supply of transit make this an appropriate place for the application of Main Street 2 (which permits structures up to 65’ tall. “The proposed map amendment to U-MS embrace this concept of more intense residential structures.

The Urban Design Concept Map proposed by the West Colfax Neighborhood plan shows the Property as a “Main Street Mixed Use Area”. This designation fits the proposed map amendment for U-MS and provides further plan support for this application.



**Exhibit B-2**  
**(DRAFT *Blueprint Denver* – 2019)**

**1. The proposed map amendment is consistent with the objectives of *DRAFT* *Blueprint Denver 2019* including:**

The draft ***Blueprint Denver*** *Place* designation for the subject property is ***High Medium Residential*** in the *Urban* neighborhood context.

***Urban*** neighborhoods are described as:

- “The urban neighborhood context is widely distributed throughout the city. Homes vary from ***multi-unit developments*** to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with ***good street activation and connectivity***. ***Residents living in this context have access to varied transit options and amenities.***

The urban context is walkable due to a predictable street grid in residential areas and the ***availability of transit*** and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. ***Parking is predominately off-street*** complemented by managed on-street options.” (BPD pg. 221)

*New U--MS zoning for the subject Property enables these Urban Neighborhood Context Descriptions and is an ideal fit for the subject Property as:*

*U-MS Zone Districts enable multi-unit development, encourage street activation and connectivity and require off-street parking. In addition:*

*The subject Property is well served by transit with the following RTD bus routes:*

- *Route 50; north south on Sheridan*
- *Route 20; east west on W 17<sup>th</sup> Ave*
- *Route 16; east west on Colfax*
- *W Line Rail is only 6 blocks away*

*The subject Property is adjacent to W. 17<sup>th</sup> Ave which has a dedicated Bike Lane on Denver Bike Route D8.*



*The Property is adjacent to Sloan’s Lake Park, on Sheridan Blvd. and in the West Colfax Neighborhood. It is largely residential with significant neighborhood services and amenities nearby.*

**Residential** areas are described as

- “Areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood such as schools, parks, and commercial/retail uses.” (BPD pg. 229)

*Sloan’s Lake Park is adjacent to the subject Property rezoning to U-MS. In addition, numerous commercial and retail opportunities exist nearby on Sheridan and Colfax, as well as at the former St. Joseph’s Hospital site.*

#### **Urban Context / High-Medium Residential - Land Use and Built Form:**

- A mix of mid-scale multi-unit residential options. Some neighborhood-serving mixed-use may be appropriate, especially along arterial streets or at non-local street intersections. ***Buildings are generally up to 5 stories in height.*** Building heights and scaling help provide transitions to adjacent places. (BPD pg. 233)

*The U-MS-3 and U-MS-2 Zone Districts enable buildings of 3 and 2 stories only. These heights are within the up to 5 stories Blueprint Plan Recommendation, while also helping to provide appropriate transitions to adjacent properties; thereby assuring context appropriate height limitations and scaling consistent with this Plan recommendation and guidance.*

#### **High-Medium Residential – Mobility:**

- A more continuous pedestrian network with detached sidewalks. Bicycle network is typically protected on arterial streets and integrated into on-street on local streets. (BPD pg. 233)

*Today there is either no sidewalk on Sheridan (a Mixed Use Arterial) or a narrow unsafe attached sidewalk in disrepair. A commitment of the Applicant and a requirement of redevelopment under U-MS zoning will be the installation of an 8’ detached sidewalk and an 8’ tree lawn on Sheridan.*

*Denver Bike Path D8 is adjacent to the subject Property on W. 17<sup>th</sup> Ave.*



## High-Medium Residential – Quality of Life Infrastructure:

A variety of opportunities for smaller scale social spaces integrated into the larger residential neighborhood. Good access to parks and outdoor spaces of various sizes. Private yard space is typically limited. Street trees should be prevalent and regularly spaced in generous tree lawns. (BPD pg. 233)

*The Property is adjacent to and has excellent access to Sloan's Lake Park. Today there is either no sidewalk on Sheridan or a narrow unsafe attached sidewalk in disrepair. A commitment of the Applicant and a requirement of redevelopment under U-MS zoning will be the installation of an 8' detached sidewalk and an 8' tree lawn.*

**Growth Strategy** for this area is designated as:

- **Community centers and corridors:** 20% of new jobs and 25% of new households.

*The MS zoning appeals to the City's growth strategy for this area by allowing more density for a variety of uses including residential, office, retail, and restaurants; which could increase new housing options and job opportunities.*

**Street Type** for this area is designated as:

- **Mixed Use Arterial**

**Land use and Built form:** "Varied uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually at maximum building coverage with a shallow front setback. Café seating in the street is common." (BPD pg. 159)

**Mobility:** "Driveways are more frequent than main streets but still limited to provide a friendly street for people walking or rolling and riding bicycles." (BPD 159)

**Quality of Life Infrastructure:** "Street trees within planting areas and can include water quality features. Elevated planters contribute to streetscape. Some limited hardscaped areas with benches may occur. This area provides a buffer between people walking or rolling and traffic." (BPD 159)

*The Property is located on Sheridan Boulevard, a Mixed Use Arterial. The MS zoning presents multi-residential options and neighborhood-serving mixed uses which are appropriate and comply with the characteristics for this street type.*

*As mentioned before, today there is either no sidewalk on Sheridan (a Mixed Use Arterial) or a narrow unsafe attached sidewalk in disrepair. A commitment of the Applicant and a requirement of redevelopment under U-MS zoning will be the installation of an 8' detached*





*sidewalk and an 8' tree lawn on Sheridan. These redevelopments allow for and comply with the Mixed Use Arterial Street Type characteristics.*

*Denver Bike Path D8 is adjacent to the subject Property on W. 17<sup>th</sup> Ave.*



## EXHIBIT C

### **Description of Justifying Circumstances and Neighborhood Context**

#### **Justifying Circumstances - One of the following circumstances exists:**

1. The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.
2. The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

#### **Statement of Justifying Circumstances:**

The approximately 1.8 acre Property to be rezoned to U-MS is located in a part of Denver undergoing tremendous and positive transformation. The West Colfax community is developing rapidly and property values are rising. The proposed map amendment is in response to these changing conditions and the need for density and mixed development along mixed-use arterials.

The Property consists of under developed land that is efficiently served by existing infrastructure. Rezoning will further the policy goals and multiple City plans directing conversion of the Property to a vibrant mixed-use or main street area.

This rezoning will be an implementation step of the policy, land use and transportation goals identified in the aforementioned Plans. Once rezoned, the Property can accommodate the urban densities and mix of uses prescribed in the plans. This rezoning is necessary for the following reasons:

1. Conformance with the West Colfax Plan.
2. The ability to increase connectivity along Sheridan Boulevard.
3. Improves the transition from residential to mixed use development in the West Colfax neighborhood.
4. Further implementation of Blueprint Denver.

Development throughout the West Colfax Neighborhood over the last 10 years has transformed the area into a premier mixed use urban infill community. The proposed Zone Districts offered by the applicant provide the form-based context to enable what the market, the community and Denver's elected officials desire for the furtherance of the neighborhood. Design elements imbedded in the zoning such as building height and orientation will help create a quality community the City and its residents will be proud of.



## **Statement of Consistency with Neighborhood Context and General Purpose of Zone Districts:**

This map amendment application requests approval of the U-MS Zone Districts for the Property. The “U” Zone Districts are appropriate as they are intended for use in General Urban such as the West Colfax neighborhood.

The Denver Zoning Code states that the General Purpose of the “U” Zone - Mixed Use Zone Districts is intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of single-unit, two-unit, and multi-unit residential building forms. This may include commercial uses within the same structure that may contain a mixture of uses. Commercial uses are primarily located on mixed-use arterial and main streets to clearly define and activate the public street edge.

The Mixed Use Zone Districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods. The Mixed Use Zone District standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

The Denver Zoning Code states that the Main Street Zone Districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city’s commercial streets. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

U-MS is an general urban mixed-use district intended to promote development and redevelopment of urban neighborhoods with building up to 5 stories high. Mixed Use districts are focused on creating mixed, diverse neighborhoods. The proposed use contemplated by the applicant will create and enhance a mixed, diverse neighborhood with improved connectivity between the residential and commercial.

The **General Intent** for this rezoning to U-MS is as follows:

1. To Implement the Denver Comprehensive Plan and its supplements.
2. To implement both Blueprint Denver as well as the West Colfax Neighborhood Plan.
3. Encourage both horizontal and vertical mixed-use development as well as minimizing new development with extremely low site coverage ratios and discourage low density, single use development with excessive parking.
4. The Mixed Use Zone Districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, apartment, and shopfront building forms that clearly define and activate the public street edge.
5. The Mixed Use Zone Districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods.



**REVIEW CRITERION-The proposed official map amendment furthers the public health, safety, and general welfare of the City.**

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's and neighborhood's adopted plans.

**REVIEW CRITERION DZC § 12.4.10.7.C - The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.**

Future development of the Property will result in uniformity of U-MS-2 and U-MS-3 Zone District regulations and restrictions.





**EXHIBIT D**

**Letters of Authorization for STARBOARD Realty Group, LLC to act as Representative**

**CORY J MANDERS**  
**98 WADSWORTH BLVD, Unit 127**  
**LAKEWOOD , CO 80226-1553**

November 20, 2017

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent myself, Cory J. Manders for the purpose of submitting and processing the rezoning application for the property owned by me at 1634 Sheridan Blvd. in Denver, CO.

Sincerely,

A handwritten signature in black ink that reads "Cory J Manders". The signature is written in a cursive style with a long horizontal flourish extending to the right.

**David J. Weber**  
**1640 Sheridan Blvd.**  
**Denver, CO**  
**80214**


November 20, 2017

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent myself, David J. Weber for the purpose of submitting and processing the rezoning application for the property owned by me at 1640 Sheridan Blvd. in Denver, CO.

Sincerely,

David J Weber  
  
11/20/17

**David Weber**  
**3034 W. 24<sup>th</sup> Ave.**  
**Denver, CO**  
**80211**

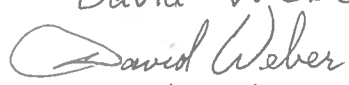
November 20, 2017

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent myself, David J. Weber for the purpose of submitting and processing the rezoning application for the property owned by me at 1650 Sheridan Blvd. in Denver, CO.

Sincerely,

David Weber  
  
11/20/17

**Ricky E. Lang  
1680 Sheridan Blvd.  
Denver, CO  
80214**

November 20, 2017

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent myself, Ricky E. Lang for the purpose of submitting and processing the rezoning application for the property owned by me at 1680 Sheridan Blvd. in Denver, CO.

A handwritten signature in black ink, appearing to read "Ricky E. Lang". The signature is written in a cursive, flowing style.

Sincerely,



**EXHIBIT E**

**Proof of Ownership, Assessors Record**

# 1634 SHERIDAN BLVD

<b>Owner</b>	MANDERS, CORY J 98 WADSWORTH BLVD 127 LAKEWOOD, CO 80226-1553
<b>Schedule Number</b>	0231303005000
<b>Legal Description</b>	BRINKHAUS' SLOAN LAKE ADD 2ND FLG B3 L15 & 16
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	828
<b>Bedrooms:</b>	2	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1925	<b>Basement/Finish:</b>	378/0
<b>Lot Size:</b>	6,000	<b>Zoned As:</b>	U-RH-3A

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements	\$178,400	\$8,610	\$187,010
<b>Total</b>	<b>\$298,000</b>	<b>\$21,460</b>	<b>\$319,460</b>

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements	\$100,200	\$9,520	\$109,720
<b>Total</b>	<b>\$219,800</b>	<b>\$17,500</b>	<b>\$237,300</b>

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 1640 SHERIDAN BLVD

<b>Owner</b>	WEBER,DAVID J 1640 SHERIDAN BLVD LAKEWOOD , CO 80214-3016
<b>Schedule Number</b>	0231303013000
<b>Legal Description</b>	BRINKHAUS' SLOAN LAKE ADD 2ND FLG B3 L13 & 14
<b>Property Type</b>	RESIDENTIAL DUPLEX
<b>Tax District</b>	DENV

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	1713
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1954	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	6,000	<b>Zoned As:</b>	U-RH-3A

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements	\$229,600	\$16,530	
<b>Total</b>	<b>\$379,100</b>	<b>\$27,290</b>	

Prior Year			
Actual	Assessed	Exempt	
Land	\$71,800	\$5,720	\$0
Improvements	\$142,800	\$11,370	
<b>Total</b>	<b>\$214,600</b>	<b>\$17,090</b>	

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1 (Feb 28)</b>	<b>Installment 2 (Jun 15)</b>	<b>Full Payment (Due Apr 30)</b>

# 1650 SHERIDAN BLVD

<b>Owner</b>	WEBER,DAVID 3034 W 24TH AVE DENVER , CO 80211-4634
<b>Schedule Number</b>	0231303004000
<b>Legal Description</b>	BRINKHAUS' SLOAN LAKE ADD 2ND FLG B3 L9 TO 12
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	1090
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	1/0
<b>Effective Year Built:</b>	1941	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	12,000	<b>Zoned As:</b>	U-SU-C2

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements	\$154,400	\$11,120	
<b>Total</b>	<b>\$224,700</b>	<b>\$16,180</b>	

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements	\$102,900	\$8,190	
<b>Total</b>	<b>\$158,400</b>	<b>\$12,610</b>	

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)

# 1680 SHERIDAN BLVD

<b>Owner</b>	LANG,RICKY E 1680 SHERIDAN BLVD DENVER , CO 80214-3016
<b>Schedule Number</b>	0231303014000
<b>Legal Description</b>	BRINKHAUS' SLOAN LAKE ADD 2ND FLG B3 L1 TO 8
<b>Property Type</b>	RESIDENTIAL
<b>Tax District</b>	DENV

Property Description			
<b>Style:</b>	ONE-STORY	<b>Building Sqr. Foot:</b>	2621
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	2/1
<b>Effective Year Built:</b>	1954	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	24,600	<b>Zoned As:</b>	U-SU-C2

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements	\$286,700	\$20,640	
<b>Total</b>	<b>\$347,500</b>	<b>\$25,020</b>	

Prior Year			
Actual	Assessed	Exempt	
Land			\$0
Improvements	\$191,100	\$15,210	
<b>Total</b>	<b>\$220,500</b>	<b>\$17,550</b>	

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	<b>Installment 1</b> (Feb 28)	<b>Installment 2</b> (Jun 15)	<b>Full Payment</b> (Due Apr 30)



**Exhibit A**  
**Assessor's Parcel Numbers & Legal Descriptions**

**FOR THE PROPERTY TO BE REZONED U-MS-3**

<b>ADDRESS</b>	<b>ASSESSOR PARCEL #</b>	<b>LEGAL DESCRIPTION</b>
1634 Sheridan	0231303005000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 15 & 16
1640 Sheridan	0231303013000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 13 & 14
1650 Sheridan	0231303004000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 9 TO 12
1680 Sheridan	0231303014000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 3 TO 8; AND THE SOUTH 3 FEET OF LOT 2
	<b>FOR THE PROPERTY TO BE</b>	<b>REZONED U-MS-2</b>
1680 Sheridan	0231303014000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3; LOT 1 AND THE NORTH THE NORTH 22 FEET OF LOT 2



# 1634, 1640, 1642, 1650 & 1680 North Sheridan Boulevard Rezoning Mediation

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Tuesday, May 14, 2019

Theresa Lucero:

Thank you for referring the rezoning request for 1634, 1640, 1642, 1650 & 1680 North Sheridan Boulevard to mediation. I am out of town and your deadline for my summary is fast approaching. As of today, I have not received a final decision from the neighborhood. I was told they had a meeting to discuss the proposed Good Neighbor Agreement and Covenants and Deed Restrictions this past Sunday. I have asked twice by email what their decision was but have not received a response.

## **A bit of history and context -**

We began this about a year ago. We had a representative group of immediate neighbors, three RNO's, the applicants and their representative all involved in mediation. There were numerous delays, slow responses and additional neighborhood and applicant work that took place. I have met with the applicants and immediate neighbors separately. I have also met with them together at least four times.

We began with a request from the applicants for G-MS-5 zoning. They explained that they believe this is consistent with the applicable City plans.

The immediate neighbors argued that if a rezoning was necessary, it should be more in keeping with the neighborhood and along the lines of row house type zoning; including significantly less height, adequate parking, and they did not want a solid wall of housing facing their back yards or looking down into their homes.

After exploring numerous options, base plane issues for this specific property, and different possible zonings that addressed some of the restrictions; the applicants agreed to a more restrictive rezoning that is a combination of U-MS-2 and U-MS-3 with covenants and deed restrictions. A drawing of what was proposed was discussed and in theory we reached what I would call a foundation for a potential agreement. Then the difficulty of reducing the proposed drawing to covenants and deed restrictions threatened to destroy any good will and possible agreement we had.

Throughout the process the immediate neighbor's continued to request row house type zoning. The applicants did not agree, nor feel this was a good use of the property and inconsistent with City plans. Also, the applicants said they could not provide the requested 16 feet of additional right of way if they went with a different rezoning category.

Ultimately, the applicants agreed to specifically define the verbal and visual agreements that came out of our four meetings in a covenant and deed restriction contract, which is attached. A Good Neighbor Agreement will also accompany the contractual form and is attached. The points of specific concern and agreement are:

1. A request from the neighbors for a ratio of one parking space per living unit. This was agreed to by the applicant.
2. A requirement that two distinct buildings (and not one continuous building) be built on the zone lot with minimum separation of twenty-five feet, both to break up the massing and to allow for views through the open space. This was agreed upon by the applicant.
3. A third issue is the maximum height specified for the northeast corner where the U-MS-3 zoning begins. A maximum height "not to exceed 48 feet" was discussed over the course of several

meetings and agreed upon. However, the formula and actual definition of how this is calculated are in dispute and therefore not agreed upon. The applicants agreed to “not exceed thirty-nine feet (39’) from the Base Plane (as defined in the Denver Zoning Code) to the top of the building parapet.” Some of the neighbors disagree that this definition equates to ensuring the “building will not exceed 48 feet”.

I am attaching both the proposed Good Neighbor Agreement and the Covenant and Deed Restriction contract, which demonstrate the hard work both applicants and neighbors have put into attempting to find a resolution.

Over the weekend I received the final proposal the applicants have agreed upon and signed. It is attached. I have not heard from the immediate neighbors or specified RNO’s as to their decision. I have to get this to you in order to meet the Planning Board deadline. If I learn more over the next few days, I will let you know.

Thank you,  
Steve Charbonneau

MEMORANDUM OF UNDERSTANDING & GOOD NEIGHBOR AGREEMENT  
CONCERNING AN APPLICATION FOR A  
ZONE MAP AMENDMENT FOR  
1634, 1640, 1650 & 1680 N. SHERIDAN BLVD., DENVER CO 80226

THIS AGREEMENT is entered into by and between the West Colfax Association of Neighbors, the Sloan's Lake Citizen's Group and the Sloan's Lake Neighborhood Association, all being registered neighborhood associations in the City and County of Denver, (the Associations"); and Cory J. Manders, David Weber & Ricky E. Lang (collectively the "Applicant").

A. THE ASSOCIATIONS are registered neighborhood associations in Denver, Colorado whose neighborhood contains the property at 1634, 1640, 1642, 1650 and 1680 N. Sheridan Blvd. Denver, Colorado (the "Property").

B. The Applicant owns the Property and has applied for a Zone Map Amendment to change the zoning of the Property from U-SU-C2 and U-RH-3A to U-MS-2 and U-MS-3 (hereinafter the "Application") for the Property.

C. Applicant wants THE ASSOCIATIONS to provide letters of non-opposition of its Application.

D. The Applicant desires to establish certain requirements and restrictions on the future development of the Property.

E. THE ASSOCIATIONS agree to not oppose Applicant's Application and will inform Denver Community Planning and Development in writing that they do not oppose the Application subject to the agreements herein.

NOW, THEREFORE, for good and valuable consideration, the parties hereby agree as follows:

1. THE ASSOCIATIONS agree that they will not oppose the Application and will provide written letters of non-opposition (the "Letters") for the Applicant to CPD at the City of Denver.
2. If THE ASSOCIATIONS provide the Letters as set forth herein, Applicant will record the protective covenant (the "Covenant") attached hereto as Exhibit A in the real property records of the City and County of Denver, Colorado within five days of Denver City Council's approval of the Application.
3. The ASSOCIATIONS hereby agree to not pursue a Protest Petition related to the Application.
4. The ASSOCIATIONS hereby agree that they will not undertake efforts to appeal,

challenge or reverse the City's approval of the Application should City Council approve same.

This Agreement is the entire agreement between the parties. No provision of this Agreement may be modified without the written consent of the parties. Nor shall any waiver of any of the provisions be valid or enforceable unless in writing and signed by all parties.

Each person signing below represents that he/she has the authority to execute and deliver this Agreement.

Executed and effective on the latest date set forth below:

**FOR THE ASSOCIATIONS**

**WEST COLFAX ASSOCIATION OF NEIGHBORS**

By: \_\_\_\_\_  
**Leah Rounds, President**

Date: \_\_\_\_\_

**SLOAN'S LAKE CITIZENS'S GROUP**

BY: \_\_\_\_\_  
**Robin Kerns, President**

Date: \_\_\_\_\_

**SLOAN'S LAKE NEIGHBORHOOD ASSOCIATION**

BY: \_\_\_\_\_  
**Larry Ambrose, President**

Date: \_\_\_\_\_



**FOR THE APPLICANT**

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**Cory J. Manders, 1634 Sheridan**

**Date:** \_\_\_\_\_

---

**David J. Weber, 1640 & 1642 Sheridan**

**Date:** \_\_\_\_\_

---

**David Weber, 1650 Sheridan**

**Date:** \_\_\_\_\_

---

**Rickey E. Lang, 1680 Sheridan**

**Date:** \_\_\_\_\_

**EXHIBIT A**

DEED RESTRICTION AND PROTECTIVE COVENANT

SEE ATTACHED

**DEED RESTRICTION AND PROTECTIVE COVENANT**

THIS DECLARATION OF DEED RESTRICTION is made by Cory J. Manders, David J. Weber, David Weber and Rickey E. Lang (hereinafter collectively referred to as “Declarants”) whose addresses are, respectfully, 1634, 1640, 1642, 1650 & 1680 N. Sheridan Blvd. Denver, CO 80214.

WITNESSETH

WHEREAS, Declarants owns in fee simple, certain real property situated in the County of Denver, State of Colorado, hereinafter referred to as the “Property” and described as follows:

<b>ADDRESS</b>	<b>ASSESSOR PARCEL #</b>	<b>LEGAL DESCRIPTION</b>
1634 Sheridan	0231303005000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 15 & 16
1640 & 1642 Sheridan	0231303013000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 13 & 14
1650 Sheridan	0231303004000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 9 TO 12
1680 Sheridan	0231303014000	BRINKHAUS' SLOAN LAKE ADDITION 2ND FILING BLOCK 3 LOTS 1 TO 8

WHEREAS, Declarants desires to establish certain restrictions and requirements on future development of the Property under U-MS-2 and U-MS-3 zoning;

NOW, THEREFORE, Declarants, as owners of the Property, for themselves; and their heirs, executors, administrators, successors and assigns, declares that the Property is held and hereafter shall be conveyed, subject to the following covenants, rights, reservations, limitations, and restrictions:

1. The height of buildings on the Property will be capped at and not exceed thirty-nine feet (39’) from the Base Plane (as defined in the Denver Zoning Code) to the top of the building parapet.
  
2. The Property shall be developed with a minimum of two buildings separated by a common area. The common area shall have a north / south dimension of not less than twenty-five (25) feet and not exceeding forty (40) feet. Buildings on the Property may share a single common foundation, basement and parking structure and in such case shall share a single common Base Plane.

3. For all Residential Uses on the Property there shall be a minimum of one (1) parking space per residential dwelling unit on the Property.
4. The Declarants shall cause the dedication of sixteen feet (16') of additional Right of Way to Sheridan Blvd. Upon the request of Denver City Council District 1 and the Denver Department of Public Works.
5. The Covenant shall take effect subject to and only in the event that Denver City Council approves the rezoning of the Property to U-MS-2 and U-MS-3 and the ordinance documenting such rezoning is published in the City of Denver Zoning Map showing the Property zoned as U-MS-2 and U-MS-3. The rezoning of the Property to U-MS-2 and U-MS-3 shall be a condition precedent to the enforceability of this Covenant. If the Property is not zoned U-MS-2 and U-MS-3, this Covenant is invalid and has no further force or effect.
6. This Covenant shall run with the land and be binding upon the heirs and successors in interest to the Property for a period of 20 years commencing on the date the Covenant is recorded in the Denver Clerk and Recorder's Office.
7. Any changes or amendments to this Covenant shall be in writing and require the agreement of the West Colfax Association of Neighbors, the Sloan's Lake Citizen's Group and the Sloan's Lake Neighborhood or their successors or replacements as Registered Neighborhood Organizations in the City of Denver, and shall be recorded.

This Covenant and any amendments hereto shall be recorded against the Property in the Denver Clerk and Recorder's Office.

***BOTTOM OF PAGE INTENTIONALLY LEFT BLANK***

IN WITNESS WHEREOF, Declarants have duly executed this Declaration the day and year stated below.

DECLARANTS:

\_\_\_\_\_  
Cory J. Manders, 1634 Sheridan

Date: \_\_\_\_\_

\_\_\_\_\_  
David J. Weber, 1640 & 1642 Sheridan

Date: \_\_\_\_\_

\_\_\_\_\_  
David Weber, 1650 Sheridan

Date: \_\_\_\_\_

\_\_\_\_\_  
Rickey E. Lang, 1680 Sheridan

Date: \_\_\_\_\_

Subscribed and affirmed before me in the county of Denver, State of Colorado,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

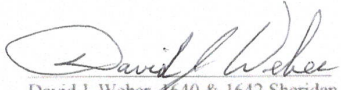
\_\_\_\_\_  
(Notary's official signature)

\_\_\_\_\_  
(Commission Expiration)

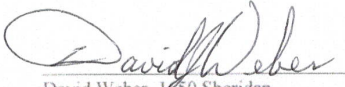
Notary  
Seal

\_\_\_\_\_  
Cory J. Manders, 1634 Sheridan

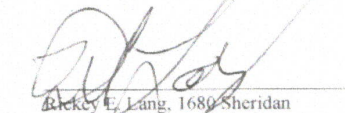
Date: \_\_\_\_\_

  
David J. Weber, 1640 & 1642 Sheridan

Date: May 6, 2019

  
David Weber, 1650 Sheridan

Date: May 6, 2019

  
Mickey E. Lang, 1680 Sheridan

Date: 6 MAY 2019

Subscribed and affirmed before me in the county of Denver, State of Colorado,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
(Notary's official signature)



Guest Signature: \_\_\_\_\_

Cory Manders  
Cory J. Manders, 1634 Sheridan  
Date: 5/6/19

David J. Weber, 1640 & 1642 Sheridan  
Date: \_\_\_\_\_

David Weber, 1650 Sheridan  
Date: \_\_\_\_\_

Rickey E. Lang, 1680 Sheridan  
Date: \_\_\_\_\_

Subscribed and affirmed before me in the county of Denver, State of Colorado,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
(Notary's official signature)



## SLOAN'S LAKE NEIGHBORHOOD ASSOCIATION

May 13, 2019

Denver Planning Board  
C/o Theresa Lucero  
Community Planning and Development  
City and County of Denver  
[theresa.lucero@denvergov.org](mailto:theresa.lucero@denvergov.org)

**Re: Application 2018I-00015.**

Members of the Denver Planning Board,

Sloan's Lake Neighborhood Association participated in the mediation of for Application 2018I-00015. Contrary to the CPD staff report, and statements made by the City appointed mediator, Steve Charbonneau, the rezoning applicants did not reach agreement with the community organizations and due to the fact that there is a 26 foot elevation change along Sheridan from 17th Ave. to Annie place on the eastern border with the alley. neighbors who participated in the mediation.

The CPD staff report correctly points out that the surrounding neighborhood is made up of primarily 1 level structures. Due to the fact that there is a 26 foot elevation change along Sheridan from 17th Ave. to Annie Place on the eastern border with the alley, the adjacent homes on Zenobia are predominantly split level homes, which are 1 story on their Southern ends, transitioning to 2 stories on their eastern side. The architecture of the adjacent homes integrate with and benefit from the unique topology of the street, and it provides each home with views of Sloan's Lake Park to the North. The homes can be though of both being oriented east to Zenobia oriented towards the lake to the North.

The applicants however, are proposing to combine the zone lots and propose a flat top, monolithic building that fails to account for the topology of the street, and would diminish the character of the homes to the east. U-MS-3 zoning would allow construction 45' above the base plane. However, the base plane would be a greater than 12 feet above ground level at the northern end of the block. This means the normal protected district, upper story setback above 27' feet, would be begin a full 39' above ground level adjacent to the northern most property on Zenobia, and that the building could be greater than 55 feet in height adjacent to that home.

The proposed zoning is not consistent with the description of a low-medium residential place type, or at all respectful of the adjacent low home neighborhood. This represents a flaw with the existing cookie-cutter, form based zoning code. This flaw is recognized on page 99 of the newly adopted Blueprint Denver, which recommends : "For residential places, revise the zoning code to create more contextual bulk and scale requirements for primary and accessory structures. This may include stricter bulk planes, limitations on height, changes to setback requirements, changes to maximum lot coverage, changes to transparency features and/or entry feature requirements. These changes should vary by neighborhood context to better reflect the built character. "

Protected district, upper story setbacks were introduced into the zoning code for a reason, but in this case, the topology of the street results, and height of the base plane above ground level allows the setback to be effectively avoided, and the building to reach 40 feet or greater in height directly adjacent the shared alley with the low homes. This zoning fails to take advantage of the unique hillside topography, instead orienting itself east/west instead of south/north/ where it could capture views of the Sloan's Lake and the Rocky Mountains. More important, it fails to adapt to the unique context of the neighborhood, and build character of the adjacent properties.

We encourage the Denver Planning Board to reject the application as filed, and encourage the developer to select a different mix of zone districts and/or overlays would encourage a terraced approach that respects and benefits from the topology of the street and adjacent homes.  
Sloan's Lake Neighborhood Association

Respectfully yours,



Jane Parker-Ambrose  
President, Sloan's Lake Neighborhood Association

**From:** [Jeanne Abrams](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] 17th and Sheridan Rezoning proposal  
**Date:** Monday, April 29, 2019 4:14:37 PM

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We are appalled that once again the City of Denver is considering the approval of Rezoning for yet another monstrosity building in Denver's West Side Sloan's Lake neighborhood. The congestion and density is already out of hand and this will only exacerbate the existing problem. We **STRONGLY URGE** the local government to vote against the zoning application for the 17th and Sheridan proposed project.

It took us ten minutes to cross 17th on Saturday in order to take my regular walk in the Sloan's Lake park, something I have enjoyed for the over 40 years I have lived here. The unceasing traffic is a real threat to the peaceful neighborhood we have loved, and makes driving and walking a chore.

We feel that no one in the government offices cares about our neighborhood, only pleasing big developers. We certainly took that into consideration when we cast our vote in this year's election, and we are hopeful that the voices of everyday people will be heard.

Dr. Jeanne and Lewis Abrams  
1660 Yates Street  
Denver, CO 80204

Sent from my iPad

**From:** [Polter](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] rezoning  
**Date:** Tuesday, April 30, 2019 10:42:41 PM

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Theresa Lucero

1634-1680 N. Sheridan case # 2018I-00015

We are residents of Zenobia Street on the corner of W. 17<sup>th</sup> Avenue. We have lived in our home for 29 years. The neighborhood is an established neighborhood of single family homes with established families that have lived in the neighborhood for 30 years and up. It is not a neighborhood in need of revitalization. The homes in the neighborhood are well maintained.

It is a neighborhood that is densely populated with Observant Jews that need to live within walking distance of the Synagogue which is located at 1560 Winona Court. There is also an established Eruv (an area within which Observant Jews can carry on the Sabbath) in the neighborhood.

The Observant Jews that live in the neighborhood do not wish to be forced out by transformational and incompatible development.

Additionally, we feel that the quality of life in the neighborhood will be greatly diminished due to the crowding associated with the rezoning as well as the associated traffic which has already started becoming an issue along West 17<sup>th</sup> Avenue. The parking in the neighborhood will become completely unsustainable if the rezoning is accepted and the number of units requested will be built.

Thank you very much for taking our personal and communal needs into consideration and for allowing us to live comfortably in the neighborhood that we have lived in for decades.

Marc and Aviva Polter

**From:** [barbara](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Rrezoning for 17th Ave and Sheridan Blvd  
**Date:** Tuesday, April 30, 2019 10:43:25 PM

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Dear Ms Lucero.

I am writing to state my opposition to the rezoning plan that will receive a hearing by the Community Planning Borad for the area that includes 17th Ave and Sheridan Blvd.

My husband and I have lived on 17th and Yates for almost 50 years, where we raised our children.

The current construction in the entire area stretching from Federal Blvd to Sheridan Blvd has already resulted in major traffic issues. During many parts of the day, it is difficult to cross 17th Ave to access the park and playgrounds because of the absence of traffic lights (which were replaced by Stop signs that stagger the stream of traffic, but do not provide enough time to safely cross the street with a baby stroller, children on bicycles etc.).

Impatient drivers rush north from Colfax to 17th, already causing many near pedestrian/vehicle accidents.

We are members of a Jewish community that has lived in the area from Stuart Street to Sheridan Blvd, and from Sloans Lake to the Gully for almost 100 years. The families are large with an average of five or more children. There is no crime or theft or drug use perpetrated by the members of the community. The community is stable, and includes a number of multi-generational families.

The excessive building of one-to-three bedroom, expensive condominiums is priced out of the range of our community members, and cannot accommodate the larger family size. It precludes providing young families with the opportunity to join the community. The original re-zoning plan stipulated that the stability of existing communities would not be threatened. Obviously, this stipulation has not been honored.

The population that has moved into this area are, by and large, transitory. They do not plan to stay here, and many have moved to Denver because of the permissive marijuana laws, planning to move out within several years. There are already For Sale signs on a number of the newer condominiums in the area. Some are now being advertised as a B&B.

The proposed rezoning and building of up to five story apartment houses from Annie St to 17th Ave, with several 100 apartments does not include adequate parking, and the only exit for those parking under the buildings will be through an alley onto Annie Street. This is frankly an absurd arrangement, and guarantees accidents.

Anyone who has lived in this neighborhood for any length of time, knows that there are already one or two vehicle accidents per week on Sheridan Blvd, from 17th to 20th. Sheridan Blvd, from Colfax to 17th, is a very busy thoroughfare. Adding several hundred more apartments from Annie St to 17th will create even more congestion, and will provide sub-standard living conditions for the occupants.

The Sloans Lake area offers many benefits to its inhabitants, and my family has benefited from having grown up here. We do not oppose rational and humane plans for development of



the area. But we have looked on helplessly as our requests have been ignored and our neighborhood is being destroyed.

Thank you for the opportunity to express some of my concerns about the reckless construction taking place in this area.

Sincerely, Barbara Unger.

**From:** [Joel Unger](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] rezoning sheridan blvd behind zenobia from 17th ave to annie court.  
**Date:** Tuesday, April 30, 2019 10:27:01 PM

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i live on the corner of 17th ave and yates street. allowing high density zoning on sheridan blvd.would exacerbate parking and traffic difficulties and change the character of the existing family neighborhood. why should a developer be allowed to make his return at the expense of others? he will be gone after the project is completed. we the long term residents will be left with the unfavorable consequences after the developer is gone.

yours truly

joel unger  
4930 west 17th ave  
denver,80204

## NEIGHBORHOOD OPPOSITION LETTER FOR REZONING APPLICATION #2018I-00015

Denver Planning Board,

Please consider the following arguments against the rezoning of 1634, 1640, 1642, 1650 and 1680 to U-MS-3 and U-MS-2. This application does not meet the review criteria for rezoning applications as established by Denver Zoning Code sections 12.4.10.7 and 12.4.10.8.

I own 1655 Zenobia Street, adjacent to the proposed upzoning. I am active in the 3 Registered Neighborhood Organizations that cover our area, and am on the board of one of them (SLCG). I helped consolidate community input for the Denveright draft plans, and found neighbors were encouraged by the city's willingness to consider input in shaping the place type and context maps for the Sloan's Lake and West Colfax neighborhoods. We are excited to participate in upcoming small area planning initiatives.

Overwhelmingly, the neighborhood objects to this proposal to spot upzone 4 properties to relatively large scale, mixed use, multi-unit zoning, in a neighborhood of predominantly single story, single family homes and feel it is unsupported by the adopted land use plans. However, the neighborhood is not against redevelopment of these properties, and would support more modest redevelopment along Sheridan that is respectful of the surrounding neighborhood context.

The neighbors and RNOs have also expressed concern that there is no developer associated with this project, and that this is instead rooted in increasing potential resale values for a few individual property owners, at the expense of the surrounding neighborhood. With no developer, and no development plan, the application of the existing, generic, form based zoning code provides little guarantee of desirable outcomes, which is a fact recognized by the newly adopted plan, and little to no opportunity for the neighborhood to shape a development plan after the zoning is changed.

I appreciate your giving careful consideration to the arguments I outline below, and would ask you to reject this proposal, as it stands, on the basis of violating the review criteria, and encourage the applicants to revise their proposal to better address neighborhood context and give consideration to upcoming, more comprehensive, neighborhood planning initiatives.

### Existing Neighborhood Context

As the CPD Staff Report noted, the surrounding neighborhood is made up of predominantly 1 story ranch homes in all directions, and the majority of the land area in the proposed site is currently zoned for U-SU-C2 (staff report page 5 and 6). This is a stable neighborhood, and not

in need of revitalization. Many adjacent neighbors have owned/rented/lived in their homes for 30 or more years. The adjacent neighborhood homes are well maintained, and of high quality construction and architectural quality. This neighborhood has always maintained a thoughtful transition from higher density at Colfax Ave. to a decidedly low density neighborhood at 17th.

## Review Criteria : Inconsistency with With Adopted Plans

The newly adopted Denveright Blueprint plan designates the properties along Sheridan as a an “Urban” context and “Low Medium Residential” place type. The “Low Medium Residential” place type is generally described as

*Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses. Some higher intensity residential uses may be mixed throughout. [...] Buildings include row houses and smaller multi-unit buildings. (Page 148)*

The Urban Context specifies

*Development should be compatible with the existing neighborhood character (Page 222)  
Where they occur, multi-unit buildings are low-scale. (Page 222)*

And the specialization of “Low Medium” in the Urban Context specifies

*“Higher-intensity buildings should be compatibly integrated.” (Page 232)*

The existing U-RH-3A zoning of the 1634 home and 1640/1642 duplex is described as

*... a multi-unit zone district that allows Urban House, Duplex, Tandem House, Row House, and Apartment primary building forms. Maximum allowed heights are 2.5 stories in all but the Apartment building form, which allows 3 stories.*

Therefore, two of the properties are already zoned entirely appropriately for the “low medium” place type. Furthermore, the properties to the south along Sheridan, approaching Colfax are also zoned for U-RH-3A. It follows that rezoning the 1650 and 1680 to the U-RH-3A zoning code would bring them into consistency with the other properties that front Sheridan in this neighborhood, would allow a relatively substantial increase in density relative to the existing single unit zoning, and would be entirely consistent with adopted plans.

However, the proposal to upzone the half from U-SU-C2 predominantly to U-MS-3<sup>1</sup> represents too drastic a change in density and buildings of this larger scale would not be compatible with the adjacent properties on Zenobia, or the U-RH-3A zoning to the south along Sheridan. This is



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<sup>1</sup> The U-MS-2 section only occupies the first 47' feet off 17th. The U-MS-3 begins adjacent to the northernmost home on Zenobia.

spot rezoning would introduce a stark zoning inconsistency; placing the highest density and largest building scale in lowest density portion of the neighborhood, while parcels in the same low-medium place type designation, even closer to the light rail, and high density mixed use along Colfax remain zoned U-RH-3A.

U-RH-3A is contextually appropriate, while U-MS-3 is decidedly not. DZC 5.2-5 specifically contradicts the claim that U-MS-3 is contextually appropriate and low scale :

*Main Street zone districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant. (DZC 5.2-5)*

<p><b>Problem Identification</b></p> <p>Many of Denver's residential neighborhoods are composed of older homes, typically one to two stories in height with sloping roofs. When the zoning code was adopted in 2010, the standards for one- and two-unit structures were written to be flexible to accommodate a range of options. As infill in these neighborhoods occurs, new development tends to "max out" the available building envelope, producing many buildings with incompatible bulk and scale and lot coverage very different from the previous generation of homes. In addition, new homes often include few street-facing windows and lack entry features like front porches, resulting in designs that do not respect the surrounding context or public realm.</p>		<p>Residential infill often maxes out the available zoning entitlement, resulting in buildings that feel too large and out of context with the existing neighborhood.</p>
<p><b>Desired Outcomes</b></p> <p>The strategies in this section set a path for better outcomes. Where appropriate, residential infill will be more context-sensitive and will better engage the public realm. These strategies retain flexibility, promote creativity of design and avoid the prescription of a particular architectural style.</p>		<p>Residential infill can be better scaled to match the existing context and include features like front porches to engage the public realm.</p>

**Page 99, Adopted Blueprint Denver Plan**

The CPD staff report and zoning application, without justification, refer to the application of U-MS-3 as “modest scale” and “low-intensity” (page 19), and incorrectly claim that the 45 foot maximum height of the U-MS-3 “Shopfront” form is “*well within the standards for Low-Medium residential places (Page 14)*”.

One cannot credibly claim that “45 feet” is “well within” the standards for low-medium place type, because by definition, it is at the absolute extreme of the standard. Blueprint provides the following guidance with respect to building heights

***the tallest building heights may not make sense where a site is providing transition between a higher intensity area to a lower intensity area. (Page 66)***

Furthermore, the ~25 elevation change along Sheridan enables a more significant discrepancy.

## Lot Topography

The following survey elevations were provided by True North Survey and Mapping LLC on January 25, 2019. The base plane elevation is estimated at 5332.4 Feet NAVD 88.

LOCATION	ELEVATION	Distance to Base Plane	Base Plane+ 45' Relative to Ground
<b>Northeast Corner</b>	5319.6 Feet NAVD 88	12.8 Feet	<b>57.8 feet</b>
<i>Southeast Corner</i>	<i>5345.4 Feet NAVD 88</i>	-13 Feet	32 feet

There is a 25.8 elevation change along the eastern edge of the half block bordering the shared alley with the Zenobia properties. While the applicant has provided a 47 foot U-MS-2 setback from 17th, there is little elevation change over the first 47 feet south of 17th, and the U-MS-3 section still begins directly behind the northernmost adjacent property on Zenobia.

Therefore, U-MS-3 would allow building height up to 57.8 feet above ground at 17th, which is well outside the standards for a low-medium neighborhood, and is not contextually appropriate. Furthermore, while only counted as “3 stories”, the proposed building form would have 4 completely above ground floors at 17th Ave.

## Inappropriate Transition

Page 19 of the CPD staff report states  
*upper story setback above 27 feet in the rear and ensure an appropriate transition to the adjacent residential uses*

However, when the 27 feet is relative to a base already 12.8 feet above ground, this allows nearly 40 feet with 0 setback from the alley near 17th. This violates the intent of upper story setbacks.

The transition allowed under this proposed upzoning is significantly worse than what is depicted on page 100 of the Blueprint plan, which *very specifically identifies this as a problem that needs to be addressed.*

## Problem Identification

### Transitions

Many mixed-use and commercial areas of the city abut low-density residential neighborhoods. Transitions between commercial development and lower-scale residential neighborhoods are important and do not always result in appropriate outcomes, especially in terms of lot-coverage, bulk and scale.



*Some commercial and mixed-use development does not have the appropriate setbacks or other features to create quality transitions to adjacent lower-scale residential.*



## Visualization of Proposed Building Scale in Neighborhood Context



The above drawings were created by modelling a 45' structure in a CAD program with the proposed U-MS-2 setback, sidewalk setbacks, and upper story setbacks, and georeferenced to the NE corner of the block. The model was then imported into Google Earth to display the surrounding neighborhood context.

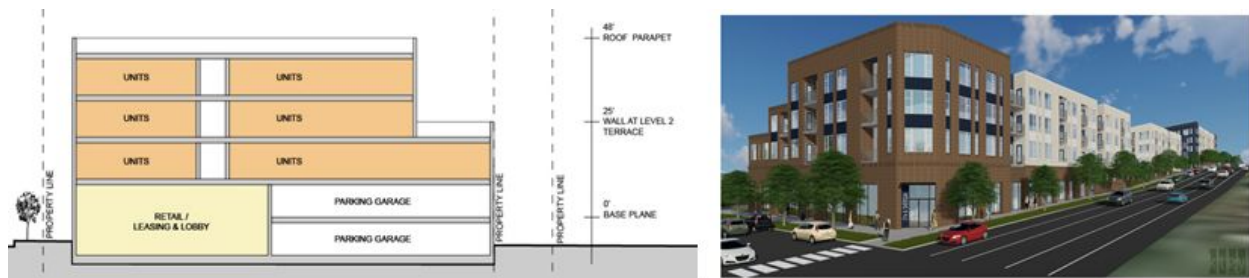


When seen in this context, it is clear that the proposed scale of development is not modest or respectful of the existing neighborhood character. It furthermore leads to specific problems identified in the Design Quality & Preservation section of Blueprint (pages 98-101) and violates the recommendations created to address them.

### Large Housing Density Increase. Not “Low Intensity”

The following is a presentation Bruce O’Donnell gave last April 2018 to the RNOs and adjacent neighbors for this project, before mediation began.

<https://www.wecandenvr.org/wp-content/uploads/2018/04/1602-1680-Sheridan-Rezone-032118.pdf>



Applicants’ Concept. Presented to the Neighborhood **April 2018**

It is interesting to note that while the original application was for G-MS-5 zoning, the proposed building concept was only 48’, and 4 above ground floors, at the north end of the block. This same building form is essentially still allowed under current U-MS-3 application with only minor variances. Therefore, the estimates for livable square footage from their original presentation can still serve as estimates for the current proposal.

The developer estimated this structure would house an estimated 88, 800 sqft units, 12500 sqft of mixed use-area, and accommodation for 196 parking units. **It is simply not credible to refer to 82900 sqft of total usable space as “small-scale”, “modest”, or “low-intensity” development, in alignment with a “low medium” place type.** This is equivalent to a 10 story residential tower, and for comparison, is 35% of the usable square footage proposed for the massive 16 story condo project at 17th and Newton. So, this is quite large given the lot size. This represents a greater than 10 fold increase in residential density on the half block between Sheridan and the shared alley with the low residential neighborhood.

## West Colfax Plan (2006)

The CPD staff report and applicant discuss the recommendation of 2 to 5 story Main Street zoning (MS-2) to the Pig N' Whistle district, but selectively omits the key language from is quoted:

*Pig'N Whistle District. Deeper parcels, the presence of more intense residential structures and the proximity to a rich supply of transit make this an appropriate place for the application of Main Street 2 (page 125)*

The plan is more clearly applying this recommendation to parcels along Colfax, because the parcels in question along N. Sheridan, in fact, are shallower, and have no proximity to "intense residential structures".

Furthermore, while the applicant and CPD selectively choose 1 paragraph referring to a recommended building scale, while ignoring the underlying goals of the recommendation for "Main Street Zoning". For example, from pages (123-126)

- *Promote Main Street districts as a destination for locally owned shops, restaurants and entertainment venues.*
- *Support development of high density projects that include housing over ground floor uses that meet daily needs of commuters such as day care, dry cleaning, postal services, specialty food stores, coffee shops and newsstands.*
- *Establish business development programs to attract, retain and promote "mom & pop" businesses that are low impact, serve a primarily walk-up, neighborhood customer base and contribute to a unique "local" main street district identity.*

These goals cannot be realized along this stretch of Sheridan given the street topography, and lack of direct automobile access from Sheridan. The applicant has openly stated that the believe the properties would not support retail.

Finally, the recommendations in the West Colfax plan for 2006 were centered around revitalization and reinvestment at a time when the greater neighborhood was considered to need this. Page 31 of the plan shows a map, that specifies the land value of my property at 1655 Zenobia was worth more than the improvement value, which is simply not true today. It also recommends turning the "Pig N' Whistle" back into a BBQ restaurant (and it is now a pot shop). So, the West Colfax plan is demonstrably out of date and overcome by events. It is based on recommendations of the now superseded 2002 Blueprint plan, and decades old neighborhood conditions that no longer exist.

If the city and CPD is sincere about the "Our City. Your Voice" mantra, then it seems that it must consider these plans in their entirety, and not just selectively extract partial sentences which only refer to bulk scale while ignoring the underlying rationale and goals.

## Review Criteria : Lack of Justifying Circumstances

For justifying circumstances, the applicant states under Exhibit C, page 13 of their application

*The West Colfax community is developing rapidly and property values are rising. The proposed map amendment is in response to these changing conditions*

Rising property values and rapid development cannot credibly be used as a justifying circumstance for rezoning a particular property, because it applies nearly equally to all properties in an area and across Denver as a whole.

The applicant also states the following as justification

*Improves the transition from residential to mixed use development in the West Colfax neighborhood.*

Which is categorically false. There currently existing a gentle transition from higher density along Colfax, to low density at 17th. The applicant is proposing to upzone just 4 properties in the lowest density portion of the neighborhood, while ignoring the remainder of the properties fronting Sheridan in between. This does not improve the transition, it breaks it.

The applicant also states that there is a “need for density and mixed development along mixed-use arterials”, and that this will “increase connectivity along Sheridan Boulevard”. However, these properties have no direct access to Sheridan Blvd and they are only accessible from the shared alley with the properties on Zenobia. They are no more equipped to handle density than the adjacent properties on Zenobia. Furthermore, there is significantly less utilized or even vacant land in the nearby vicinity, in closer proximity to Colfax and light rail that is already zoned for higher density.

Affordable housing is a key goal of Denveright. 3 of these properties are currently affordable rentals. Because there is no developer or development plan, there can be no negotiation for, or expectation that this will result in affordable housing. WeCAN noted this as an object in the mediation discussion.

So, when we asked the applicants and the city why density was “needed specifically here”, the answer we got was that “single family” houses are not viable along Sheridan. I respectfully disagree with this stance, based on the significant number of affordable single family homes along Sheridan that are still actively being maintained and sold as single family homes. More to the point though, this is just an argument against single family homes, not a rational for significantly higher density..

## Review Criteria : Health and Safety Issues

The CPD staff report states without any evidence that

*The proposed map amendment furthers the public health, safety and general welfare of the City by implementing the vision set forth in the City's adopted plans, by allowing low intensity mix of land uses and intensity of redevelopment that is in character with the surrounding neighborhood (page 19)*

We have demonstrated how the proposed redevelopment is not in character with the surrounding neighborhood. Furthermore, while the proposed property is "adjacent to" Sheridan, an arterial, the only automobile access to the property will be from the alleyway shared with the adjacent properties on Zenobia. These burden of increased traffic will fall on the neighboring streets of Zenobia and Annie place, and this will route considerably more traffic through the neighborhood streets.

Zenobia street is currently a safe, and quiet street. It provides a critical, and very safe pedestrian route for residents to get from the nearby higher density housing near Colfax to the grocery store and other amenities in Edgewater. Because of the narrow sidewalks, it is extremely common to see people with assisted mobility devices, pedestrians with personal shopping carts, or families pushing strollers using the edge of the street for transit. It has been this way for years without issue.



Zenobia street provides safe passage to nearby amenities.

This proposal will introduce a potentially significant health and safety issue by significantly increasing automobile through-traffic along this important pedestrian route, while at the same time not providing a full sidewalk connection from Colfax to 17th along Sheridan. These issues cannot simply be left up to public works to figure out later. Infrastructure improvements, must be planned and implemented first.

## Review Criteria : Non-Uniformity of District Regulations and Restrictions

As already discussed, the desire to combine four properties from a narrow half block into a single zone lot that undergoes a 25' elevation change allows a property constructed here to circumvent several normal restrictions of the DZC.

The zoning code restrictions are relative to a base plane, and it does not adequately adjust for situations where the base plane is significantly above ground level, which would be the case here. When a building has 4 visible, completely above ground floors, it is hard to argue that it is a "3 story building" without an overly pedantic explanation of how stories are counted which holds little meaning to most citizens.

Furthermore, it is completely clear that the intention of "upper story setbacks" in the zoning code is to facilitate appropriate transitions from larger to smaller scale properties, and Denveright acknowledges that the existing tools are inadequate. In this situation, the upper story setback beginning ~40 feet above ground (base plane @ 12.8' + 27'), which is a prime example of where the existing code creates an unintended loophole.

**Review Criteria : The proposed official map amendment is inconsistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed one District.**

As stated on page 5.2-6 of the DZC, the U-MS-3 district

*applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.*

Here however, it is being applied along a busy arterial street, with no direct automobile access from the properties to the arterial, and less chance of sidewalk activation due to incomplete sidewalk connectivity along Sheridan to Colfax, and the busy nature of Sheridan / CO-95 which steers pedestrians towards the adjacent, safer, residential streets.

Furthermore, the lack of direct access arterial access, 25' elevation change across the property, and other factors stated above mean the following intended purposes of the main-street districts will not be realistically fulfilled (from DZC 5.2-5).

*B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.*

*C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.*

*D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.*

*E. In all cases, the Main Street zone districts should be applied where a higher degree of walk ability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.*

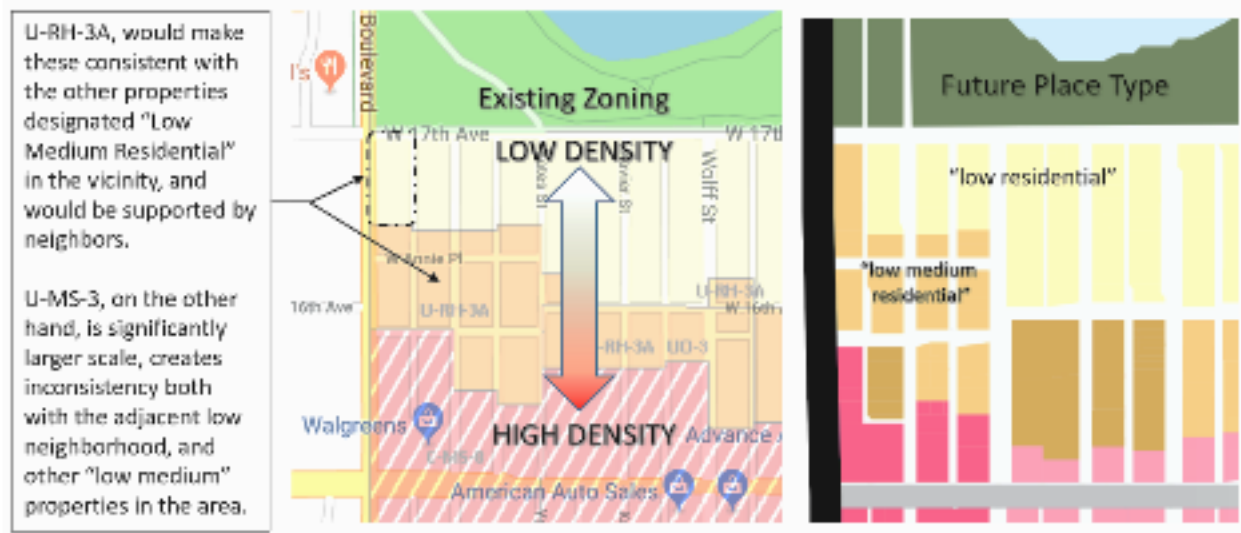
This is a steep hill along a busy arterial / state highway. The applicants cannot both argue for this on the basis of single family housing being non-viable, but then simultaneously argue that this will become a "public gathering place" or realistically support a high degree of walkability and pedestrian activity. It is just completely nonsensical.

## CONCLUSION

In this document I have presented sound arguments as to why the rezoning proposal #2018I-00015 does not meet the review criteria and should be rejected in its current form by Planning Board. Thank you for reading this document.

Kalle Anderson  
1655 Zenobia Street

## U-MS-3 = inappropriate, and inconsistent zoning for this neighborhood



### Urban Low Medium in Blueprint 2019

The "Low Medium Residential" place type is generally described as

*Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses [...] Buildings include row houses and smaller multi-unit buildings. (Page 148)*

The Urban Context specifies

*Development should be compatible with the existing neighborhood character [...] Where they occur, multi-unit buildings are low-scale (Page 222)*

And the specialization of "Low Medium" in the Urban Context specifies

*Higher-intensity buildings should be compatibly integrated. (Page 232)*

Blueprint provides the following guidance with respect to building heights

*The tallest building heights may not make sense where a site is providing transition between a higher intensity area to a lower intensity area. (Page 66)*

### Problem Identification

#### Transitions

Many mixed-use and commercial areas of the city abut low-density residential neighborhoods. Transitions between commercial development and lower-scale residential neighborhoods are important and do not always result in appropriate outcomes, especially in terms of lot-coverage, bulk and scale.



*Some commercial and mixed-use development does not have the appropriate setbacks or other features to create quality transitions to adjacent lower-scale residential.*

Page  
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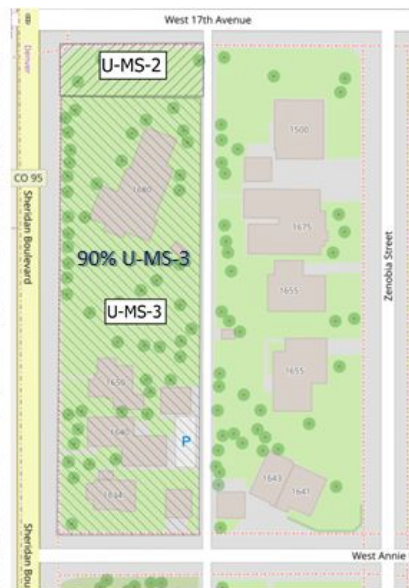


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LOCATION	ELEVATION	Distance to Base Plane	Base Plane+ 45' Relative to Ground
<b>Northeast Corner</b>	5319.6 Feet NAVD 88	12.8 Feet	<b>57.8 feet</b>
<b>Southeast Corner</b>	5345.4 Feet NAVD 88	-13 Feet	32 feet

The U-MS-2 setback is only 47' and only 10% of the property area. The U-MS-3 section begins directly behind the north property on Zenobia. At this point the

- Base plane is ~10 feet above ground level.
- Total height could reach 45' + 10' = 55' behind adjacent property
- Protected district, upper story setback begins 27' + 10' = 37' with 0 setback from alley
- This would be a highly inappropriate transition from low to low medium. U-MS-3 is the maximum scale 3 story district, and is made worse here because of the hill.



- Not compatible with existing character
- No appropriate transition
- Not supported by the plan

## Comment from Planning Board Chair Joel Noble

*"I think it would more strongly meet Blueprint Denver 2019's Places Map if it were all mapped U-RH-3A. [...] because it talks about residential low medium, U-RH-3A would be better, but we're not asked to evaluate, "is this the best possible rezoning"..." - Joel Noble, 3:43:30, May 15th, Denver Planning Board Meeting*

[http://denver.granicus.com/player/clip/12576?view\\_id=96&meta\\_id=515451](http://denver.granicus.com/player/clip/12576?view_id=96&meta_id=515451)

## Mediation did not reach agreement

At our third mediation meeting, Bruce O'Donnell claimed "he would get this passed without any support from the RNOs or neighbors". Throughout the entire mediation, they misstated how building height would be calculated above base plane, and significantly under-represented allowable heights (written evidence can be provided). They ended mediation meetings last November, and we heard nothing from them for several months.

They amended their zoning application in March 2019, and provided a draft MOU / "Good Neighbor Agreement" to the city and mediator, that was drafted without the involvement of the mediator, the RNOs, or the neighbors. It offered no use restrictions, ensured only 0.75 parking spaces per unit, and offered no height restrictions beyond what the zoning would allow.

Very shortly before planning board, they issued an amended MOU that offered 1.0 parking spaces per unit, a 25' gap between buildings, and limited height to 39' above base plane. However, because of the road slope, the building would be > 50' at the north end, and is essentially the same form presented to the neighborhood last April 2018 (see link below) before mediation began:

<https://www.wecanddenver.org/wp-content/uploads/2018/04/1602-1680-Sheridan-Rezone-032118.pdf>

The neighbors rejected that concept in April 2018, as out of context with the surrounding neighborhood, and they still rejected it a year later. We informed the mediator of this, however he falsely claimed in his report to CPD that "agreement had been reached on height", and the CPD Staff Theresa Lucero repeated this false claim at the planning board meeting, despite both having been told ahead of time that it was not true. It seems unethical of the city appointed mediator and CPD staff to claim agreement was reached, when they were both informed that it was not the case. The CPD staff manager was informed of this, and my understanding is that the staff report to LUTI will be amended to correctly reflect the outcome of mediation and include the >40 letters of opposition.

**From:** [Marie Darrow](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Citizen Comments- Case #20181-00015  
**Date:** Friday, May 10, 2019 9:42:21 AM

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To whom it may concern,

I am writing this as a concerned citizen of the Sloan's Lake neighborhood in Denver. I am a 36 year old single woman who recently moved into the neighborhood and rents an apartment on Xavier Street. I want to voice my opposition to the proposed rezoning (case #20181-00015) for 1634, 1640, 1650, & 1680 Sheridan Blvd. This proposal would change the existing zoning of these properties to high-density zoning, allowing for a large apartment building to be built on the site in the future.

The Sloan's Lake neighborhood is a unique neighborhood with a great cultural significance and history, especially to the local Jewish community. This community is a vulnerable population, which is geographically rooted to this particular neighborhood by the various infrastructure that is required within a Jewish community, such as Jewish schools, synagogues, and the eruv. Many families have been in this community for generations, and much of the existing community is low density, well-maintained homes. Aside from not fitting the existing character of the community, this change in zoning is likely to negatively impact the older community members who have been established here for years but who are on fixed incomes and who may not be able to handle increased property taxes due to rezoning. Changing the zoning to allow for high-density housing threatens to displace the significant Jewish community in this neighborhood, as well as many others who have lived in the community for a long time.

The proposed rezoning to U-MS-3 development is not compatible with the existing community or the needs of the community. Many of us in the neighborhood are not opposed to rezoning in general, but want the type of development that would be more compatible with the existing community, such as small-scale town homes or row homes. This type of housing would not detract from the established community, but would instead allow for more individuals and families to move in that may not be able to afford single unit housing. The unique character of the Jewish community in West Denver has the potential to attract many young individuals and families to the area, bringing increased revenue and growth to our beautiful city, but only if done correctly. The specific needs of these often large and growing families make apartments a less viable option than single unit homes or townhomes, duplexes, and the like.

U-MS-3 development would significantly impact the health and safety of our community. The properties looking at rezoning are only accessed via neighborhood streets, which are already congested. This area adjacent to Sloan's Lake, the Sheridan corridor, and Colfax Avenue is a high pedestrian area due to the unique geographical makeup and existing structure of the community. The density of cars parked along the streets with apartment buildings is such that the visibility is negatively impacted, causing significant risk of accident and injury for both vehicles and pedestrians in the neighborhood. The reality is, there is already underdeveloped land in the neighborhood, closer to Colfax and the light rail station, that is already zoned for high-density development. I don't believe that there is justification to "spot rezone" other areas for higher density when that which is already zoned this way isn't being utilized.

For these reasons, I am opposed to the rezoning proposed in case number 20181-00015.

Thank you for your consideration in these matters.

All the best,

Darlene Marie Darrow

[Mariedarrow@hotmail.com](mailto:Mariedarrow@hotmail.com)

720-933-8903

1590 Xavier Street, Apt 103

Denver, CO 80204

**From:** [Ruth Hyman](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning at 17th and Sheridan ...  
**Date:** Thursday, May 09, 2019 9:55:26 AM

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Hi,

I'm opposed to the current rezoning proposal for "1634, 1640, 1650 & 1680 Sheridan Blvd." Though, I am not opposed to some form of rezoning, like a more incremental upgrade to allow small scale town homes, or row homes would be more compatible with the community.

The local Jewish community is significant and is geographically rooted to this neighborhood by the infrastructure (the eruv, Shul, schools, etc...). The push for high density development is incompatible with this community threatens to displace it. The newly adopted city plans speak about embracing existing communities and cultural assets, and avoiding displacement of vulnerable populations.

I believe elsewhere on Sheridan, closer to the light rail station there is zoning already in place to accommodate multi-family structures. The proposed rezone for 17th and Sheridan would negatively impact an enormous number of homes where many people have lived for thirty years or more. All this just to benefit a very small number of owners who will themselves never have to live with the consequences of this rezone.

Please deny the current rezone rezone.

Thank you.

--Ruth Hyman

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Ruth Hyman  
C 206-355-1841

**From:** [Miriam Joseph](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Proposed Construction on N Sheridan Blvd 20181-00015  
**Date:** Thursday, May 09, 2019 11:51:57 PM

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Dear Theresa Lucero,

As a lifelong West Colfax resident, I would like to voice my concern about the proposed construction on N Sheridan Blvd and 17th Ave.

Residents of our neighborhood have watched the area become increasingly crowded and congested. Many of us have attended and have been involved in the rezoning meetings that have taken place over the last few years.

The proposed construction would greatly impact the existing neighborhood and Jewish community. While we have welcomed the boom to our neighborhood, and the new character it has brought, the proposed project is not congruent with the new developments in our area.

A building of that height and length, bordering and encroaching upon private residences, will directly and negatively affect the existing neighborhood and community in many ways. It is not in keeping with the original rezoning of the area for lower multi family units.

I understand that many suggestions and compromises have been voiced and offered, all of which would allow for a handsome profit. These include rows of town homes similar to what has been thus far constructed in the neighborhood.

It appears that the potential gain of a few is placed at a level of greater importance than a long existing family neighborhood, where our Jewish community has invested and built up an infrastructure that has found home in west Denver for over 100 years.

Sincerely,  
Miriam Joseph

Sent from my iPhone

**Ben & Sharron Klein  
1620 Perry Street  
Denver, CO 80204**

May 7, 2019

Denver Planning Board  
c/o Ms. Theresa Lucero  
Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave. Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00015 at 1634 - 1680 Sheridan Blvd.

Dear Ms. Lucero,

We are the owners of 1602 and 1620 N. Sheridan Blvd., which consists of all the property between 16<sup>th</sup> Ave. and Annie Place on Sheridan Blvd. We are an immediate neighbor of the properties seeking rezoning and are pleased to write this letter of support for rezoning application 2018I-00015 for the properties located at 1634-1680 Sheridan Blvd on the northeast block of Sheridan Blvd between W. 17th Avenue and W. Annie Place in the West Colfax Neighborhood.

We welcome the U-MS-2 and U-MS-3 zoning for many reasons. As Denver continues to grow, we believe it is important to support zoning that accommodates a variety of uses including residential, retail, commercial, and other services. Today the Property is zoned U-SU-C2 and U-RH-3A which prohibits all non-residential uses. This block is under-utilized and partially vacant, and this side of Sheridan Blvd currently does not have a proper sidewalk despite being an active street that connects Colfax and Sloan's Lake. In fact, Sheridan Blvd is identified as a Mixed Use Arterial, and unlike SU or RH zoning, MS is appropriate for an arterial such as Sheridan.

The applicant conducted extensive community outreach and listened to neighbor input. They facilitated a mediation process with neighbors and neighborhood groups and worked with them to come to a compromise which resulted in amending the original proposed rezoning application for U-MS-5 to the scaled down U-MS-2 and U-MS-3 zone districts in direct response to input from immediate neighbors. Rezoning to U-MS-2 and U-MS-3 keeps a modest height limit but allows the introduction of multi-family and limited street level retail and service developments that are consistent with City's plans and vision for this area and will enhance the character and walkability of the neighborhood.

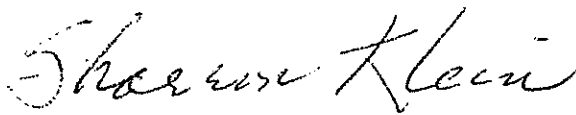
This rezoning to U-MS-3 and U-MS-2 is consistent with the West Colfax Plan which calls for Main Street with buildings up to 5 stories in height and also with Blueprint Denver which designates this location as Urban Neighborhood Context with a Low Medium Residential Future Place which building heights of 3 stories, making U-MS-3 and U-MS-2 ideal zone districts to implement these plan recommendations. In

addition, I understand the applicant has offered to further reduce building heights through a deed restriction in response to neighborhood input.

The property's location makes it a great compliment to the existing establishments and the building height of 3 stories is appropriate. This in turn will contribute to West Colfax's over all atmosphere, activate the street and make this diverse neighborhood more vibrant and interesting to explore, live, work, and play in.

The attributes of the U-MS-2 and U-MS-3 zoning will be a great fit for the neighborhood. Please include this letter of support in the packet for Planning Board for their May 15 public hearing on this rezoning.

Sincerely,

A handwritten signature in black ink that reads "Sharron Klein". The signature is written in a cursive, flowing style.

Sharron Klein

Cc: Joel Nobel, Chair, Denver Planning Board  
Rafael Espinoza, Denver City Council District 1  
Theresa Lucero, Community Planning & Development



**From:** [Lazer Muller](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Cc:** [shulamis.cd@gmail.com](mailto:shulamis.cd@gmail.com)  
**Subject:** [EXTERNAL] Rezoning at Sheridan and 16th-17th Avenues  
**Date:** Thursday, May 09, 2019 10:01:00 AM

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Good morning Ms. Lucero,

We are writing to voice our strong opposition to the rezoning proposal - case number 20181-00015 (Sheridan between 16<sup>th</sup> and 17<sup>th</sup> avenue).

We live on 17<sup>th</sup> Avenue and already have been severely affected by all the construction and rezoning that has been going on in the neighborhood. The neighborhood we call home is losing its identity in front of our eyes as development after development is approved and built – all against the residents will and the cities supposed plans. It really feels like it's the city against its residents most of the time 😞.

We are not against growth, but the surrounding area is low density, nice homes, with most of us having lived here for tens of years. We are literally being driven from our homes by these rampant changes and the resultant traffic, lack of parking, and soaring property taxes. Huge zoning changes do not seem fair - especially since it is just to give more money to a few people at the expense of the many people around it who will suffer.

In addition, the proposal completely ignores the DenverRight Plan which describes that area as "predominantly low-scale multi-unit residential mixed with one and two unit residential uses". The proposed development does not fit this description at all. Previous zoning and plans had high density along Colfax Avenue and low density single unit housing on Sheridan. There is still a lot of higher density zoned land near Colfax and the light rail that is underdeveloped. There is no reason rezone the properties close to 17th except to make a few people rich at our expense.

Lastly, we are part of a Jewish community that has been here for over a hundred years. We can't easily move because the Synagogue, Schools, and other religious facilities (Eruv, Mikva, etc.) are located here. The proposed changes, on top of the changes already approved and in place, will force many of us to consider leaving the City and State – some already have..... City plans talk about embracing existing communities and cultural assets, and avoiding displacement of vulnerable populations. We are a perfect example of that happening despite the city saying it does not want to do it.

Lazer and Shulamis Muller

**From:** [Gavriel Rudnick](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] "1634, 1640, 1650 & 1680 Sheridan Blvd"  
**Date:** Wednesday, May 08, 2019 9:53:00 PM

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Good afternoon Ms. Lucero

My name is Kyle Rudnick. I have lived in the West Colfax/Sloan's Lake area for nearly a decade. My wife, children and I have witnessed the explosion in home valuation, scrape and build projects, and all of the changes that come along with such gentrification.

I'll cut to the chase. The parking in our neighborhood has gotten out of hand. Even when provided by new complexes it isn't enough or it is unused. More and more cars are saturating the side streets looking for parking. It's difficult to understand the thoughts behind rezoning for a 100+ unit structure on a busy corner in such an environment. We have been told by other developers that the issues of parking and traffic are being worked out, yet when reality hits those solutions do nothing.

How is this and the other rezoning requests for Sloan's Lake (<https://businessden.com/2019/05/01/sloans-lake-redevelopment-proposal-heads-to-council-facing-neighborhood-opposition/>) going to enhance our neighborhood by bringing people who are invested in making this a great place to live in the long run?

When I was first told about the rezoning proposal for Sheridan between 16 and 17 to accommodate 100+ units, I wasn't surprised. It appears to me, and it has been conjectured by others in real estate, that the city's main interest is in bolstering it's budget; more condensed building = more money in the city coffers from property taxes. Makes sense. Except when you actually live on the ground here you'd like a little more thought put into the design of a healthy growing community.

I apologize if I sound upset. It is just getting exasperating seeing a neighborhood that has so much potential for depth, yet it feels like it is being used as a cash cow for the city.

Thank you and have a great night

Kyle Rudnick

**From:** [Karol Rudnick](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning of Sheridan Blvd.  
**Date:** Friday, May 10, 2019 7:34:05 AM

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Dear Ms. Lucero,

We are part of the Jewish community of West Colfax. The development that is already going on in this area is making it difficult for us. We are historically and culturally tied to this neighborhood. Our religious practices mandate that we live within walking distance of our place of worship. We have large families and also have to send our children to our own schools which means a lot of tuition bills.

The rezoning of Sheridan homes 1634, 1640, 1650 and 1680, as proposed, will only make it more difficult for the Jewish community to survive here or grow. This community has been here for over 100 years. We need more homes in keeping with the neighborhood; townhomes or duplexes. Not fourplexes.

Please vote this down and preserve this neighborhood.

Sincerely,  
Gene and Karol Rudnick

**From:** [B Steinberg](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Housing on Sheridan and 17th, case number 20181-00015  
**Date:** Thursday, May 09, 2019 3:32:31 PM

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Good afternoon, Ms. Lucero.

As I am certain you have received many letters of this nature, the comments below are kept to a bullet list, but this does not minimize the passion with which I communicate.

- \* As a community, we were not opposed to some form of rezoning, and suggested a more incremental upgrade to allow small scale town homes, or row homes, which would be more compatible with the community. The applicants were unwilling to consider this compromise.
- \* The local Jewish community is significant and is geographically rooted to this neighborhood by the infrastructure. The push for high density development is incompatible with this community and threatens to displace it. The newly adopted city plans speak about embracing existing communities and cultural assets, and avoiding displacement of vulnerable populations. What are you doing to assure this significant clause to the adopted city plan?
- \* The surrounding blocks are all low density, well maintained homes, with many people having lived here for 30 or more years. A drastic change in rezoning is not justified, especially on the basis of providing more profit for a few individuals at the expense of the surrounding community.
- \* As a neighborhood group, we spoke up about the first draft of the new Denveright Plan proposing high density in this neighborhood. The city, somewhat, listened, and specified a "low medium" residential place type for the properties along Sheridan. In the plan, this place type is described as follows: "Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses." The proposed, larger scale U-MS-3 development does not fit this description, and is out of context with the surrounding low residential neighborhood.
- \* The properties in question can only be accessed by neighborhood streets and the alley shared with Zenobia. This will create a health and safety issue as the neighborhood street traffic will increase to accommodate the new density.
- \* Previous neighborhood plans and zoning transitioned from high density, mixed use along Colfax, to low-density, single-unit housing at Sheridan. There is still underdeveloped land closer to Colfax and the light rail station that is already zoned for higher density. There is no justification to "spot rezone" the properties close to 17th to significantly higher density than the surrounding properties.

Ms. Lucero, were you to live on the Westside of Denver, what would you do?

Were it to be your neighborhood- having been developed and populated by your parents, grandparents and great-grand parents, would you wantonly abandon it to a fate of “whatever?” Ours is a neighborhood with a storied past, religious infrastructure and deep sentimental ties.

The proposed, and unnecessary, rezoning would cut those ties, dismantle a lovingly established, century old community. There is no turning back once this decision is made.

If you hold the potential to sway the decision one way or another, please do consider, the irrevocable damage to be made by agreeing to this measure.

I ask of you, if you lived here, would you not want to maintain the integrity of your birth-home and century-old legacy neighborhood?

We anticipate your positive response to our heartfelt communication.

Kindly reply that you have received and reviewed our petition, and that you will stand by us.

*Thank you,*

Mrs. Bracha Steinberg  
West-Colfax Resident

Protected district, upper story setbacks were introduced into the zoning code for a reason, but in this case, the topology of the street results, and height of the base plane above ground level allows the setback to be effectively avoided, and the building to reach 40 feet or greater in height directly adjacent the shared alley with the low homes. This zoning fails to take advantage of the unique hillside topography, instead orienting itself east/west instead of south/north/ where it could capture views of the Sloan's Lake and the Rocky Mountains. More important, it fails to adapt to the unique context of the neighborhood, and build character of the adjacent properties.

We encourage the Denver Planning Board to reject the application as filed, and encourage the developer to select a different mix of zone districts and/or overlays would encourage a terraced approach that respects and benefits from the topology of the street and adjacent homes.  
Sloan's Lake Neighborhood Association

Respectfully yours,



Jane Parker-Ambrose  
President, Sloan's Lake Neighborhood Association

**From:** [avraham abrams](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning  
**Date:** Sunday, May 12, 2019 10:29:25 PM

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Good evening. My name is Avraham Abrams. My wife and I live at 1620 Zenobia St.. we have lived in this house for the last 13 years, and I hve lived within 2 blocks for the last 42 years.

When I grew up in this neighborhood, I was able to walk around feeling safe, not needing to look over my shoulder. In the past few years this has changed for my 5 wonderful children drastically. Rezone ater rezone has left our neighborhood full of low income housing with people who walk up and down my block all day making my children feel very uncomfortable. Then , rezoning of the blocks between our house ans synagogue have left the streets packed with cars, often parked into the street, crwating great danger for our children as they cross the street. Cars flying up and down the streets not worrying about the fact that there is a stable community full of young chilwhonwalk these streets. Adding another 100/150 homes to such a small area will only further make the joys of this neighborhood continue to disappear. We have been here for more then a century, and we have done the city proud. Please let us continue to live in our community the way we have for so many years.  
Thank you for your time and concern.



**From:** [barry](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning proposal case #20181-00015  
**Date:** Monday, May 13, 2019 2:41:31 PM

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Ms. Lucero,

I am writing this to ask you to reconsider the rezoning proposal, Case #20181-00015 which will be coming up shortly for review.

We recently moved to the lakeside of Xavier St. for a number of reasons, mainly the view of the lake and use of the lake and surrounding park. This was early last year.

Since we have moved in, the traffic has risen tremendously and many times I cannot even get a parking spot in front of my own house.

Rezoning so a 5 story complex can be built on the corner of Sheridan 17<sup>th</sup> will only add to the congestion in our area.

We are part of a Jewish community that been here for many many years and would like to be able to grow our community.

Our families are sometimes large requiring housing that can have 5, 6, 7 and more children and those types of homes are few and far between and the prices just keep going up.

Having a large number of children in our community, the large number of cars that will be traversing our streets on a daily basis could pose a danger to these children.

Congestion on Sheridan and 17<sup>th</sup> is a madhouse already and I consider it a dangerous intersection right now. Who knows what it will be with over 80 more families and cars in such a small area.

I believe upgrading our neighborhoods is a great idea but we should try to match the aura of our community. Some of the houses and condos being build are very nice looking and enhance the overall beauty of our area but putting such a large structure on that corner will be making the congestion unbearable and dangerous.

Please consider my thoughts and the thoughts of many in our community and do not approve this rezoning. A plan with a smaller

footprint on that corner may be an alternative option, for the sake of the people currently in our neighborhood and the ones that may be moving in to that complex.

Thank you for all your consideration in helping our city grow while keeping the status quo of what our community really is, a family.

Barry A. Baxman  
303.292.4744 Office  
303.292.4782 Fax

**From:** [Aliza Bulow](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Cc:** [kalle@sloanslakecitizer.com](mailto:kalle@sloanslakecitizer.com); [Ruthie Krausz](#)  
**Subject:** [EXTERNAL] Rezoning case #20181-00015  
**Date:** Friday, May 10, 2019 3:01:08 PM

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Dear Ms. Lucerno and city planning team,

I am very concerned about the pending rezoning of 1600-1700 N. Sheridan Blvd. The area is part of a single family home residential area. I understand that there is a possibility of rezoning it in a way that would allow 5 story units all along that corridor. And that there would be at the most 1 parking spot per unit, with a possibility of fewer (0.75/unit).

Clearly the neighborhood is being transformed. Increased housing density has already caused our streets to become full of cars. Increased density of parking on both sides of the street has already led to challenges in cars going opposite directions passing each other: often one has to slow down or pull over for the other. I shutter to imagine what it would be like with another 50-100 or more(!) units right behind, when those units will not have adequate parking and occupants will need to circle the blocks looking for a place to park.

Additionally, those units which will front Sheridan, will not have access from Sheridan, but rather from the ally in between Zenobia and Sheridan. It's an ally. Imagine 100 cars trying to come and go down a one way ally every morning and every evening and all the traffic in between. It's a nightmare to think about it. I wouldn't want anyone to have to live it!

The transformation of our neighborhood is driving up housing prices as well. As a member of the long term Jewish community in this neighborhood, I am concerned about our longevity as a community in this location. New families can hardly move in at current prices. Most of our families are large, or hope to be. A small apartment is not the kind of space that a growing family of children thrives in. The doors for young couples and families from our community are closing as the prices rise. The way this neighborhood has been targeted for development is making it very difficult to keep our community thriving.

Finally, how sad will it be that the occupants of that proposed new building(s) will be just that: occupants. If huge buildings of dozens of units are built in the space of 4-5 single family homes, there is no hope that those people can become our "neighbors". Neighbors are part of a community, and the West Side of Denver, our area of the Sloans Lake area, is a community. Community is a rare and precious thing; we are very thankful to have it.

Please consider that while you zone.

Please zone for building our community.

Please do not zone to destroy it.

Thank you,  
Aliza Bulow  
4634 W 14th Ave  
720.732.3636

**From:** [Ruth Krausz](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Application#20181-00015  
**Date:** Monday, May 13, 2019 3:05:35 PM

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To the Denver Planning Board

I, Zev Beren, together with my wife Adina live at 1675 Zenobia Street.

My father was the late Sheldon K. Beren, a Harvard graduate was the founder of Yeshiva Toras Chaim Boys High School on the corner of Tennyson and Conejos St. and of the Beth Jacob High School for girls on the corner of Zenobia and 14th Avenue. He contributed greatly to the larger Jewish community of Denver as well as the secular community in Denver through his philanthropic capacities and his generosity. He was a very influential person in our community and in Denver at large.

Our home shares the alley of the proposed application number 20181-00015. This proposal is trying to re-zone for U-MS-3 which will allow for 100 or more units. This means smaller units for singles, most of whom are transients. Their access would be through the alley on Zenobia, which is our backyards!! It is so unfair to us who have grown up here and lived here for 60 years. We are not close minded. We can see the need of developing land. Putting up row homes or low Town homes would be acceptable for us. It would be less dense and bring in family people. It would make it more conducive to our neighborhood.

The Westside Jewish community have maintained beautiful one family homes here. We have contributed to the stability and safety of our community. We can not relocate from this changing neighborhood due to our roots and our infrastructure. We have two high schools with beautiful dormitories we have Synagogues and are about to build a \$3,500,000 community center on the corner of Zenobia and 14th.

I was relieved upon being informed that the city has proposed "low scale multi unit residential mixed with one and two unit residential uses". The U-MS-3 being proposed on Zenobia does not fit that description.

Please do not allow the rezoning of application number 20181-00015 which would bring a minimum of 100 small units to our back yards.

The changes and tremendous density that the Saint Anthony Hospitals redevelopment has brought to our neighborhood is more than enough for us to have to adjust to.

Thank you for your kind consideration

Zev Beren

Sent from my iPhone

**From:** [savtadenver@gmail.com](mailto:savtadenver@gmail.com)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Re: RE:  
**Date:** Tuesday, May 14, 2019 3:18:02 PM

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Dear Theresa Lucero, Yes my letter was regarding the rezoning at Sheridan and 17 th Ave. The approach to the lake will be obstructed by the buildings. Also, traffic and parking will be difficult. Thank You, Naomi Erlanger

Sent from my iPad

> On May 13, 2019, at 11:17 AM, Lucero, Theresa - CPD City Planner Senior <Theresa.Lucero@denvergov.org> wrote:

>

> Ms. Erlanger,

> Do you mean your letter to comment on the current rezoning proposal Sheridan Boulevard at 17th Avenue?

>

>

> Theresa Lucero | Senior City Planner

> Community Planning and Development | City and County of Denver

> [Theresa.Lucero@denvergov.org](mailto:Theresa.Lucero@denvergov.org)

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> -----Original Message-----

> From: [savtadenver@gmail.com](mailto:savtadenver@gmail.com) <[savtadenver@gmail.com](mailto:savtadenver@gmail.com)>

> Sent: Sunday, May 12, 2019 4:04 PM

> To: Lucero, Theresa - CPD City Planner Senior <Theresa.Lucero@denvergov.org>

> Subject:

>

>

>

> Sent from my iPad. To Denver Planning Board

> My name is Naomi Erlanger. I live at 1555 Vrain St. Denver, 80204. I've been living on the west side of Denver all my life, seventy one years! It is a lovely place but the changes that are occurring are extremely disappointing. There is no rhyme or reason to the styles of homes going up. They are so cheap looking and are ruining the ambiance of the neighborhood. The tall buildings and the squeezing in of multi condos is over crowding this lovely area near Sloans Lake. This should remain a quiet and serene neighborhood with the beautiful park and lake at its side,not downtown Manhattan! Enough damage has been done! We are told that more tall buildings are in the planning that will encroach and crowd our neighborhood even more. Please see if you can bring a stop to this . Naomi Erlanger ..

**REZONING FOR 17<sup>TH</sup> AVENUE AND SHERIDAN BLVD**  
**APPLICATION # 20181-00015**

May 10, 2019

To: Denver Planning Board

We are writing to state our opposition to the rezoning plan that will be presented & heard by the Denver Planning Board.

We are proud members of a Jewish community that has lived in the area from Stuart Street to Sheridan Blvd., and from Sloan's Lake to Gully for almost 100 years. Our Congregation Zera Abraham has been on the West Side of Denver since 1887. Our families are large with an average of five or more children and our roots are here. There is no crime or theft or drug use perpetrated by the members of the community. The community is stable and included a number of multi-generational families.

As a community, we were not opposed to some form of rezoning, and suggested a more incremental upgrade to allow small scale town homes, or row homes, which would be more compatible with the community. The applicants were unwilling to consider this compromise.

The local Jewish community is significant and is geographically rooted to this neighborhood by the infrastructure (the Shul, Schools, eruv, and etc.). The push for high density development is incompatible with this community and threatens to displace it. The newly adopted city plans speak about embracing existing communities and cultural assets, and avoiding displacement of vulnerable populations.

The surrounding blocks are all low density, well maintained homes, with many people having lived here for over 40 years.

As a neighborhood group, we spoke up about the first draft of the new Denveright Plan proposing high density in this neighborhood. The city, somewhat, listened,

and specified a "low medium" residential place type for the properties along Sheridan. In the plan, this place type is described as follows: "Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses." The proposed, larger scale U-MS-3 development does not fit this description, and is out of context with the surrounding low residential neighborhood.

The properties in question can only be accessed by neighborhood streets and the alley shared with Zenobia. This will create a health and safety issue as the neighborhood street traffic will increase to accommodate the new density.

Previous neighborhood plans and zoning transitioned from high density, mixed use along Colfax, to low-density, single-unit housing at Sheridan. There is still underdeveloped land closer to Colfax and the light rail station that is already zoned for higher density. There is no justification to "spot rezone" the properties close to 17th to significantly higher density than the surrounding properties.







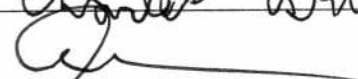


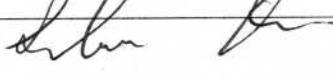
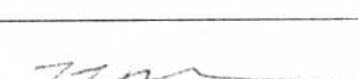



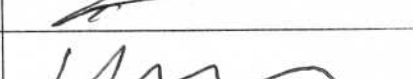
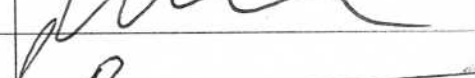


Our neighborhood has been developed and populated by our parents, grandparents and great-grand parents. Our neighborhood is a neighborhood with a storied past, religious infrastructure and deep sentimental ties.

The proposed, and unnecessary, rezoning would cut those ties; dismantle a lovingly established, century old community.

Thank you very much for taking our personal and community needs into consideration and for allowing us to live comfortably in the neighborhood that we have lived in for decades.



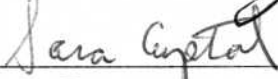




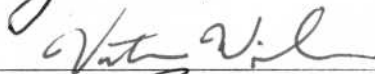



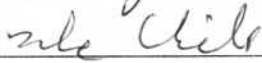


**[SIGNATURE PAGES FOLLOW]**

REZONONG FOR 17<sup>TH</sup> Avenue and Sheridan Blvd

Name	Address	Signature
Isaac Krawitz	1679 Xavier St 80204	
David Jauer	1350 Vrain Street	
Paul Smith	1571 Winona Court	
Sander Jay Slatkin	1604 Yates St.	
David Zussman	1636 Kempton St	
Charles Esralow	5005 W Annie Pl	
Aaron Steinberg	1295 Yates St	
Jared Baker	—	
Shlomo Kurtz	1427 Vrain Street	
Tzivia Kurtz	1427 Vrain Street	
TUVIA NEGRAMAN	1426 WILSON ST	
Ben Seligman	1301 Utica	
Joshua Hoffman	1568 Winona	
Ari Aragon	1368 Vrain St.	
Mordechai Z Rotstern	1269 Zenobia St	
Israel E. Rosstamm	1371 Utica St	
Aurham D. Karnowsky	1289 ZENOBIA ST	
Aaron Wilen	4801 W 16 <sup>th</sup> AVE	



REZONONG FOR 17<sup>TH</sup> Avenue and Sheridan Blvd

Name	Address	Signature
Yitzchok A. Melamed	1289 Zenobia St.	
GOLDIE KASZTL	1620 TENNYSON ST.	
Sara Crystal	1625 Stuart	
Yisroel Field	1624 Xavier St.	
Linda Pitter	1328 Stuart St	
CLARA ELEFANT	1345 WINONA CT	
Joel HERMAN	1341 YATES ST	
VICTOR WILEN	1310 UTICA ST	
menachem ZUSSMAN	1467 TENNYSON ST	
KARW BENJAMIN	1631 YATES ST	
Marc Richman	1540 Raleigh St Apt 5	
Moshe Chill	1410 Utica St	
HERMINE BLAU	1656 Zenobia St	
RONALD GARCIA	1660 ZENOBIA	

May 13, 2019

Attn: Denver Planning Board in reference to application #20181-00015

I would like to express its opposition to the rezoning plan that will receive a hearing by the Community Planning Board for the area that includes 17<sup>th</sup> Ave and Sheridan Blvd.

I grew up in Brooklyn, NY, and moved to Denver with my wife and children close to 12 years ago. I have often told people that I never looked back after leaving the New York area, as Denver is such a beautiful, idyllic city. Besides the obvious benefits of having the Rocky Mountains nearby, the slower-paced, less-crowded city is something I and others in my community have always greatly appreciated. The relatively affordable housing prices, both for renting and purchasing, were an attraction for me and for others who have settled here. My children being able to play outside without too many cars or people passing and impeding their ability to enjoy the great outdoors has been a great blessing.

Unfortunately, that way of life is becoming increasingly threatened in recent years. Overdevelopment is quickly turning this West Denver neighborhood into an area with little parking, way too much traffic, and less and less space for people to actually live and enjoy. Denver is turning into New York City, and not in a good way.

I would like my children to be able to continue growing up in the city I have come to love for the past 11 years. I am fearful that if rezoning plans like the one currently being proposed and other similar plans are passed, that dream will turn into a nightmare scenario of big-city overcrowding, honking, dangerous traffic conditions, and all the other unpleasant realities that result from cramming too many housing units into too small an area.

In addition to all this, the many apartments that are being built will not do very much toward creating a vibrant neighborhood. These apartments are generally too small to hold a family that will remain for the long term, and will likely end up being used for people in a more transitory stage of life. This neighborhood will become a "train station," with people constantly moving in, moving out. This will contribute to further destabilization the neighborhood.

I would be in favor of rezoning the area for housing that is more family-friendly, such as small-scale town houses or row houses. But the current rezoning plan ought to be a non-starter. As many said regarding the recently-defeated Proposal 300 - We Can Do Better. Indeed, we can.

Thank you for your understanding and assistance on this vital matter.

Sincerely,

(Michael) Mordechai Fleisher

**From:** [Dewey G](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Case # 20181-00015; Rezoning 1600-1700 Sheridan Blvd  
**Date:** Monday, May 13, 2019 6:30:38 AM

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Ms. Lucero,

I am writing to you to ask you to please oppose the rezoning request along 17th ave and Sheridan. I have lived on the 1600 block of Yates St. for the last ten years. It is my personal opinion and my professional opinion that the proposed zoning is extremely out of proportion to the adjacent neighborhood. It is a recognized fact, in the current market, that there is a need for affordable housing and that it is, indeed, a moral imperative. But it is also a moral imperative to address those needs in the context of orderly and aesthetically compatible architecture in consideration of the adjacent neighborhoods.

Previous discussions with the City were consistent with this principle regarding the appropriateness of “low scale, multi-unit residential mixed with one and two residential uses.” This is much more in keeping and compatible with the adjacent established neighborhood. Spot zoning this strip with its most difficult and limited vehicle access is really quite unnecessary in light of other vacant properties closer to the Light Rail which are already zoned for higher density. We would sincerely hope that the City will review and reject this request in light of these very strong conflicts with the best interests of both the existing residents of the neighborhood and any new residents of the proposed development who will be much more comfortable in a lower density setting.

There is a mantra that echoes in many of these rezoning meetings that the economics of being able to build low cost housing requires at least a many multi (fill in the blank) storied building. The bubble of this myth is burst by researching the marketplace in many locales and recognizing the existence of many cases of affordable housing more in keeping with the scale of the adjacent neighborhood.

Respectfully submitted,

Dewey Gallard

1644 Yates st.

Denver, CO 80204

**From:** [Mr. Gallard](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Fwd: Case # 20181-00015; Rezoning 1600-1700 Sheridan Blvd  
**Date:** Monday, May 13, 2019 7:58:38 PM

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Sent from my iPhone

**Subject: Case # 20181-00015; Rezoning 1600-1700 Sheridan Blvd**

Ms. Lucero,

My wife and I are 27 year residents and property owners on the Westside of Denver and we were building contractors for 20 years in another state. It is our personal opinion and our professional opinion that the proposed zoning is extremely out of proportion to the adjacent neighborhood. It is a recognized fact, particularly in the current market, that there is a need for affordable housing and that it is, indeed, a moral imperative. But it is also a moral imperative to address those needs in the context of orderly and aesthetically compatible architecture in consideration of the adjacent neighborhoods.

Previous discussions with the City were consistent with this principle regarding the appropriateness of “low scale, multi-unit residential mixed with one and two residential uses.” This is much more in keeping and compatible with the adjacent established neighborhood. Spot zoning this strip with its most difficult and limited vehicle access is really quite unnecessary in light of other vacant properties closer to the Light Rail which are already zoned for higher density. We would sincerely hope that the City will review and reject this request in light of these very strong conflicts with the best interests of both the existing residents of the neighborhood and any new residents of the proposed development who will be much more comfortable in a lower density setting.

There is a mantra that echoes in many of these rezoning meetings that the economics of being able to build low cost housing requires at least a many multi (fill in the blank) storied building. The bubble of this myth is burst by researching the marketplace in many locales and recognizing the existence of many cases of affordable housing more in keeping with the scale of the adjacent neighborhoods.

Respectfully submitted,

Feivel and Cindy Gallard  
5100 West 14<sup>th</sup> Ave.  
Denver, CO 80204

**From:** [Isaac Herskovits](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] rezoning proposal  
**Date:** Sunday, May 12, 2019 9:50:06 PM

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Dear Theresa,

I am writing to you in regards to the case number 20181-00015. I understand there is a proposal to rezone this area to U-MS-3 zoning. I am a current resident of this neighborhood and please allow me to voice my concerns.

I am not opposed to building new housing complexes in the Sloan's Lake area. To the contrary, new housing brings new opportunities and increased quality to the community. However, the neighborhood is comprised of low 1-2 story homes, providing abundant sunshine, quiet streets, and open views of the distant mountains. Building new homes in line with these characteristics is welcome. However, the proposed zoning for the aforementioned case number will allow for large high-rise apartment complexes consisting of 4-5 stories in height. This will dramatically impact my neighborhood and the quality of life that exists here. Gone will be the ability to park in front of my home with ease, as the overflow parking from these high-rise complexes will flood my street and the surrounding ones as well. Gone will be the safety and security I currently feel allowing my children to play outside on our front lawn in a quiet, serene neighborhood. Gone will be the "small town community" feel of my neighborhood, being neighbors with many wonderful people who have been living here for several decades, instead transforming it into a busy urban locale. And gone will be the beautiful vistas of the Rocky Mountains, an integral part to living in this wonderful city of Denver.

Additionally, as a member of the Sloan's Lake Jewish community, I am bound to this community due to the many Jewish institutions that are currently rooted in this neighborhood. As such, relocating is not an option.

I therefore implore you, Theresa, to please oppose this rezoning proposal to save our community and preserve its quality of life.

Thank you for allowing me to voice my opinion. I greatly appreciate your efforts on behalf of my community.

With gratitude,  
Isaac Herskovits



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Subject: Rezoning for 17th. Ave. and Sheridan Blvd.

Application #: 20181-00015

Dear Ms. Lucero and Denver Planning Board,

I am a home owner at 1641 Zenobia street. I am also on the committee who has been trying to negotiate an agreement with the home owners on Sheridan Blvd. who wish to rezone their block.

After careful thought I have come to the conclusion that such a large scale development on the property would be a detriment to this beautiful neighborhood. I am in favor of redevelopment of these properties as I have been in the real estate business for 35 years and understand the need to upgrade this area.

The request for a 100 unit building on this property and with the height of which this building will need to be does not coincide with this type of neighborhood . Also, they are proposing to include only 75 to 100 parking spaces which will not suffice and only access is thru a narrow alley way ( there would be no street access ). Can you imagine 100 cars multiple times a day driving thru an alley adjacent to beautiful single family homes ? There would for sure be overflow parking on all the nearby streets and therefore disrupting this quiet neighborhood.

Please keep this in mind while making your decision. I thank you for your time and consideration.

Sincerely,



Benjamin Kasztl

Subject : Rezoning for 17th. Ave. and Sheridan Blvd.

Application #: 20181- 00015

Dear Ms. Lucero and Denver Planning Board,

I own a duplex at 5100 W. Annie Place which is on the corner of Zenobia st. and Annie Place . I am opposed to such a large development in this area. This is a neighborhood with single family homes

and small income properties such as duplexes and triplexes. A development such as the one proposed is not compatible to the rest of this neighborhood.

Sincerely,

*Goldie Kasztl*  
Goldie Kasztl

**From:** [Chaim](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Feedback for 20181-00015 (1634, 1640, 1650 & 1680 Sheridan Blvd)  
**Date:** Friday, May 10, 2019 12:33:43 PM

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Ms. Lucero,

I'm regarding in regards to the re-zoning plan listed in the subject line. As a resident of the Sloan's Lake area, I have several concerns about the proposal and the impact it will have on our quality of life and safety within the community. Let me point out some of these concerns.

- The local Jewish community is significant and is geographically rooted to this neighborhood by the specialized infrastructure that an Orthodox Jewish community requires. The push for high density development is incompatible with this community and threatens to displace it, which would be against the newly adopted city plans speaking about embracing existing communities and cultural assets, and avoiding displacement of vulnerable populations.
- The proposal is incompatible with the low density, well maintained homes in the surrounding blocks, in which many people have lived for over 30 years. A drastic change in rezoning is not justified, especially on the basis of providing more profit for a few individuals at the expense of the surrounding community.
- The properties in question can only be accessed by neighborhood streets and the alley shared with Zenobia. This will create a health and safety issue as the neighborhood street traffic will increase to accommodate the new density. I've already had several near misses due to the extremely high concentration of vehicles in the area- this will increase that issue by several times.
- We spoke up about the first draft of the new Denveright Plan proposing high density in this neighborhood. The city somewhat listened, and specified a "low medium" residential place type for the properties along Sheridan. In the plan, this place type is described as follows "Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses." The proposed, larger scale U-MS-3 development does not fit this description, and is out of context with the surrounding low residential neighborhood.
- Previous neighborhood plans and zoning transitioned from high density, mixed use along Colfax, to low density single unit housing at Sheridan. There is still underdeveloped land closer to Colfax and the light rail station that is already zoned for higher density. There is no justification to "spot rezone" the properties close to 17th to significantly higher density than the surrounding properties.
- I'm not opposed to some form of rezoning, but a more incremental upgrade to allow small scale town homes, or row homes would be more compatible with the community. The applicants were unwilling to consider this compromise, leading to this message.

I appreciate your time, and I hope you will consider the history and robustness of the area when making your decision. Thank you for your time,

- Chaim Shmuel Stitzer

**From:** [Chaim](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** Re: [EXTERNAL] Feedback for 20181-00015 (1634, 1640, 1650 & 1680 Sheridan Blvd)  
**Date:** Monday, May 13, 2019 10:14:27 AM  
**Attachments:** [image001.png](#)

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Ms. Lucero,

I was literally typing another e-mail to you when yours came in! I wanted to addend that over Saturday, there was a crash on the corner of Wolf and 16th, with two vehicles colliding. While I don't know any of the details involved, I do know that that corner has been very anxiety-inducing to cross, since there are so many cars parked along the side that it's impossible to see any oncoming traffic. This issue would only get worse, as my previous e-mail described, if new residents had to find new places to park along the streets.

Thank you for your help,

- Chaim Shmuel Stitzer

On Mon, May 13, 2019 at 10:08 AM Lucero, Theresa - CPD City Planner Senior <[Theresa.Lucero@denvergov.org](mailto:Theresa.Lucero@denvergov.org)> wrote:

Mr. Stitzer,

I'll sent your letter to the Planning Board prior to their hearing this week.



**From:** Chaim <[chaimss@gmail.com](mailto:chaimss@gmail.com)>  
**Sent:** Friday, May 10, 2019 12:30 PM  
**To:** Lucero, Theresa - CPD City Planner Senior <[Theresa.Lucero@denvergov.org](mailto:Theresa.Lucero@denvergov.org)>  
**Subject:** [EXTERNAL] Feedback for 20181-00015 (1634, 1640, 1650 & 1680 Sheridan Blvd)

Ms. Lucero,

I'm regarding in regards to the re-zoning plan listed in the subject line. As a resident of the Sloan's Lake area, I have several concerns about the proposal and the impact it will have on our quality of life and safety within the community. Let me point out some of these concerns.

- The local Jewish community is significant and is geographically rooted to this neighborhood by the specialized infrastructure that an Orthodox Jewish community requires. The push for high density development is incompatible with this community and threatens to displace it, which would be against the newly adopted city plans speaking about embracing existing communities and cultural assets, and avoiding displacement of vulnerable populations.
- The proposal is incompatible with the low density, well maintained homes in the surrounding blocks, in which many people have lived for over 30 years. A drastic change in rezoning is not justified, especially on the basis of providing more profit for a few individuals at the expense of the surrounding community.
- The properties in question can only be accessed by neighborhood streets and the alley shared with Zenobia. This will create a health and safety issue as the neighborhood street traffic will increase to accommodate the new density. I've already had several near misses due to the extremely high concentration of vehicles in the area- this will increase that issue by several times.
- We spoke up about the first draft of the new Denveright Plan proposing high density in this neighborhood. The city somewhat listened, and specified a "low medium" residential place type for the properties along Sheridan. In the plan, this place type is described as follows "Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses." The proposed, larger scale U-MS-3 development does not fit this description, and is out of context with the surrounding low residential neighborhood.

- Previous neighborhood plans and zoning transitioned from high density, mixed use along Colfax, to low density single unit housing at Sheridan. There is still underdeveloped land closer to Colfax and the light rail station that is already zoned for higher density. There is no justification to "spot rezone" the properties close to 17th to significantly higher density than the surrounding properties.

- I'm not opposed to some form of rezoning, but a more incremental upgrade to allow small scale town homes, or row homes would be more compatible with the community. The applicants were unwilling to consider this compromise, leading to this message.

I appreciate your time, and I hope you will consider the history and robustness of the area when making your decision. Thank you for your time,

- Chaim Shmuel Stitzer

May 13, 2019

Dear Denver Planning Board,

We are writing to you in strong opposition of the rezoning plan being presented for 17<sup>th</sup> Avenue and Sheridan Boulevard (APPLICATION # 20181-00015). As residents of Zenobia Street, one block east of Sheridan Boulevard, we are directly affected by the proposed changes. We believe that the added density and traffic congestion, with resulting safety concerns, will have a decidedly negative impact on the quality of life of our family. Furthermore, visual changes to a neighborhood are worthy of consideration as well. Our calm and peaceful neighborhood will be disrupted and irreparably changed by the proposed rezoning. The proposed new changes do not take into account the historic nature of this established Denver neighborhood.

We are long-time residents of Denver's West Side neighborhood. Aaron was born in the neighborhood and lived here over 46 years, and Hadassah has lived here close to 20 years. We are members of the Jewish community and our children have grown up down the block from their paternal grandparents. While we understand that nothing stays the same, we strongly object to gross abuses of developers who leave neighborhoods unrecognizable, and overpopulation in their wake. They are not stakeholders in our community, and not participants in our neighborhood life. Their greed and desire for more is what drives their wishes for zoning changes.

At this time, we respectfully request that you consider the positions of the stalwarts of this neighborhood and community and make appropriate zoning decisions accordingly.

Sincerely,

Hadassah and Aaron Wasserman  
1670 Zenobia Street

**From:** [Isaac Wasserman](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] rezoning plan  
**Date:** Tuesday, May 14, 2019 10:25:02 AM

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To the honorable Denver Planning Board,

We are residents of 1621 Zenobia St. We strongly oppose the rezoning plan #2018I-00015 which is scheduled to be heard by the Denver Planning Board tomorrow.

We are long- time residents. We have lived here for over fifty years. We are not opposed to some form of rezoning such as town homes. However the rezoning that is being proposed will effect our neighborhood in a very negative way.

Our Jewish community is rooted by the infrastructure such as schools and synagogues in our neighborhood. The push for high density development is incompatible to this community and threatens to displace it. The newly adopted city plan speaks about embracing the existing communities and avoiding displacement of vulnerable populations.

This proposed development will only be accessed through neighboring streets and the alleyway shared with Zenobia. This is very troubling to us and will create safety issues. The neighborhood street traffic will increase due to the high density. There is no justification to “spot rezone” the properties close to 17th to significantly higher density then the surrounding properties.

Thank you for the opportunity to express our personal and community needs and hopefully will take that into consideration.

Sincerely,  
Rabbi Isaac and Reva Wasserman





To: Denver Planning Board  
May 13, 2019

**Rabbi Yitzchok Wasserman**  
Rosh Yeshiva

**Rabbi Yisroel Meir Kagan**  
Rosh Yeshiva

**Rabbi Ahron Y. Wasserman**  
CEO

**Rabbi Aaron B. Kagan**  
Vice President

**Rabbi Naftali Seidenfeld**  
Menahel

**Rabbi Avrohom Berkowitz**  
General Studies Principal

**Re: Rezoning for 17<sup>th</sup> Avenue and Sheridan Boulevard, Application # 20181-00015**

Dear Ms. Lucero,

We are contacting you regarding the new rezoning plan related to 17<sup>th</sup> Avenue and Sheridan Boulevard. As we are aware that the plan will be presented to and deliberated by the Denver Planning Board, we are taking the opportunity to express our deep opposition and disappointment. We are hopeful that you will consider our valid and legitimate concerns, which have been expressed by many individuals and organizations in the community.

Yeshivas Toras Chaim Talmudic Seminary was founded 52 years ago in 1967, with the goal of providing stellar education to both High School and Post High School boys. As pioneers of high-quality education in the state of Colorado, the Yeshiva has had an integral role in raising the bar of education in the community, as well as developing the vibrant and flourishing community that is Denver today.

Through the Yeshiva itself, as well as various auxiliary organizations under the Yeshiva, the community has seen tremendous growth in many areas. And while we are not opposed to re-zoning and growth in general, the area is simply a “predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses”, as stated in the plan. We have proposed a less severe upgrade, allowing small scale town homes to be built in increments. The proposed, larger scaled U-MS-3 development will have a severe negative impact on the vibrant and beautiful community which has existed for many, many years.

Many residents in the community have called Denver their home for over 40 years, building beautiful families and creating a rich religious and cultural foundation in the neighborhood. Our neighborhoods have been low-density residential areas for countless generations, our members peaceful, law abiding citizens.

We are deeply concerned with the detrimental impact of the high-density proposed infrastructure. Such infrastructure will wreak havoc on the density of traffic in the area, as well as parking. The roads are simply not equipped to handle

#### OFFICERS

**Sheldon K. Beren, z”l**  
President, 1967-1996

**Zvi Gelt**  
President

**Joel Unger**  
Vice Chair

**Harvey E. Deutsch**  
Secretary

**Bob Balaban**  
Finance Chair



such influx of population. The plan will also create tremendous challenges of security, both for our students, as well as the general population.

We urge you to hear the voice of our entire community and protect the community, allowing it to continue peacefully as it has for so many generations.

Thank you in advance for your devotion to the education and welfare of our children and the community in general.

If you have any questions, please feel free to reach out to us.

**Rabbi Yitzchok Wasserman**  
Rosh Yeshiva

**Rabbi Yisroel Meir Kagan**  
Rosh Yeshiva

**Rabbi Ahron Y. Wasserman**  
CEO

**Rabbi Aaron B. Kagan**  
Vice President

**Rabbi Naftali Seidenfeld**  
Menahel

**Rabbi Avrohom Berkowitz**  
General Studies Principal

Sincerely,

**Rabbi Isaac Wasserman**  
Dean

**Rabbi Ahron Wasserman**  
CEO

**Rabbi Israel Kagan**  
Dean

#### OFFICERS

**Sheldon K. Beren, z"l**  
President, 1967-1996

**Zvi Gelt**  
President

**Joel Unger**  
Vice Chair

**Harvey E. Deutsch**  
Secretary

**Bob Balaban**  
Finance Chair

**From:** [Elisheva Zeiger](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL]  
**Date:** Sunday, May 12, 2019 10:14:14 PM

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Good evening Ms. Lucero,

We are writing to state our opposition to the rezoning of the area including 17th Ave and Sheridan Blvd.

We live two and a half blocks away, on Winona Ct and 16th Ave. Our family of 6 children are growing up enjoying the space and charm of the neighborhood. They can ride their bikes, play ball, and spend time with their friends who are part of our Jewish community. We have already seen that the new construction of housing is taking away from the quality of life that our family enjoys. If the proposed units are built, it will further detract from the beauty of our neighborhood.

Please consider our request and stop the rezoning that is under discussion. Thank you for listening to our voice.

Elisha and Shevy Zeiger

**From:** [debra berger](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Application #20181-00015  
**Date:** Monday, May 13, 2019 12:43:13 PM

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To the Denver planning board,

I, Debbie Berger, live at 4390 W. 17th Ave., Denver, Colorado.

My husband Mark Berger, is a native Denverite who grew up right here in the Sloans lake Westside area. His parents moved here over 70 years ago and still own a home on Vrain Street in this neighborhood. Our roots are deep seeded here, and my love for this Jewish community is unparalleled.

I have owned this home for 35 years and raised my family and now my grandchildren are also enjoying my beautiful neighborhood.

I am deeply saddened by the Denverright Plan which proposed high density in this neighborhood. It will change the flavor, community oriented, wonderful neighborhood that we grew to love and appreciate.

Overcrowding, lack of parking, additional traffic, and concern for safety are one my primary concerns in writing to you.

The other perhaps even more important is that the Jewish community faces a deep crises We have invested in years upon years building up our jewish community Here on the west side. We build schools synagogues,community centers, dormitories etc. We also house the teachers and other community leaders that have large families I need single-family homes in this beautiful community.

I understand the need for advancement of developing lands and we are not opposed to something with less density. It's extremely unfair for our neighbors to be sharing alley and street space with 100 or more persons, simply for the profit of a few individuals.

Thank you for your kind consideration for allowing us to continue to enjoy the neighborhood that we love and have lived in for decades.

Mark & Debbie Berger.

Sent from my iPhone

**From:** [Avrohom Berkowitz](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] ATTN: Denver Planning Board  
**Date:** Monday, May 13, 2019 9:57:30 AM

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RE: Case Number 20181-00015

To Whom It May Concern:

We are writing to you to express our serious concerns with the above mentioned variance request.

As a member of the long-established Jewish community that has been in the area for many years, we are struggling with the tremendous increase in density that we have seen over the past few years.

As we are a family oriented community, we require housing and neighborhoods that cater to more family-type housing. Squeezing in 100 units in an area that previously housed five, is definitely not in that spirit and will seriously jeopardize the future of our community.

In addition, that corner is already struggling to cope with traffic flow and parking challenges.

Adding this many units will cause "un-fixable" parking problems and traffic headaches.

We are already suffering from the addition of higher density housing , without thought to whether the infrastructure exists to support it.

Please deny this request that will only make the problem worse.

Thank you,

Abraham and Shira Berkowitz

1460 Vrain St.

Denver, CO 80204

**From:** [Jonathan Crystal](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning Sheridan 1600 to 1700 block  
**Date:** Sunday, May 12, 2019 7:02:37 PM

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Ms. Lucero,

I herewith submit my protest to the proposed rezoning of 1634, 1640, 1650 & 1680 Sheridan Blvd, case number 20181-00015.

I will start with my opposition to rezoning in general. It is well known that cities rezone to increase property values so the city can get more tax revenue. The city seems to be coming up with more and more social programs that don't make sense and need a way to pay for them.

An example of the out of control rezoning is West Colfax. It is an older neighborhood that was developed predominantly between the late 1930s and the 1950s. Obviously, the city wants more tax revenue from it so it is allowing "high density" redevelopment. The difficulty is the 4- to 8-plexes and 6-story monstrosities with minimal on-site parking are forcing an overload of street side parking. The streets were built for families with only one car, if they had any cars, that parked in the driveway. The streets are narrow and incapable of carrying parking and traffic together. I know city planning and zoning doesn't care because the people that work there don't have to live with the crowding.

Since I cannot drive on my Shabbos, I was walking along 16<sup>th</sup> Avenue. About a half block east of Wolff, I heard a crash, then turned and saw a traffic accident. A car on 16<sup>th</sup> could not see down Wolff to look for traffic and pulled out into a pickup truck traveling north on Wolff. I suppose the city would just consider that collateral damage for their cause.

I am not opposed to low level rezoning that is beneficial to the community. The Jewish community has been in west Denver for 135 years and on West Colfax for most of that. The infrastructure for the community, schools, synagogue, eruv, is here. This community needs more family housing, i.e., 3 to 5 bedrooms, for the large families that want to live here. However, the city's push for high density is pushing the community out. So much for the new city plans to "embrace existing communities and cultural assets and avoid displacing vulnerable populations." Liars.

The rezoning will force more traffic into a quiet, well-kept neighborhood. The only access for developments along Sheridan would be the alley between Sheridan and Zenobia. That will only create health and safety issues. That speaks of a classy city.

I have heard the city administration wants the city to become transit oriented and is using the rezoning to force the issue. As long as Denver is considered an "outdoor recreation destination," that is not going to happen. The city departments are not even working together to make it happen. The RTD does not understand the law of supply and demand – lower the cost to raise the demand. They keep raising the fares on the light rail so more trains can go empty, all the while the city wants more people to use the light rail.

I heard last summer there are more people leaving Denver and coming in. I suspect the people leaving are those who enjoyed Denver the way it was and are leaving because it is no longer a nice place to live.

Jonathan A. Crystal

**From:** [David Fine](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] proposed projects on 17th & sheridan and 17th & meade  
**Date:** Sunday, May 12, 2019 5:13:16 PM

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Dear Ms Lucero,

Thank you and your committee for addressing our concerns. I write on behalf of myself and my wife at 1664 Wolff St and my mother -in-law Bernice Zussman at 4600 W. 17th Ave. who have resided in this neighborhood for 38 and 69 years respectively. We benefit from the infrastructure that allows an observant Jewish community to thrive in West Denver for over 130 years.

We find ourselves in an unpleasant situation whereas the housing being constructed does not accommodate the needs for the growth of our community. It also does not serve well for the current residents. For example a serious car accident took place at our street corner (Wolff and 16th) this past Friday evening. Cars are parked so close to the intersection that it is nearly impossible to see traffic approaching. The projects going up do not provide for sufficient parking.

On a very personal level my son married last week and chose to move to the other side of Denver because this area has turned costly and not user friendly.

Sincerely,  
David and Sivia Fine  
1664 Wolff St  
Denver CO 80204  
303-573-0471



May 13, 2019

To: Denver Planning Board in Reference to Application # 20181-00015

On behalf of the Denver Community Kollel, I am expressing my opposition and serious concerns with the rezoning plan for the 17<sup>th</sup> Ave and Sheridan Blvd.

The Denver Community Kollel serves the Jewish community of West Denver in many ways: As a community center, as a place for Jewish education, as an organization that has helped grow, and continues to grow, the West Denver Jewish community by helping new families settle in the area. The proposed rezoning of the properties from Annie St. to 17<sup>th</sup> Ave. is something that will create great challenges for the future success of the West Denver Jewish community.

In recent years, the huge amount of new construction in the area has already created significant challenges in the neighborhood. There is an ever-growing lack of parking. Traffic has significantly increased, as have the number of motor vehicle accidents. There is a serious housing shortage; despite the many new apartments and condos being constructed, the price is prohibitive and the vast majority of the new housing units too small for families of the Jewish community, which are usually larger.

The rezoning plan being presented to the board will certainly cause all these issues to grow worse, as it would allow huge numbers of new units to be built without an effective plan to ameliorate the problems those new units will create.

At the same time, the Kollel does not oppose a rezoning plan that will provide more reasonable and compatible housing options for the neighborhood, such as small-scale town homes or row homes.

The Kollel has been an important presence in the community for more than 20 years, and feels a great responsibility toward the community. When its constituents face difficulties, the Kollel must step up and make its voice heard. The Kollel respectfully requests that the rezoning plan be turned down. There are better ways to help the West Denver community move forward.

Your understanding and assistance on this important issue is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Mordechai Fleisher".

Rabbi Mordechai Fleisher

Director of Operations

Denver Community Kollel



**From:** [Ari Krausz](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Sheridan Blvd. Rezoning  
**Date:** Monday, May 13, 2019 9:58:26 PM

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May 13, 2019

To: Denver Planning Board

As a longtime owner of 1665 Zenobia Street, I am writing in response to rezoning for 1634, 1640, 1650 & 1680 Sheridan Blvd, Application # 20181-00015.

My family and my children's families are proud members of the Community. We enjoy our faith, religious roots and history.

I am strongly against the proposed rezoning but I am suggesting a more incremental upgrade town homes, or row homes which would be more compatible with the community.

The newly adopted city plans speak about embracing existing communities and cultural assets, and avoiding displacement of vulnerable populations.

The new Denveright Plan specified a "low medium" residential place type for the properties along Sheridan. In the plan, this place type is described as follows "Predominantly low-scale multi-unit residential mixed with one- and two-unit residential uses." The proposed, larger scale U-MS-3 development does not fit this description, and is out of context with the surrounding low residential neighborhood.

The proposed development can only be accessed by the alley behind my house at 1665 Zenobia Street. The proposed development will pose a number of unacceptable traffic risks to our community and severely impact available parking.

Thank you very much for your assistance and consideration. If you have any questions, please contact me at 303-396-2630.

Hersch Krausz

Sent from my iPhone

**From:** [Sara Gittie Nussbaum](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Cc:** [kalle@sloanslakecitizen.com](mailto:kalle@sloanslakecitizen.com)  
**Subject:** [EXTERNAL] case number 20181-00015  
**Date:** Sunday, May 12, 2019 3:29:53 PM

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My name is Rabbi David Nussbaum. I am opposed to the development suggested in this case number because it will convolute and damage the Jewish infrastructure of my neighborhood. Please search elsewhere for this operation. Thank you



**Sara Gittie Nussbaum**

Event Manager  
[snussbaum@ytc.edu](mailto:snussbaum@ytc.edu)

720-881-2744  
1555 Stuart Street  
Denver, CO 80204



# BETH JACOB HIGH SCHOOL OF DENVER

5100 West Fourteenth Avenue • Denver, Colorado 80204 -1004  
303-893-1333 • Fax 303-573-4932 • bethjacob@bjhs.org • www.bjhs.org

Rabbi Myer J. Schwab, Dean

ב"ד

May 13, 2019

Attn: Denver Planning Board

I am writing in reference to application # 20181-00015 on behalf of Beth Jacob High School of Denver. Beth Jacob would like to express its opposition to the rezoning plan that will receive a hearing by the Community Planning Board for the area that includes 17<sup>th</sup> Ave and Sheridan Blvd.

Beth Jacob High School of Denver has served as an educational center and an important part of the West Denver Jewish community for more than 50 years. Beth Jacob is quite concerned with the proposed rezoning of the properties from Annie St. to 17<sup>th</sup> Ave. In particular, Beth Jacob is concerned that the proposed rezoning will have severe adverse effects upon the future of the Jewish community in the area.

We have already seen the adverse effects the many new apartments have had on the neighborhood. Parking shortages and increased vehicular traffic (and the attendant increase in accidents or near-accidents) are becoming increasingly problematic. Lack of reasonably-priced housing for families of our community, along with the reality that the vast majority of the new construction is too small for families of the Jewish community, which tend to be larger, are creating a serious challenge for young families looking to settle here.

The proposed rezoning will only exacerbate these issues, making it increasingly difficult for the more than 150-year-old Jewish community to continue its existence here in West Denver.

Beth Jacob would not be opposed to an alternative option of rezoning that would be more compatible with the needs of the neighborhood, such as having row homes or small-scale town houses.

As an institution in the community for more than 5 decades, Beth Jacob implores the members of the planning board to proceed with great caution in planning the future of this venerable neighborhood. Continuing to allow development in the way it has occurred until now may well destroy a neighborhood, a community, and the school that has faithfully served it for more than half a century.

Thank you for your understanding and assistance on this vital matter.

Sincerely,

Rabbi Myer J. Schwab  
Dean





RABBI TZVI STEINBERG

1560 WINONA CT., DENVER, CO 80204  
OFFICE: 720 904 2406 • CELL: 303 476 3909

May 13<sup>th</sup>, 2019

To the Zoning Board and Theresa Lucero,

As the Rabbi of Zera Abraham I am opposed to the current rezoning proposal for "1634, 1640, 1650 & 1680 Sheridan Blvd".

I am not opposed to new construction or growth in the neighborhood. My opposition is to the sizes of the units. The phenomenon of destroying single family housing and in turn creating smaller units challenges the viability of our Jewish community, which has been here for 131 years. Indeed, it is difficult to conceive of how we, as a community, can remain within this neighborhood should this trend continue.

If the city would require half of the units to be 3 or 4 bedrooms I would be happy to support the rezoning. A building where families with 3 or 4 children could live in together until they are able to afford their own home in the area would be ideal for the neighborhood. On the other hand, more density with less living space is detrimental to the community to a serious extent.

In light of the fact that it is our community that has been a foundation of stability for this area, even during times when the area was quite distressed, I ask that consideration be given to the basic need of living options for our constituency.

Respectfully,

Rabbi Tzvi Steinberg

RTS/bmf



**From:** [Jennifer Thomas](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Cc:** [Rezoning - CPD](#)  
**Subject:** [EXTERNAL] Zone Change Case # 2018I-00015  
**Date:** Tuesday, May 14, 2019 9:50:05 AM

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May 14, 2019

Re: Zone Change Case # 2018I-00015 (1634, 1640, 1650 & 1680 Sheridan Blvd)

**Theresa Lucero, Senior City Planner**  
[Theresa.Lucero@denvergov.org](mailto:Theresa.Lucero@denvergov.org).

Dear Ms Lucero,

I'm writing to voice my opposition to the proposed Zone change at 17th and Sheridan from single family zoning status to mixed use. I have been a resident and homeowner in the West Colfax neighborhood for 21 years.

During the last 20 years, I have seen many positive changes to the neighborhood, including the addition of retail development at the former St Anthony's campus, which offers walkable and thoughtfully-designed eating and entertainment establishments. Specifically, the Alamo Drafthouse Cinema and related retail along Colfax have been designed and built at a respectful height in relation to the rest of the neighborhood, and the businesses have operated with what I think has been relatively low-impact in terms of noise. I've also been appreciative of the clever adaptive-reuse retail projects along Colfax and along Sheridan. However, the increased housing density at St Anthony's has had an already noticeable effect on traffic and congestion. I've noticed a slow but steady increase in traffic along Colfax, Sheridan, and also along 17th and 14th Avenues. The city has also been aware of this, as evidenced by the recent addition of 4-way stops along 14th and 17th Avenues.

Sheridan at 17th is of particular concern, because I've seen many accidents at that intersection. Backups are common along Sheridan at Colfax and at 17th, and the congestion/accidents will only get worse, with the hundreds of units of multifamily development at Lake House and adjacent lots not even completed yet, not to mention the upcoming retail development in Edgewater on Depew.

Even though I don't live next door to the proposed development, I also have concerns for the health and safety of the families in the immediate area, and the stability of the established community.

Additionally, the visual effect created by the existing architectural character of single-family homes along Sloan's Lake will be marred by mutistory, mixed-use development at that intersection.

Adding mixed-use at the intersection of 17th and Sheridan is fraught with negative consequences — traffic and parking congestion, pollution, noise, increase in vehicle and pedestrian accidents, visual flow of existing architecture, not to mention the effect on the homes and families adjacent to those parcels.

While I am appreciative of thoughtful, integrated development, it needs constant iteration and

input from surrounding neighbors, i.e. those who actually live in and experience the area, to refine and push back when needed. This is one of those times.

Thank you for the opportunity to voice my concerns.

Respectfully,  
Jenny Thomas  
1378 Tennyson Street

To: Denver Planning Board

As a concerned resident of 1625 Yates Street, I am opposed to the proposed rezoning for 1634, 1640 1650 & 1680 Sheridan Blvd, Case # 20181-00015.

My wife and I have been proud to call Denver West Side Sloan Lake Neighborhood our home for over 35 years. We raised our six kids here.

Our Congregation Zera Abraham has been on the West Side of Denver since 1887. Our multi generations families are large and our roots are here. Our Community is healthy and stable. Our members are against any kind of crime or drugs. We enjoy our century-old traditions, religious infrastructure and deep passionate connections.

I am concerned that the rezoning will change the character of my loving and established community.

Sheridan Blvd, from Colfax to 17<sup>th</sup>, is very busy with heavy traffic flow. If this rezoning is approved and the planned development completed, the residential neighborhoods surrounding this area will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities.

The proposed rezoning and building over 100 apartments, from Annie St to 17<sup>th</sup> Ave without satisfactory parking, will create a notable safety issue because the new properties can only be accessed by neighborhood streets. Also, the parking in the neighborhood will become totally outrages.

We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned urban development.

I am concerned the proposed rezoning will change the character of my safe and enjoyable community.

Thank you very much for our consideration of our personal and community needs and support our neighborhood safety.

David and Hadassah Sebbag.

**From:** [Jeremy Simblist](#)  
**To:** [Lucero, Theresa - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] 1600-1700 n sheridan  
**Date:** Wednesday, May 15, 2019 12:45:50 PM

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I am opposed to this zone change as it is being done merely for profit. If it was being done for the benefit of the neighborhood, it would have been zoned that way in the first place.

Enough is enough!

Jeremy Simblist

Nearby Resident