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April 22, 2019

Letter of Support Blueprint Denver

Dear Denver City Council

Ross Management Group is a property management company based out of Denver, Colorado. We have specialized in affordable housing in Denver since 1986. During those decades we have seen many changes in the housing landscape in the Denver metro area and believe further change is needed. We support the changes put forth for Blueprint Denver.

We would like this letter to serve as our support for the revisions to Blueprint Denver. Our hope is that City Council will take into account the years of experience Ross Management has in offering and supporting housing in Denver.

Thank you for your time in reading this letter,

A handwritten signature in blue ink, appearing to read 'Brooke Akins', is written over a light blue horizontal line.

Brooke Akins

Chief Operations Officer

Ross Management Group

303-860-7885 ex7104

brooke@ross-management.com

From: [Will Martin](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to Approve the 2040 Comprehensive Plan
Date: Monday, April 22, 2019 2:27:08 PM

Dear Denver City Council Members,

I am a Denver metro native who has seen how far the city has come through strong planning. I am a strong supporter of the broad intent and values espoused in the plan as well as many of the specific recommendations. I especially support the recommendations to expand ADU zone lot rights and program support. I also think it is very important to vote on the plan now, and not wait. There has been ample time for public engagement and it is time to pass the plan and move on to the important next steps of implementing many of the recommendations.

Thank you,

Will

Citizen of Athmar Park, Denver

--

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From: [Carson Rohrbaugh](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Blueprint Denver Proposal - Public Comment from a Denver Homeowner
Date: Monday, April 22, 2019 2:21:29 PM

City Council members -

By way of brief introduction, my name is Carson Rohrbaugh and I am a Denver resident and homeowner. I am writing you to voice my support for Blueprint Denver (#19-0303). Specifically, as it relates to the planned changes to Accessory Dwelling Units (ADUs, Carriage houses, or Alley Homes).

Page 294 of Blueprint Denver defines ADUs as “a secondary residence with a separate entrance and living space on the property of a primary residential use. They can be attached to the home— such as a unit in the basement—or detached, such as a rental unit over the garage or a smaller house in the back yard.”

The changes and benefits of ADUs are outlined in the Housing Recommendations on page 84 of Blueprint Denver. Recommendation 4 aims to diversify housing choice through the expansion of ADUs throughout residential areas citywide, and Recommendation 5 is to remove barriers to constructing ADUs.

Despite higher offers from other parties, the sellers chose my offer for two reasons – my commitment to keep the house intact and my sincere interest in restoring the beauty of the property. I was told that the other interested parties were developers, with plans to scrape the lot, divide it and build new modern houses on each lot. They can't be faulted for their objective of maximizing the use of the land by turning one residence into several, but the inevitable change to the neighborhood landscape and the loss of the innate beauty of one of my street's older homes are changes that can't be undone.

Adding an ADU to my lot is an alternative that accomplishes the same goals of the developers (more efficient land use and additional housing) without disrupting the landscape of the neighborhood or the integrity of my 125 year old property. My current zoning restricts my ability to build an ADU, but that is why I am writing you. Please vote **"Yes"** on Blueprint Denver and give homeowners like myself the opportunity to generate rental income from primary residences while increasing housing availability throughout the city of Denver.

Thank you for taking the time to read this.

Many thanks,
Carson

From: [SHERRI WAY](#)
To: [BluePrint](#); [dence - City Council](#); [Clark, Jolon M. - CC XA1405 President Denver City Council](#); [Gaspers, David A. - CPD City Planner Principal](#); [Showalter, Sarah K. - CPD City Planning Manager](#)
Cc: [Sarah MCCARTHY](#); [Charlotte Winzenburg](#); [Charlie Busch](#)
Subject: [EXTERNAL] Blueprint Denver Plan - WWPNA Comment Letter
Date: Monday, April 22, 2019 12:30:40 PM
Attachments: [WWPNA letter \(City Council\) re Blueprint Denver 4.22.19.pdf](#)

Good morning, all.

Please find attached for inclusion in the official record the comment letter of the West Washington Park Neighborhood Association to the proposed Blueprint Denver plan update.

Thank you,

Sherri Way, President

West Washington Park Neighborhood Association (WWPNA)

a registered neighborhood organization

From: [Gosia Kung](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Blueprint Denver/ Comprehensive Plan 2040
Date: Monday, April 22, 2019 12:25:18 PM

Dear Members of City Council,
I'm writing to submit my comments for the Public Hearing today (4/22) regarding Blueprint Denver and Comprehensive Plan 2040.

I'm writing in support of adoption of both plans.

I have been involved in the Denveright process for past three years. Both in my past role as an Executive Director of WalkDenver and as a resident of Denver. I was also a member of the Community Think Tank. I believe the public engagement process was extensive, transparent, and inclusive. The consultant team was proactive in their methods of outreach and collecting feedback. The plans that you are considering for adoption today are a result of thousands of hours of professional and volunteer time and a consensus that we have all reached. They are not perfect, plans never are perfect in satisfying each individual's wishes, instead they provide a balanced vision for Denver's next 20 years.

Like any growing city Denver is facing two big challenges – housing and transportation. I'm very encouraged to see Mayor Hancock's recent announcements to establish Department of Transportation and Department of Housing and Homelessness . Blueprint Denver and Comprehensive Plan 2040 provide policy foundation for both departments to be effective.

I strongly support the recommendations in the Blueprint regarding "missing middle" housing. I'm looking forward to the implementation of this policy through the zoning code. With the consideration of urban design principles and respect for neighborhood scale this policy can incorporate much needed housing options in our neighborhoods making them complete and inclusive of different demographics.

I also support the modal priority included in street design typology. Creating streets that are safe and welcoming for pedestrians and incorporate transit as a critical component of the transportation network will be critical in reaching Denver's transportation and sustainability goals.

Thank you for taking time to consider my comments. I encourage you to vote to adopt Blueprint Denver and Comprehensive Plan 2040 today!

Gosia Kung, AIA, LEED AP
[In the NY Times](#)

(c) 720.883.5520

From: [Showalter, Sarah K. - CPD City Planning Manager](#)
To: [dence - City Council](#)
Cc: [Gaspers, David A. - CPD City Planner Principal](#)
Subject: FW: [EXTERNAL] Support letter for Blueprint Denver
Date: Monday, April 22, 2019 11:35:30 AM
Attachments: [Letter to City Council supporting Blueprint Denver .docx](#)

Please see the attached letter regarding the public hearing tonight.

From: julie_underdahl@comcast.net <julie_underdahl@comcast.net>
Sent: Monday, April 22, 2019 11:09 AM
To: Showalter, Sarah K. - CPD City Planning Manager <Sarah.Showalter@denvergov.org>; david.gaspars@denvergov.org; kcrangle@gormanusa.com; Herndon, Christopher J. - CC Member Denver City Cncl <Christopher.Herndon@denvergov.org>; Susman, Mary Beth - CC Member Denver City Cncl <MaryBeth.Susman@denvergov.org>; joel@joelnoble.net
Cc: julie_underdahl@comcast.net
Subject: [EXTERNAL] Support letter for Blueprint Denver

All: unfortunately I can't attend tonight's Council hearing but did want to get the Council this letter of support. Can you forward to Council for me? It's been a pleasure working with you on the Task Force.

Thank you!
Julie Underdahl

From: [Daniel Richards](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Re: 2040 Blueprint Denver
Date: Monday, April 22, 2019 9:09:51 AM

To Whom It May Concern,

I'm writing to voice support for the adoption of Comprehensive Plan 2040 and Blueprint Denver. As a resident of the City of Denver, I believe we should invest in an sustainable and inclusive city and take an measured view of growth that will weigh social equality alongside economic expansion.

Please vote to adopt Denveright's Blueprint Plan at today's City Council meeting.

Kind regards,

J. Daniel Richards, Lead Analyst, *CFCS*
Western Union
7979 E. Tufts Ave. Denver, CO 80237
720-332-1544
Richards.James@westernunion.com



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From: [Brad Weinig](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Pass Blueprint Denver TONIGHT!
Date: Monday, April 22, 2019 8:59:33 AM

Hello Denver City Council -

Thank you and your administration for the leadership it has shown over the past three years to allow a thoughtful, inclusive, and exhaustive process to establish the guiding vision for the next 20 years for our great city. Blueprint Denver, rightfully, is designed to outlast any one Mayor or any one Council - it represents a collective vision of its people, not its Mayor and not its elected officials. It is an affront to all staff, the volunteer committee, all community members, and all stakeholders who participated in the process to claim tonight's council vote is coming out of nowhere and that Blueprint Denver is somehow being hurriedly jammed down our throats overnight as part of an agenda. The reality is anything but, and the fact that tonight's vote falls so close to a municipal election is simply because of the thoroughness and thoughtfulness of the process, not in spite of it.

Blueprint Denver is a good plan, and a product of a better process, and it deserves your consideration and passage tonight! Please take action and arm our City, regardless of who sits in its leadership seats, with the tools we need to ensure Denver grows into a city where everyone matters.

Thank you!

Brad Weinig
1315 S. Columbine St. (District 6!)
Denver

From: [Kay Shaw](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Comments for Comprehensive Plan 2040 and Blueprint Denver
Date: Saturday, April 20, 2019 7:16:42 PM

I appreciate all the effort that the city has gone to include the public in this process. My concern now is that some community members feel that the ideas that they have given have not been considered in the plan. When asked why this is being voted on before the May election, many get the reply it was developed by this administration and should be completed by them. If the ideas represent the feedback from the total community there should be no rush to push for this decision until after the election. If a different group of people are elected, maybe this is a message from the community. Our city has worked hard to include all groups of people and waiting would reflect voters current views. Thanks for your accepting my input on this process and document.

Kay Shaw
1200 Humboldt St. #1206
Denver, CO 80218

From: [Courtney Harris](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Blueprint citizen input
Date: Friday, April 19, 2019 8:27:50 AM

Good morning -

I'm so glad to see this group is open to input from the community. I am a fourth generation Coloradan and am currently raising a fifth generation.

I think it's vital we maintain our natural spaces to allow old and young to enjoy nature and Colorado's seasons safely. I live in an urban area and love all that the city makes available to us. The speed at which we all commute, however causes me concern. I worry for the safety of our pedestrians and bikers.

To me, if the city and her residents, new and established, value the outdoors and safely enjoying time outside we have to include this in plans for the future.

Thanks for considering this perspective-
Courtney Harris

From: [Annie Levinsky](#)
To: [dencc - City Council](#)
Cc: [Showalter, Sarah K. - CPD City Planning Manager](#); [Gaspers, David A. - CPD City Planner Principal](#); ellen.ittelson@gmail.com
Subject: [EXTERNAL] Historic Denver Comments re: Comp Plan & Blueprint Denver
Date: Wednesday, April 17, 2019 11:33:40 AM
Attachments: [Historic Denver Blueprint Comments 4-17-19.pdf](#)

Dear Councilmembers,

Attached, and included below, are Historic Denver's comments regarding the Comprehensive Plan and Blueprint Denver documents in advance of Monday's City Council meeting and public hearings. Historic Denver was an active participant in the Task Force and appreciate the opportunity to be engaged in this work. We have previously provided detailed comments on specific language and recommendations to the project team and to the Planning Board, and are happy to make those available to as well. If you have any questions, or would like additional materials, please feel free to contact me, or the Chair of our Preservation Committee, Ellen Ittelson.

Thanks,

Annie

April 17, 2019

Denver City Council
1437 Bannock Street
Denver, CO 80202

Dear Members of City Council,

We are writing on behalf of Historic Denver, Inc. regarding the Comprehensive Plan and Blueprint Denver currently under consideration. Historic Denver served as an active participant in the Blueprint Task Force over the last two years, and we very much appreciate that many of our comments were included in the revised drafts, which now offer stronger language regarding historic preservation values and strategies, including both traditional preservation tools as well as new ideas that will support the places that make Denver Denver.

Specific improvements since the first drafts include greater clarity regarding the intent of the Strong and Authentic Neighborhoods vision element, as well as the inclusion of "preservation" in the title and description for the recommendations related to Design Quality and Built Form. We are also pleased to see that a number of the recommendations offer options to add housing options without, or certainly with less, demolition. This not only sustains neighborhood character, but also reduces the waste lost in demolition and can support affordable housing goals by introducing new housing options within existing buildings. We would like to see some of this same thinking applied in centers and corridors as well, including removing barriers to adaptive reuse.

With vision elements and recommendations in place, the implementation matrix is now the key in determining which policies and strategies will move forward earlier, and which later. We do want to point out that nearly all the strategies related to design quality and neighborhood character, such as establishing design standards for projects of a certain magnitude or encouraging the retention of smaller, more affordable homes, are in the more delayed 4-10 year category. Pairing the design quality and preservation strategies with the appropriate growth, land use and housing strategies will lead to much better outcomes with fewer unintended consequences.

At the core of Denver's quality of life is the interconnection between people, culture, and the built environment. Blueprint Denver creates opportunities to build-upon these relationships so that our city thrives. There are many elements of both the Comprehensive Plan and Blueprint Denver that we support, and that we believe reflect the value our community places in our historic places and cultural landmarks. We look forward to engaging in neighborhood planning efforts and policy work that can bring these ideas to reality.

Sincerely,

Annie Levinsky
Executive Director
Historic Denver, Inc.

Ellen Ittelson
Chair, Preservation Committee
Historic Denver, Inc.

From: [Emily Nilsen](#)
To: [BluePrint](#); [denc - City Council](#); [New, Wayne C. - CC Member Denver City Cncl](#)
Subject: [EXTERNAL] Comprehensive Plan 2040 and Blueprint Denver
Date: Wednesday, April 17, 2019 11:17:20 AM

Hello,

I am unable to attend the upcoming City Council hearing on 4/22, but I want to express my full support for the Comprehensive Plan 2040 and Blueprint Denver. As a Denver resident, CU Denver graduate student, and full-time housing nonprofit employee working in Denver, I am excited about the plan. Both of these projects will set Denver up for success in the future as we continue to grow economically with new residents and development, while also protecting equity, affordability and the interests of long-time residents.

As a resident of Council District 10, I encourage Councilman Wayne New to vote to approve both plans. As a resident of Denver at large, I encourage all the councilpersons to vote to approve both plans as well.

Thank you,

Emily Nilsen
1935 N Logan St #205, Denver, CO 80203

From: [Matthew Nilsen](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Support for Comp Plan 2040 and Blueprint Denver
Date: Wednesday, April 17, 2019 11:07:21 AM

Hello,

I will be unable to attend the upcoming City Council hearing on 4/22, but I want to express my full support for the Comprehensive Plan 2040 and Blueprint Denver. As a resident, graduate student, and full-time employee working in Denver, I am excited about the efforts put forth by the Community Planning & Development Department, the associated consultants on the project, and the other government departments involved in the process. I have had the opportunity to attend many of the public meetings held throughout this process over the last two years and have felt confident that those involved were receptive and responsive to resident feedback in these plans. Both of these projects will set Denver up for success in the future as we continue to grow economically with new residents and development, while also protecting equity, affordability and the interests of long-time residents.

As a resident of Council District 10, I encourage Councilman Wayne New to vote to approve both plans. As a resident of Denver at large, I encourage all the councilpersons to vote to approve both plans as well.

Thank you,

Matthew Nilsen

From: [Kara Johnson](#)
To: [Blueprint](#); [dence - City Council](#)
Cc: [Randi Johnson-Hufford](#); [Matt Cirulli](#); [Anthony Naes](#); [Clark, Jolon M. - CC XA1405 President Denver City Council](#); [Kashmann, Paul J. - CC Member Denver City Cncl](#); [Turner, Katherine - DOF CA2841 Marketing and Communications Pro](#)
Subject: [EXTERNAL] Comments for Comprehensive Plan 2040 and Blueprint Denver
Date: Wednesday, April 17, 2019 10:42:21 AM
Attachments: [S. Buchtel Blvd. Corridor Connectivity Project PROPOSAL 3.21.19.pdf](#)

Good morning,

Being that we are likely unable to attend the upcoming Monday, April 22nd public hearing opportunity for the Comprehensive Plan 2040 and Blueprint Denver, we wanted to be sure to submit our comments and S. Buchtel Connectivity Project proposal formally via email. The attached proposal was recently submitted as part of the City of Denver Capital Improvement Planning (CIP) outreach phase as well as for recent 2A park funding opportunities. The proposal includes and impacts several various neighborhoods, all of which are detailed in the attached document. Moreover, this proposal is supported by numerous households and residents throughout these neighborhoods, demonstrated by a 150+ signature petition to this affect, have the support of multiple registered neighborhood associations, and the partnership and buy-in from the University of Denver.

While the attached proposal delineates the specifics of the proposed project, it should be noted that this project would help accomplish several objectives within the DenverRight plan. For example, the project would establish greater connectivity, access, small use parks and bike paths along Buchtel Blvd. between University Blvd. and Logan. Moreover, this would create a direct bike path connection between the Historic Buchtel Trail terminus at University and the S. Platte River Trail. Such a project would promote greater alternative transportation options where currently absent and create opportunities for increased park space, tree canopy options and improved pedestrian safety at intersections along Buchtel.

Certainly let us know what other information we can provide or how else we can assure this project is duly considered and captured within the [Comprehensive 2040](#) and [Blueprint Denver](#) plans.

Land Use and Transportation

City of Denver

Comprehensive Plan

City of Denver

Thank you,

Kara

Kara L. Johnson-Hufford
C: 208.899.9587

From: [Dianne and Dale Thiel](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Please stop work on BluePrint Denver and the CompPlan 2040
Date: Wednesday, April 17, 2019 10:05:12 AM

The new City Council installed after the May 7th election should be the group to review, and amend if they determine amendments are needed, the Comprehensive Plan 2040 and BluePrint Denver.

Please do not move forward with hearings and approval of these plan yourselves. This looks to all as a way for you to cement the plans of developers, lawyers, bankers and businesses so they cannot be changed by the new Council. I do not want this to happen.

Dianne Thiel
Denver Voter

From: [kts](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Comment on BRT plans
Date: Wednesday, April 17, 2019 9:08:12 AM

Bus rapid transit is probably a "given" although I think it should be TESTED before being fully implemented. The city seems to think it will increase ridership but I promise you it will lose me as a rider.

I am 67 years old and work full time downtown. I have NO intention of walking half a mile from my house to the nearest BRT stop along E Colfax (which is already famous for its hookers, pimps and drug dealers, not to mention abandoned buildings with unshoveled sidewalks creating ice rinks in the winter, especially on slanted driveways). It's a dangerous walk, even for younger people. PLEASE consider not spacing the stops so far apart. If I no longer have a stop any closer to me than a quarter-mile, I will take to driving instead of taking the bus.

Thank you,
Kelly Taylor
Denver E Colfax neighborhood

From: [Peter Hadley](#)
To: [BluePrint; dence - City Council](#)
Subject: [EXTERNAL] Blueprint Denver and Comp Plan 2040
Date: Tuesday, April 16, 2019 2:57:58 PM

Just wanted to express my support for the City Council to pass these plans next week. I believe these plans will make Denver more affordable, equitable, and environmentally responsible. I especially support the synthesis between these plans and the Denver Moves planning initiatives.

Thanks!

--

Peter
Resident of Capitol Hill, 80218

From: [Evan Derby](#)
To: [BluePrint: dence - City Council](#)
Subject: [EXTERNAL] Blueprint Denver & Comprehensive Plan 2040: Please Adopt
Date: Saturday, April 13, 2019 2:18:36 PM

Members of City Council, Authors of Blueprint Denver:

My name is Evan Derby. I am a student at the University of Denver and a lifetime resident of Boulder and Denver. I write this letter to ask you to show your support for the "Blueprint Denver" and "Comprehensive Plan 2040" plans during the City Council meeting on Monday, April 22nd.

These plans represent a citizen-backed effort to improve the City of Denver and bring Denver's goals in line with the issues urgently facing us today: housing scarcity, increased traffic, homelessness, and global climate change. Blueprint Denver and Comprehensive Plan 2040 represent the efforts of residents to address these issues and prepare the city for the next generation.

These plans are fiercely opposed by those who stand to profit from the continuation of these crises. Preventing growth is impossible, and those who wish to see Denver's growth curbed will profit from ever increasing property values and gentrified neighborhoods. These plans represent a major step by the residents of Denver to create realistic plans in order to make the city more equitable for those same residents.

I urge you to adopt these plans, as is the will of the citizens of Denver.

Thank you for your time,
Evan Derby

From: [Marilee Utter](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Blueprint Denver letter of support
Date: Monday, April 08, 2019 6:33:32 PM
Attachments: [Blueprint Denver.pdf](#)

Marilee Utter, CRE
President, Citiventure Associates LLC
+1 303-534-6620
marilee@citiventure.com

From: Conor Goodson <conorgoodson@gmail.com>

Sent: Sunday, March 31, 2019 3:34 PM

To: Rothmier, Zachary M. - CC City Council Legislative Analy <Zachary.Rothmier@denvergov.org>

Subject: [EXTERNAL] Comments on Blueprint Draft Dated 3/28/19

Hello Mr. Rothmier,

You are listed as the staff contact for the City Council's Land Use, Transportation (LUTI) and Infrastructure Committee and want to pass along comments that I have also sent to Councilman New, the representative for my district. I understand you have a meeting to discuss the draft this Tuesday, April 2 and want to include my comments for consideration.

While reading through the Blueprint draft dated 3/28/19, I noticed on page 171, Pedestrian Enhanced map, that the area of 9th Avenue and Logan Street was excluded. However, if you compare this map with map 2 Pedestrian Demand Index from DenverMoves, this appears to be a mistake as this area is approximated to have high pedestrian demand. As someone who lives at this intersection, I agree with that approximation. I've included screenshots and circled the intersection at the bottom of this email. The 1st screenshot is the Pedestrian Enhanced map and the 2nd is the Pedestrian Demand index map.

Lastly, before I knew the draft was available to view I sent the email below (in *italics*) to the City to request a traffic study. Hopefully, this helps with context as to why I'm quick to notice the issue outlined above.

I would like to request a traffic study be completed for the intersection of 9th Avenue and Logan Street.

I live in the area and it has become apparent that this intersection is a public safety concern. I see frequently, vehicles attempt to cross Logan Street from the west side of the intersection to the east side of the intersection, or vice versa. The combination of vehicles, pedestrians and cyclists attempting to navigate this intersection while waiting to cross Logan Street, creates a confusing and unsafe environment for those using it.

To make matters worse, the posted speed limit is rarely followed by vehicles traveling North on Logan Street. In addition, there are two lanes available to motorists, creating a highway type feel through the neighborhood.

I would like to see Denver put some more thought into how this intersection can be improved, as the condition will only worsen as Denver continues to grow and more high density real estate is developed. Some suggestions I have are as follows:

1) Install additional signalling at Logan Street

- 2) Reduce the posted speed limit for those traveling on Logan Street
- 3) Permanently close the west lane of Logan Street to traffic

Ideally, I would like to see #'s 1-3 implemented, as this will increase public safety at this intersection and restore traffic patterns to mirror the residential nature of the area. The zoning for this area outlines a character which is a primarily residential area in which "There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system." This intersection and Logan Street reflects neither of those goals.

Thank you for your time and consideration,

Conor

image.png



image.png