

From: [Bridget Brophy](#)
To: [dencc - City Council](#)
Subject: Proposed Parking Exemption Comments
Date: Monday, May 01, 2017 1:40:43 PM

Dear Council Members,

I am opposed to allowing a parking exemption for new developments of 6,250 feet or less and for any other size greater or smaller. Not every neighborhood should be like Capitol Hill with far too many cars and not enough parking. That was allowed at a time when the city was more stagnant in population growth. There is an all too frequently stated opinion that Millennials are not going to be as reliant on a car for transportation. I don't think one should look any further than neighborhoods that are dominantly younger to see that there are innumerable cars parked on the streets at all times of the day and night.

Allowing parking exemptions for developments regardless of size is ludicrous. It allows developers to make more money while shirking what should be an absolute with any new building project, which is providing off-street parking for every resident/tenant. If they rely on the tired argument that it will cost more to build the project, it may be what they are actually saying is that they will make less money on it. Let's just say with Denver's hot economy, they won't be forced into bankruptcy for building parking for tenants. Who pays for an exemption if it is allowed? Every neighborhood that doesn't want the parking density similar to that of Capitol Hill, every business that would love to have street parking for its customers, and all Denver drivers that have to put up with more congestion from too many people and cars crammed into ever smaller spaces.

Thank you,

Bridget E. Brophy
Denver, CO

From: [Aguirre, Anne](#)
To: [dencc - City Council](#)
Cc: [anne.aguirre](#)
Subject: Public Comment for the Record on 5/1/2017, Bill 17-0161
Date: Monday, May 01, 2017 3:00:50 PM
Importance: High

May 1, 2017 City Council Meeting

Public Comments for the record from Anne H Aguirre
Voting Resident at 1715 South Downing Street, Denver, 80210

IN FAVOR of the Adoption of Bill 17-0161 WITHOUT FURTHER AMENDMENT

I hereby enter these comments into the record for the May 1, 2017 City Council deliberation on Bill 17-0161

As a resident of Denver at 1715 S Downing St;
As a property owner in South City Park (80206) AND Virginia Village (80222);
As a tax-paying constituent of Districts 6, 7, and 9;
As a parent of two school-age children attending Denver Public Schools;
As a tax payer in the State of Colorado;
As a participant in Blueprint Denver for the Platt Park People's Association and the Neighborhood Plan;

The Small Zone Lot Exemption Moratorium should be passed AS IS, without further manipulation or under the strong-arming of CPD who has decided they are no longer in favor of the amendment based on arguments that boil down to "we agreed with it when it was weak and unenforceable but, now that it will be, we don't want it anymore."

Shamefully, their response of 4/27/17 to Bill 17-0161 is based on highlighting sections of both Blueprint Denver and the Comprehensive Plan, NEITHER of which they legally have to recognize when proposing amendments to the Zoning Code or voting for variances with strong community objection. They mention ZPIN as an issue, however, they have just passed the Simultaneous Zoning/Permit Code Reviews which makes this a non-issue in terms of their argument that including it in 17-0161 will make investment in small zone lot development unattractive and too difficult. That's their issue to solve.

I applaud my council members [Kashman, Clark, and Brooks] for their efforts and engagement with their constituencies on behalf of the greater neighborhood good.

Respectfully submitted,

Anne Aguirre

Anne Aguirre M.A.
The Ved Nanda Center for International and Comparative Law
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From: [Leeberkey53](#)
To: [dencc - City Council](#)
Subject: Small lot parking requirements
Date: Monday, May 01, 2017 3:18:46 PM

Please accept our support for off street parking requirements for small lot, multiple unit developments. Our neighborhood is currently pressed for parking as rental units with multiple tenants and room mates result in home owners, (and tenants) parking far away from where they reside. Two cars cannot safely pass each other on most residential streets as it currently stnds. The arguments that "personal cars are going away" and "density is a good thing" are simply not held by resident home owners. Traffic and parking are growing problems and will be for the foreseeable future, please don't degrade our quality of life and allow development without sufficient vehicle accommodation to be the short sighted answer to housing needs (and profits).

Lee and Deborah Berkey
255 South Williams Street

From: [Linda Kanamine](#)
To: [dence - City Council](#)
Subject: Small lot parking vote
Date: Monday, May 01, 2017 12:47:00 PM

There should be NOTHING built in this city that does not supply adequate off-street parking. Denver City Council needs to quit listening to special interests and developers who only care about building higher densities for greater profits without taking into consideration the impacts on the neighborhoods in which they're erecting developments.

NOTHING SHOULD BE BUILT IN DENVER THAT DOES NOT SUPPLY ADEQUATE OFF-STREET PARKING. No exceptions!

Denver is too dense with parking and traffic quagmires in nearly every pocket of the city today. Allowing multi-unit and multi-story buildings to go up without requisite designated off-street parking is so irresponsible it's unimaginable that honest, earnest public servants would even consider it.

The proposal to change the city's current provision exempting small lots from having to provide off-street parking DOES NOT GO FAR ENOUGH!

DO NOT EXEMPT ONE OR TWO STORIES! Every new residential and commercial space constructed should provide adequate parking - at *least* one space per residential unit and the proportional appropriate numbers for retail and commercial.

Please be responsible representatives.

Linda Kanamine

Linda Kanamine
619 S. High St.
Denver, 80209
303.249.5481

From: [Eluise Marvin](#)
To: [dencc - City Council](#)
Subject: Small Lots Parking
Date: Monday, May 01, 2017 2:32:46 PM

To build apartments or condos without adequate off-street parking is outrageous. Only a very small percentage of people can actually function in Denver without a car. To reason otherwise is denying facts. Please ensure that developers include parking spaces in their plans.

From: [Andy Baldyga](#)
To: [dence - City Council](#)
Subject: Small Lots
Date: Monday, May 01, 2017 2:08:05 PM

Dear Denver City Council,

Please push for approval of the small lot changes as originally proposed by the focus group. That group worked together to develop a compromise, which was not perfect for anyone but addressed the major issues. Just because Councilman Clark does not like it for his district is no reason for the rest of the City to be penalized.

There has been so much debate about something that has barely even been constructed yet, we don't even really know if there is a "problem". Let's get some of these buildings out of the ground and analyze them. I am confident those who want parking will find it in the neighborhood, it just might not be free (to them) anymore.

The excuse that a parking management plan is not in place yet is ridiculous. The city has recommended a plan in many areas since the new code came into effect in 2010, we need it, and it will take time to develop a plan, but in the meantime halting other development progress is unnecessary.

Thank you for listening,
Andy Baldyga
Council District 9 Resident