



TO: Land Use, Transportation, and Infrastructure Committee
FROM: Fritz Clauson, AICP, Associate City Planner
DATE: October 10, 2024
RE: Official Zoning Map Amendment Application #2024I-00070

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the Land Use, Transportation, and Infrastructure Committee move Application #2024I-00070 forward for consideration by the full City Council.

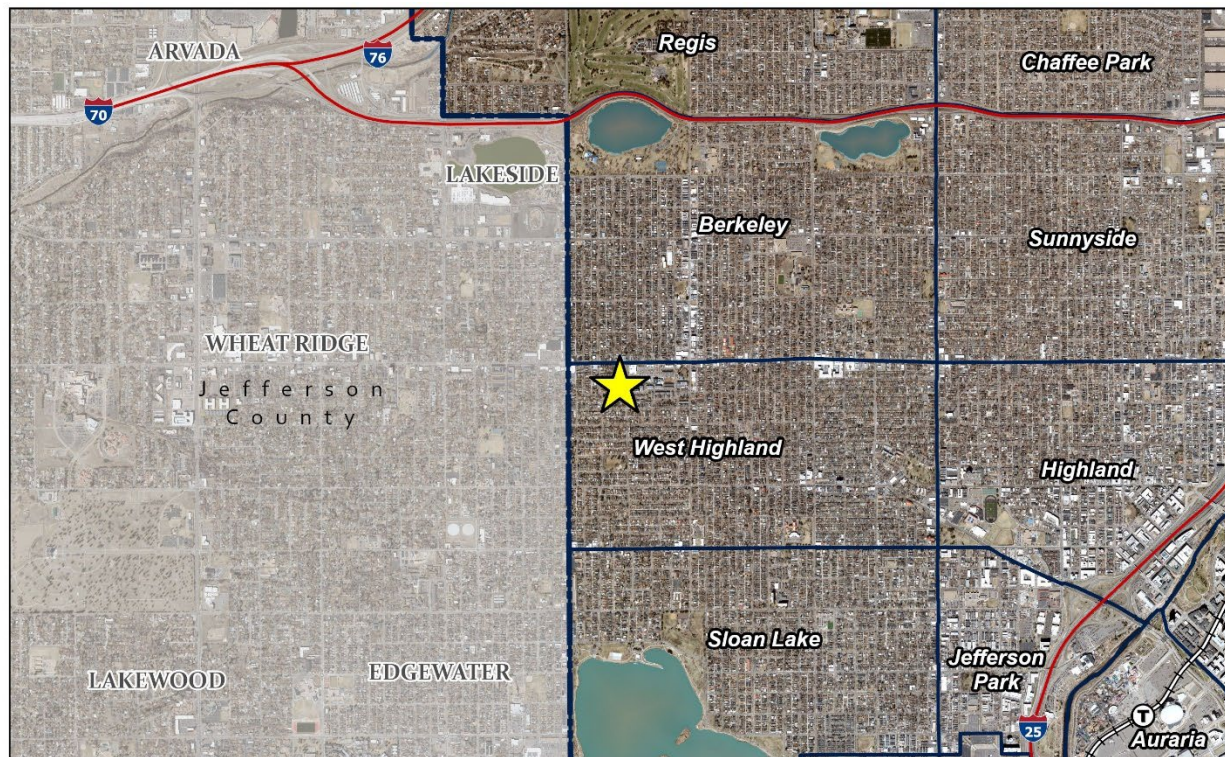
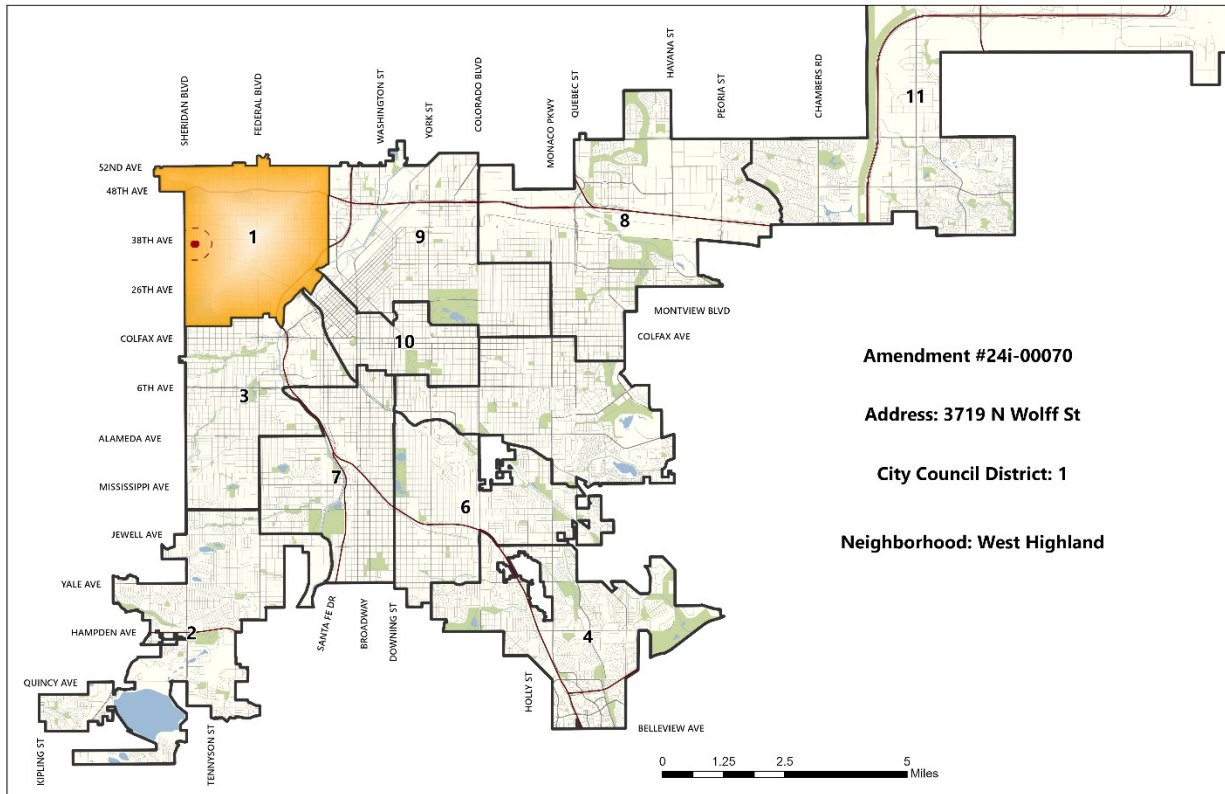
Request for Rezoning

Address:	3719 N Wolff St.
Neighborhood/Council District:	West Highland / Council District 1
RNOs:	West 38th Avenue Neighborhood Association, West Highland Neighborhood Association, Strong Denver, and Inter-Neighborhood Cooperation (INC)
Area of Property:	33,200 square feet or 0.76 acres
Current Zoning:	U-SU-C1
Proposed Zoning:	OS-B
Property Owner(s):	Variety House LLC
Owner Representative:	Ilan Salzberg

Summary of Rezoning Request

- The subject property is located in the West Highland neighborhood, along the west side of North Wolff Street between West 38th Avenue and West 37th Avenue.
- The site currently has a single-family home and accessory structures.
- The property owner is proposing to rezone the property to develop a private swim club.
- The proposed OS-B, Open Space Recreation District B (for park and open space not owned by the city) zone district is intended for use in the Open Space Context which consists of all forms of public and private parks and open spaces” (DZC Section 9.3.2.1.). Structures in the OS-B district are typically the General building form. The maximum is 3 stories or 40 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 9 of the Denver Zoning Code (DZC).

Existing Context





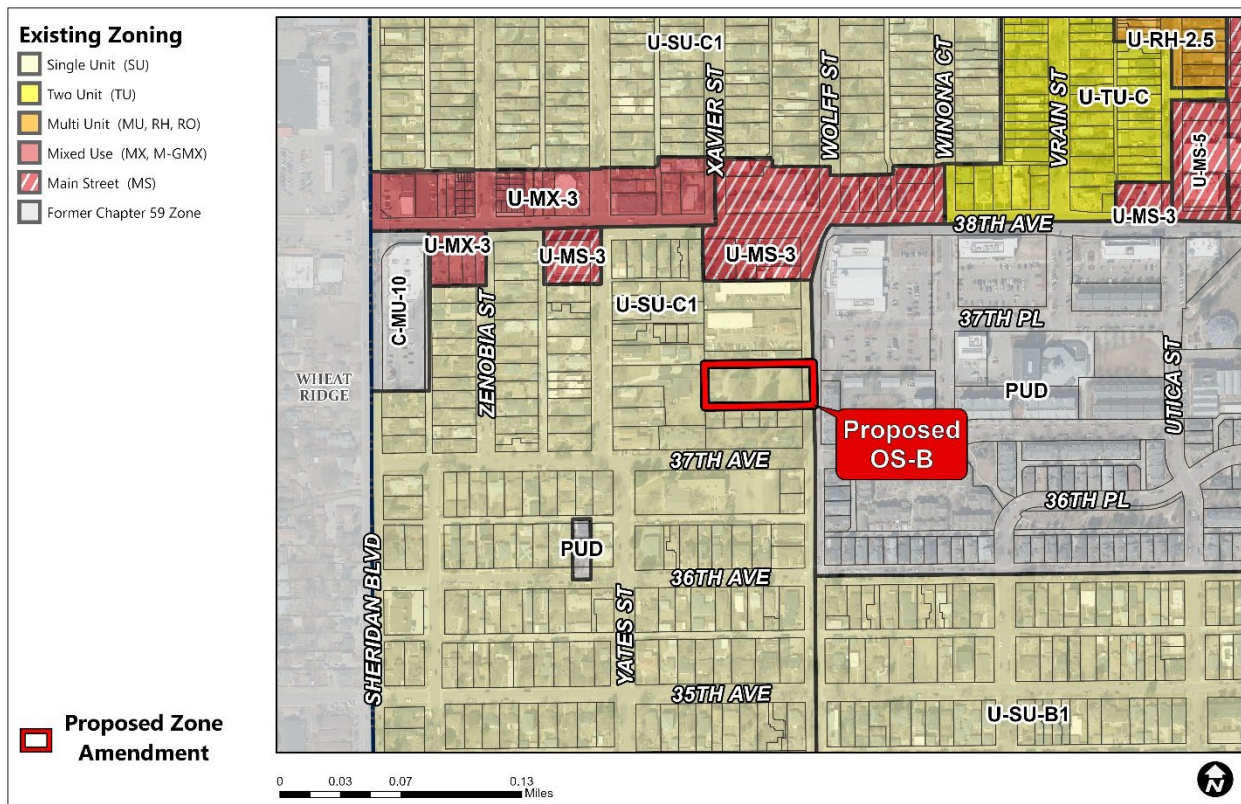
The subject property is in the West Highland statistical neighborhood, which is characterized mostly by single unit residential uses with some two-unit, multi-unit, and commercial uses to the north of the subject property along West 38th Avenue and east on Tennyson Street. Although the subject property lies in a uniquely-shaped block, there is a general pattern of regular blocks with a mix of curb cuts and alley access. RTD bus route 38 runs along West 38th Avenue, directly north of the site, with generally 30-minute headways. Significant land uses in the nearby area include a supermarket across Wolff St, the historic landmark Elitch Gardens Theatre at 37th Ave and Vrain St (.1 mile away), Rocky Mountain Prep and Edison Elementary to the east and Arrupe Jesuit High School to the north, and Pferdesteller Park (.3 miles to the south), Cesar Chavez Park (.52 miles to the northwest), and Berkeley Lake Park/Scheitler Recreation Center (.9 miles to the north).

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
Site	U-SU-C1	Single-unit Residential	2-story house with a curb cut on N. Wolff St.	Mix of block sizes and shapes are with an orthogonal but sometimes irregular street grid. No alley is present on this block.
North	U-SU-C1	Two-unit Residential	Two 1-story brick houses with a curb cut on N. Wolff St.	
South	U-SU-C1	Single-unit Residential	Single-story brick houses with curb cut on N. Wolff St.	
East	PUD 449-A	Commercial & Multi-unit Residential	Single-story large commercial structure with	

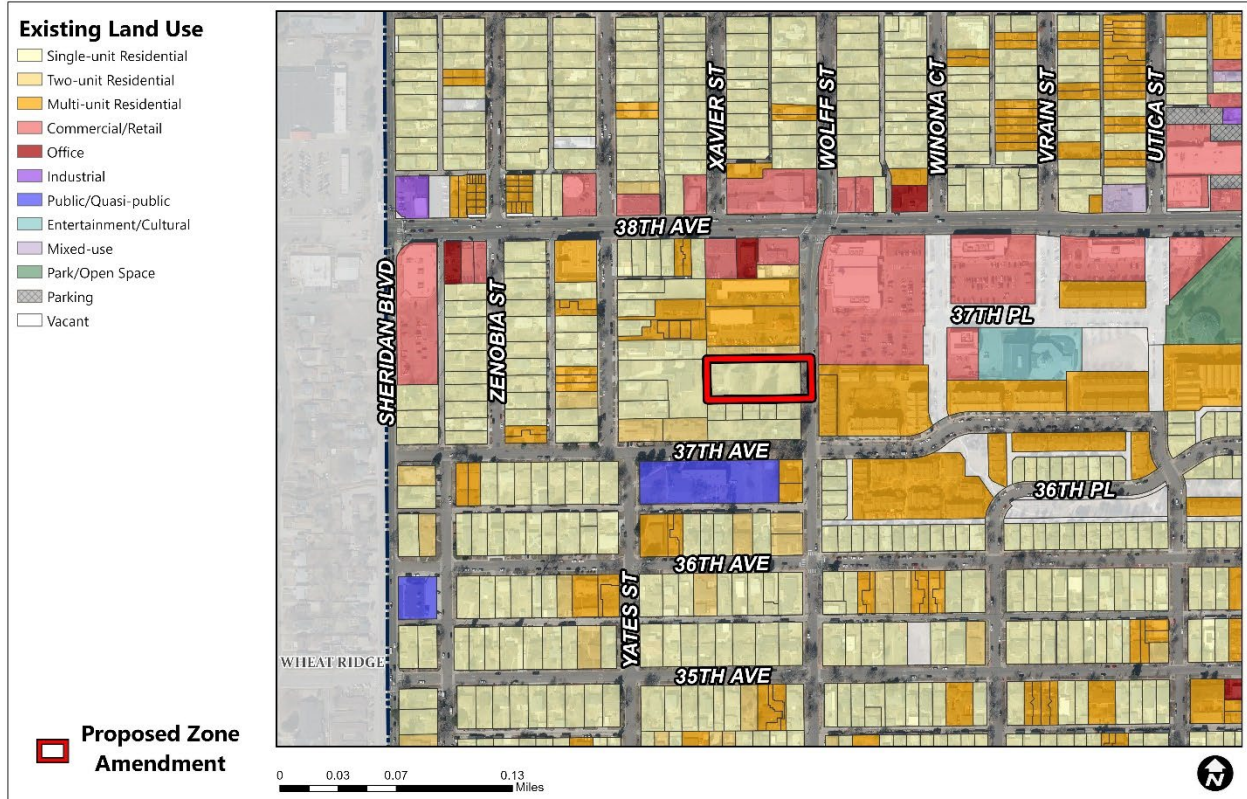
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
			parking lot, two-story townhomes	
West	U-SU-C1	Single-unit Residential	2-story house with a curb cut on N. Yates St.	

1. Existing Zoning



The U-SU-C1 zone district is a single-unit district allowing the Urban House primary building form on a minimum zone lot of 5,500 square feet, with a maximum allowed height of 2.5 stories or 30 to 35 feet. U-SU-C1 allows the Detached Accessory Dwelling Unit, Detached Garage and Other Detached Accessory Structure detached accessory building forms, with a maximum height of 24 feet for accessory dwelling units and 15 to 17 feet for other accessory structures. The intent of the district is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.

2. Existing Land Use Map



3. Existing Building Form and Scale (Source for all photos: Google Earth)



View of property looking west from N. Wolff St.



View of the properties to the south of the subject site, looking west from N. Wolff St.



View of the properties to the east of the subject site, looking northeast from N. Wolff St.



View of the properties to the north of the subject site, looking east from N. Wolff St.



View of the property to west of the subject site, looking east from N. Yates St.

Proposed Zoning

OS-B is a district for parks and open spaces not owned by the city and allows only the General building form. The district mainly allows cultural, special purpose, and parks & open space uses with some educational, civic, and entertainment and recreation uses are also permitted. Compared to the U-SU-C1 zone district, the OS-B district does not allow for residential uses but rather active and passive recreational uses. The General building form allows a maximum height of 3 stories or 40 feet. Additionally, setbacks of 20 feet from the primary street, side street, side interior, and rear are required for any structure.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	U-SU-C1 (Existing)	OS-B (Proposed)
Primary Building Forms Allowed	Urban House	General
Maximum Height in Stories/Feet, Front 65% of Zone Lot*	2.5 stories / 30 - 35 feet	3 stories / 40 feet
Zone Lot Size (Min.)	5,500 square feet	N/A
Primary Street (Min.)**	20 feet	20 feet
Side Street (Min.)	7.5 feet	20 feet
Side Interior Setback (Min.)	10 feet	20 feet
Rear Alley / No Alley (Min.)	12 feet / 20 feet	20 feet
Building Coverage per Zone Lot including all accessory structures (Max.), not including exceptions	37.5%	None

*1' increase for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'

**Based on section 13.1.5.9 Determination of Primary Street Setback Offset Distance

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No response.

Asset Management: Approved – No comment.

Denver Public Schools: Approved – No response.

Department of Public Health and Environment: Approve Rezoning Only - Will require additional information at Site Plan Review.

The Denver Department of Public Health and Environment, Environmental Quality Division (EQD) performed a limited search for environmental information regarding environmental conditions at the Site. This review was not intended to conform to the ASTM standard practice for environmental site assessments, nor was it designed to identify all potential environmental conditions. The EQD provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided. This review was not intended to assess environmental conditions for any property interest dedication or grant. Nor does this review constitute an approval or action by the EQD concerning any property dedication or grant associated with the project.

EQD is not aware of environmental concerns that would affect the proposed project. Although EQD is not aware of contaminated environmental media (soil, soil vapor, or groundwater) at the project Site, undocumented contamination could be encountered during ground-disturbing activities. If encountered, contaminated environmental media or underground storage tanks should be properly managed in accordance with applicable regulations.

EQD does not guarantee approval of any proposed development project at this Site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQD recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQD may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Denver Parks and Recreation: Approved – No response.

Department of Transportation and Infrastructure – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – No Response

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Development Services - Fire Protection: Approve Rezoning Only - Will require additional information at Site Plan Review

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved - See Comments Below

There is no objection to the rezone. Upon rezoning applicant will need to obtain a building permit. Refer to concept plan communication on required public sanitary easement. Commitment to serve proposed structure will be based on permit issuance.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	6/6/2024
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:	09/17/2024
Planning Board public hearing:	10/02/2024
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:	10/01/2024
Land Use, Transportation and Infrastructure Committee of the City Council”	10/15/2024
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	11/11/2024
City Council Public Hearing (tentative):	12/02/2024

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has not received any comments from Registered Neighborhood Organizations.

- **Other Public Comment**
 - To date, staff has received forty-eight comments in support and eight comments in opposition to the proposed rezoning. Comments in support expressed anticipation for a new amenity in the neighborhood, while comments in opposition expressed concern regarding additional noise and traffic from the anticipated private swim club.

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 General 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 following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)

Denver Comprehensive Plan 2040

OS-B allows for park and recreation uses in an area where access to recreation opportunities are more limited. Therefore, rezoning to OS-B will improve access to resources that will improve the quality of life for neighboring residents. The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – “Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.” (p. 28)

The proposed map amendment will allow active and passive recreation uses on a property in a largely developed area where services such as water, stormwater, and transit already exist, which allows Denver to grow responsibly and promotes land conservation.

- Environmentally Resilient Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place.” (p. 54)

The proposed map amendment would allow for new parks, which help provide critical outdoor resources to more Denverites, which is also consistent with the following goals and strategies in the Healthy and Active vision element:

- Healthy and Active Goal 1 – “Create and enhance environments that support physical activity and healthy living.” (p. 58)
- Healthy and Active Goal 1, Strategy A — “Recognize parks, recreation and the urban forests as vital components of a complete community.” (p. 58)

- Healthy and Active Goal 2 — “Provide high-quality parks, recreation facilities and programs that serve all Denver residents.” (p. 58)
- Healthy and Active Goal 2, Strategy A— “Ensure equitable access to parks and recreation amenities for all residents.” (p. 58)
- Healthy and Active Goal 2, Strategy B — “Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds.” (p. 58)

The facilitation of new parks is also consistent with the following goal in the Strong and Authentic Neighborhoods vision element:

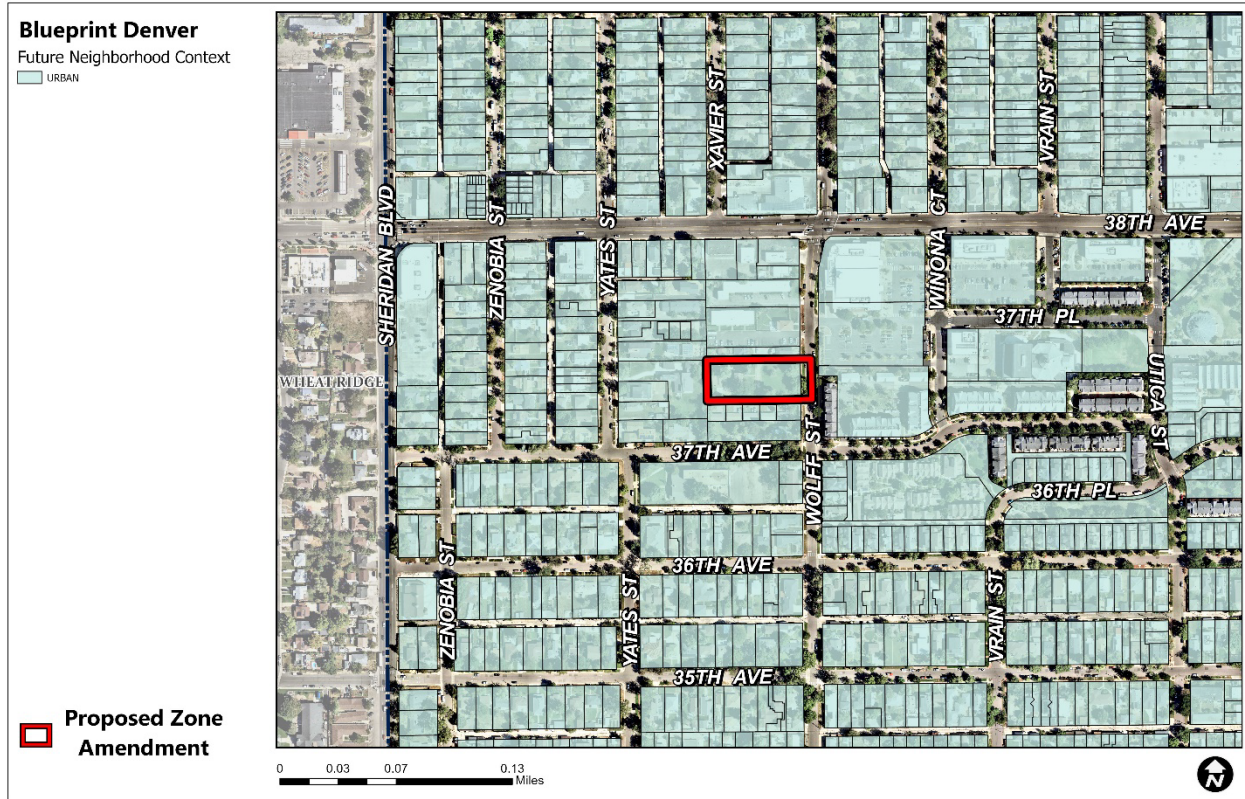
- Strong and Authentic Neighborhoods Goal 5 – “Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods.” (p. 35)

Rezoning to OS-B will allow more park and recreation opportunities in the West Highland neighborhood, which will lead to a more complete neighborhood.

Blueprint Denver

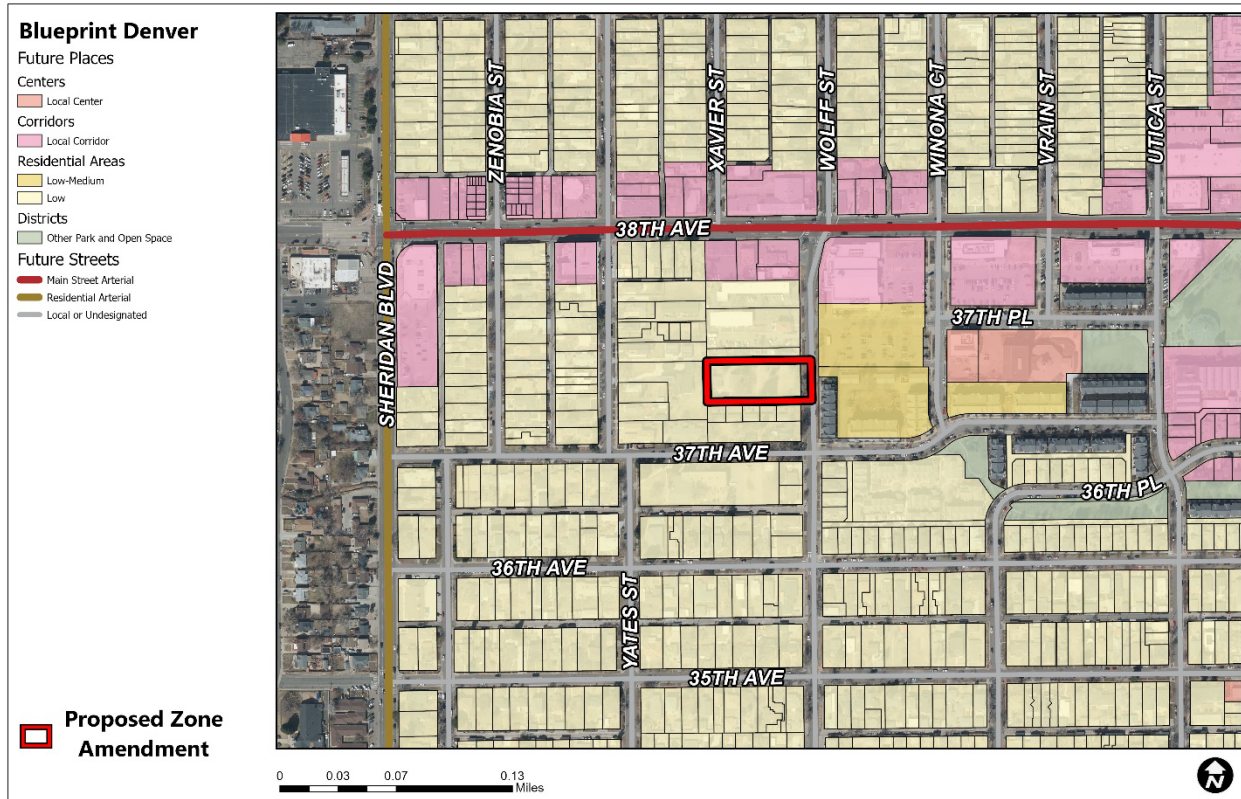
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low Residential place within the Urban Edge Neighborhood Context and provides guidance on the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is one in which “Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas” with generally regular block patterns with a mix of alley and curb access (p. 136). “Parks of various sizes and scales” (p. 223) are envisioned as part of the Quality-of-Life Infrastructure in the Urban Context, and are important and necessary land uses within all of Denver’s neighborhood contexts. OS-B is “intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use” (DZC 9.3.2.1). OS-B is consistent with the future neighborhood context because parks and open spaces are important and necessary elements within an urban neighborhood and support the variety of land uses necessary to make complete neighborhoods as envisioned in the Urban Neighborhood Context.

Blueprint Denver Future Places



The subject site is designated within a Low Residential future place type on the *Blueprint Denver* Future Places map. This place type is described as “Predominately single- and two-unit uses on smaller lots,” where “Some civic and institutional uses are compatibly integrated throughout and limited mixed-use can occur along arterial and collector streets, as well as where commercial uses have been already established.” (p. 230)

Blueprint Denver also describes “good access to parks and outdoor spaces of various sizes” as part of the Quality-of-Life Infrastructure of Low Residential places. (pg. 230) OS-B allows for a range of civic and institutional uses, including cultural, park and open space, public and religious assembly uses, and limited entertainment and recreation uses. Therefore, the proposed rezoning is consistent with the Low Residential future place type because it implements *Blueprint Denver’s* guidance for integrating community-serving uses into existing low-intensity neighborhoods while bringing a new recreational amenity to this area.

Blueprint Denver Street Types

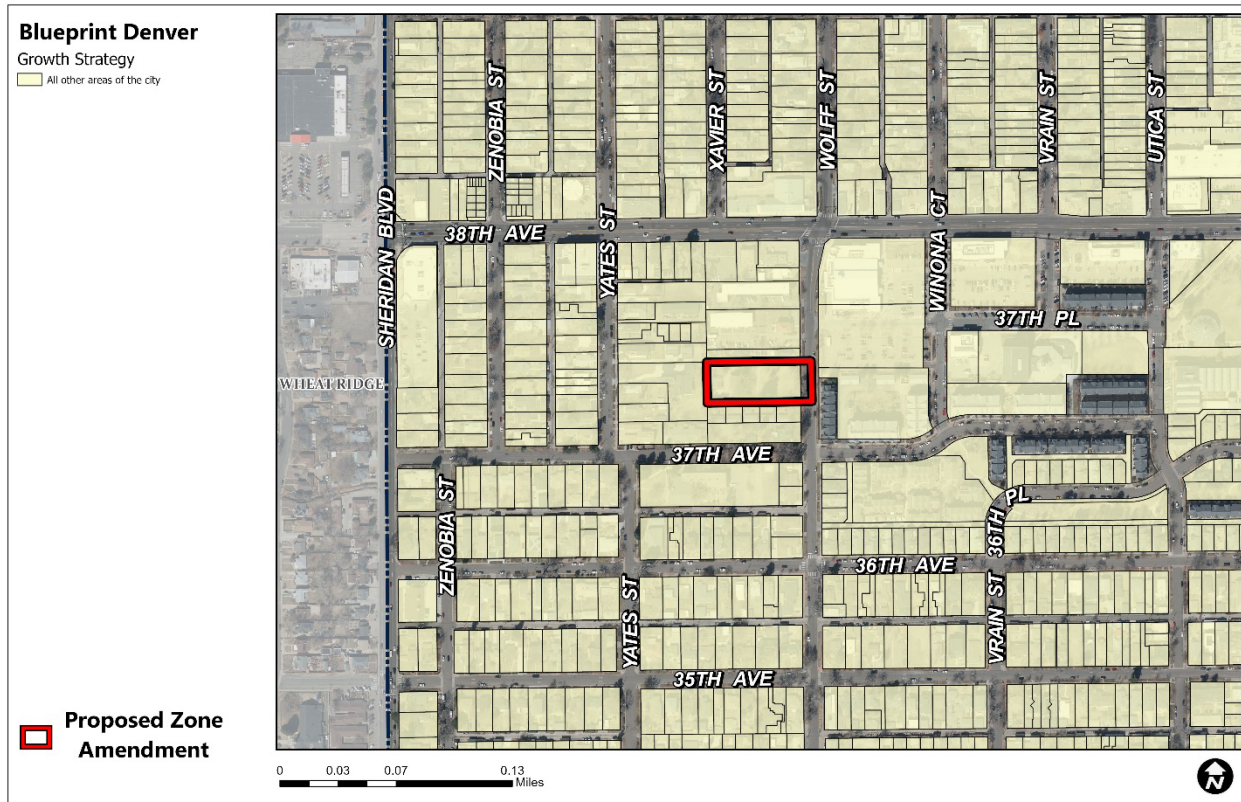
In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies Wolff St. as a Local street, which “...can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (p. 161) The proposed OS-B is consistent with the Future Street Types because it will allow for relatively low-intensity park, recreation, education, and civic uses.

Blueprint Denver Strategies

Blueprint Denver is structured around the concept of complete neighborhoods. One of the three elements of a complete neighborhood is Quality of Life Infrastructure, which “refers to the places, trees, plants, waterways, parks and outdoor spaces that stitch together our communities and contribute to the health, needs, comfort, environmental resilience and social connectedness of Denver” (p. 116). The first policy under Quality-of-Life Infrastructure is to “Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth” (p. 118).

Blueprint Denver also specifies that “building a more complete network of trees, parks and other green infrastructure will enhance quality-of-life for all neighborhoods. This is essential to improving health inequities between neighborhoods and advancing environmental justice” (p. 68). Considering the future growth and evolution of the city, the plan states that “as the population increases, so does the need for parks, open space and other quality-of-life amenities” (p. 68). Therefore, park and community amenity uses, and the OS-B district that allows them, are appropriate for all contexts and place types in Denver.

Blueprint Denver Growth Strategy



Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “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). The proposed map amendment to OS-B will allow low-intensity growth to the number of jobs in this area by allowing active and passive recreation uses. It will also support the future growth of this area by providing more opportunities for parks and open spaces.

Game Plan for a Healthy City

Game Plan for a Healthy City is an adopted supplement to the Comprehensive Plan 2040 and part of the larger coordinated planning efforts that included the development of *Blueprint Denver*. *Game Plan for a Healthy City* provides both a vision and a strategic roadmap for the future of Denver’s parks, hundreds of facilities, and recreation programs, and 20,000 acres of park landscapes. Rezoning to allow for a recreation center and more park space is consistent with the following recommendations:

- **3.1 Grow Parks:** Acquire land and build facilities to keep pace with growth and meet 10-minute walk standard and service goals.

- **3.5 10-Min Walk Access:** Ensure a ten-minute walk for park and open space for every neighborhood.
- **5.9 Innovative public spaces:** Expand new innovative park and recreation amenities to encourage active lifestyles and improve health.

These recommendations are essential to Blueprint Denver’s vision for a city where every neighborhood is complete.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to OS-B will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City by enabling more recreational and park opportunities for neighboring residents will increase quality of life and health outcomes in the West Highland neighborhood. Additionally, according to the American Planning Association, an important aspect of a built environment that promotes health is having outdoor space for physical activity within a half-mile of where people live and work. This rezoning promotes a healthy environment by increasing the number of residents within a half-mile of recreational opportunities.

4. Justifying Circumstance

The application identifies changing conditions in the area as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, “Since the date of the approval of the existing Zone District, there has been a change to such as degree that the proposed rezoning is in the public interest. Such a 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.”

Since the original U-SU-C zoning was implemented in 2010, and revised to U-SU-C1 in the 2022 West Highland ADU rezoning, there has been significant growth in new residential development in both West Highland and Denver generally. The increase in households in this area has created a need for greater access to recreational opportunities. The proposed rezoning to OS-B will bring more amenities to this growing area.

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

The requested OS-B zone district is within the Open Space Context. This context “consists of all forms of public and private parks and open spaces,” where block patterns “can be widely varied, ranging from active parks with extensive access to environmentally sensitive areas where only limited access is appropriate” (DZC, Division 9.3). The West Highland neighborhood consists of a mix of single-unit, two-unit, and multi-unit residential uses along with commercial, office, and civic uses in regular blocks with interspersed park areas. The proposed rezoning to OS-B is consistent with the neighborhood context description in that parks and open spaces are often found embedded in neighborhoods, as part of the mix of uses that make a complete neighborhood.

The general purpose and intent of the OS-B zone district is “intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use. The district allows more building coverage and a variety of active recreational facilities than in the OS-C district” (DZC 9.3.2.1.B.). The subject site is in an area where there is a growing number of residential units and a need for more recreational opportunities. The site at 3719 N. Wolff St. is intended to be a private recreation facility consistent with the intent of the proposed OS-B district.

Attachments

1. Application
2. Public Comments



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	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	Ilan Salzberg
Address	4433 W 29th Ave 007	Address	4433 W 29th Ave 007
City, State, Zip	Denver CO 80212	City, State, Zip	Denver CO 80212
Telephone	720-935-9500	Telephone	720-935-9500
Email	ilansalzberg@gmail.com	Email	ilansalzberg@gmail.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	3719 N Wolff Street Denver CO 80212		
Assessor's Parcel Numbers:	02302-02-010-000		
Area in Acres or Square Feet:	33,200		
Current Zone District(s):	U-SU-C1		
PROPOSAL			
Proposed Zone District:	OS-B		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date <u>9/26/2023</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method <u>in person meeting</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<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.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><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.</p> <p><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> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> 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:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

Concept plan of proposed use

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE 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>	01/12/20	(A)	YES
Ilan Salzberg Manager Variety House LLC	4433 West 29th Ave Suite 007 Denver CO 80212	100%	<i>IS</i>		(A)	

3719 WOLFF STREET REZONING APPLICATION

The following application proposes the creation of a private community swim club on the ¾ acre site at 3719 Wolff Street. The current concept drawing of the proposed pool is attached. This pool use would be considered an Arts, Recreation and Entertainment Services, Outdoor, which is an allowed use in the Open Space - B zoning. This zoning classification is being requested based on the recommendations of our planner at our 9/23/2023 conference. We are requesting a rezoning of our property from U-SU-C1 to OS-B. Of note, we are simultaneously working on the final space design. Pool placement will require an administrative variance reducing the side setbacks from a protected district by 20%. This will allow us to build a conventionally sized lap swimming pool on the property. We need both approvals simultaneously for this project to succeed.

REZONING REVIEW CRITERIA

12.4.10.7.A - Consistency with adopted plans

The rezoning promotes the stated goals of both the Denver Comprehensive Plan and Blueprint Denver of encouraging the preservation and creation of Open Space. Adopted plans offer a pathway and guidelines for this modification from the Residential Low form where multiple private pools attached to 2 story structures are allowed to an Open Space district where a private pool for more residents attached to a 2 story structure is allowed.

1. Denver Comprehensive Plan 2040

The proposed OS-B map amendment is consistent with the Denver Comprehensive Plan 2040 goals including a) equity goals b) climate goals as well as c) “Healthy and Active” goals as well

1. Denver Comprehensive Plan 2040

The proposed OS-B map amendment is consistent with the Denver Comprehensive Plan 2040 goals including a) equity goals b) climate goals as well as c) “Healthy and Active” goals as well

The OS-B rezoning directly achieves the plan’s vision of Denver as a safe, accessible, and healthy community providing Healthy and Active Goal 1 – creating and enhancing environments that support physical activity. This is precisely on point to the goal of this project. The pool also provides a high-quality private facility relieving pressure on public amenities and fulfilling Healthy and Active Goal 2 or providing high-quality parks and recreation facilities and programs that serve all Denver Residents.

The OS-B also furthers the Comp Plan goal of Strong and Authentic Neighborhoods furthering Goals 5 “Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods” and Goal 7 “Leverage the arts and support creative placemaking to strengthen community.” This community pool will be a unique community gathering space fulfilling a hyperlocal community demand and forging strong local bonds.

The 2040 Comp Plan Equity Goals 1, 4, and 5 are met with this project. This project is not housing oriented so it does not touch on 2 or 3. The project does offer local jobs at multiple skill levels adding to our economy. Goal 1 seeks to offer convenient and affordable access to basic services and amenities. The West Denver neighborhood where this property is located in underserved with a single public or private pool facility for recreation. This project, while private, will relieve pressure on this facility and allow greater access to the existing facility. Goal 4 is to preserve existing affordable housing. This project does not reduce any existing affordable housing. Goal 5 is to reduce the involuntary displacement of businesses. The current improvements on site are vacant and functionally obsolete. No residents or businesses will be displaced.

The 2040 Comp Plan Environmental Reliency/ Climate goals are also met with this project. This local amenity will be accessible by bike and foot to the majority of users who currently drive 5 plus miles and 20 minutes each way for similar amenities. Locating a pool in the neighborhood will eliminate this trip. This achieves Goal 1 of significantly reducing greenhouse gas emission. The project will further use smart landscaping and best practice pool management to achieve Goal 3 of conserving water and using it more efficiently.

2. Blueprint Denver

The proposed map amendment is consistent with a) the neighborhood context b) the future place type c) the growth strategy d) adjacent street types e) plan policies and strategies and f) equity concepts.

a) Neighborhood context:

The current neighborhood context is Urban. The district is described on page 225 of Blueprint Denver as: "Urban areas are largely residential, with low- and mid-scale mixed-use areas along community corridors. Small, embedded local centers are also common..." The proposed site faces a local center including a grocery and liquor store and alongside 38th Avenue, A significant community corridor. Quality of life infrastructure is vital along these corridors and specifically called for on p. 228 of Blueprint Denver. "Social spaces, such as patios and plazas, often occur along the street or within deeper building setbacks. Green infrastructure serves the site or immediate area." Our proposal adds an open space area serving as both Green infrastructure and a social space on a deeply setback property. Blueprint Denver offers a context-based approach with guidelines for character-compatible development including quality-of-life infrastructure like a community pool. P. 13 of Blueprint Denver explicitly lists Parks of various sizes and scales and social spaces as compatible in the urban context. This OS-B rezoning seeks precisely that.

b) Future place type:

The 3700 Block of Wolff on which the property is sited plans for an interface of future place types including Residential Low, Residential Low Medium, and Local Corridor places. The east side of the street contains both Residential Low Medium places with a dense townhome development and a Local Corridor place with a variety of commercial services. The west side of

the street contains a Local Corridor use on the norther edge along 38th transitioning to Residential Low. The Open Space designation offers a transition point within this interface.

The actual built environment is very diverse itself. The 3700 Block has a wide variety of structures including a grocery store, restaurant, multifamily apartment building, duplex housing, rowhomes, and a set of small single-family homes situated along a private easement and not facing the street at all to the project's south. The proposed project is within the conversation of the current diversity of this block.

c) The Growth Strategy

Blueprint Denver recognizes the importance of "Other parks and open space" The discussion on p. 152 acknowledges that "these areas are not large or distinct enough to be their own place type. Instead they represent vital quality of life infrastructure that is part of a place. The proposed pool is precisely one of these other parks and open space acknowledged in the plan.

d) Adjacent street types

Wolff Street is designated as a Residential Collector and 38th is designated as a Main Street Arterial. This intersection is already signalized to manage any additional traffic this use might generate. The OS-B designation at this location is very workable and in keeping with the expected traffic load along adjacent streets.

e) Plan policies and strategies

This map amendment is in the Urban plan context along the edge of a Local Corridor and Residential Low districts as described in Blueprint Denver. The OS-B provides the quality of life infrastructure contemplated in both these areas offering outdoor space and social spaces. This does not create additional housing pressure in the residential area while adding vital quality-of-life amenities.

f) Equity concepts.

The rezoning to OS_B is tailored so as not to decrease equity. Blueprint Denver lists 3 goals.

The first goal is to improve access to opportunity. The OS-B rezoning indirectly accomplishes this goal. The private pool use is not open to all, however, the utilization of the pool will relieve pressure on the nearby public pool and allow greater access to that space. The site is well located along transit corridors for equitable access to work

opportunities created on site. Blueprint identifies this area as having less access to opportunity. Creating an Open Space social space may help to address this.

The second goal is to Reduce Vulnerability to displacement. Site selection was made with the goal of not impacting existing residents. The prior use on site was a functionally obsolete single family home. The former occupant had passed away well prior to the purchase of the site and this rezoning effort. No long term functional housing will be removed as a result of this project. Maintaining existing zoning would require scraping the existing improvement and replacing with a very expensive single family home and further increasing vulnerability to displacement.

The project is also intended to expand Job Diversity, the third Equity goal alongside Housing diversity.. The project does not directly touch housing so that aspect will not be discussed. The Pool club will offer employment opportunities across skill ranges offering valuable work opportunities. Per Blueprint Denver, this area offers limited jobs. The OS-B rezoning will allow for a pool club offering a variety of work opportunities from lifeguard, to pool maintenance to club manager.

12.4.10.7 B&C Uniformity

We are proposing a change to a district covered in an existing standard zone district with an existing covered use and staying in uniformity with the current regulations and restrictions.

12.4.10.7 B&C Public Health, Safety and General Welfare

The proposed swim club directly addresses public health and general welfare adding a neighborhood athletic facility. This area offers a much-needed resource and relieves pressure on the limited pool amenities available in the neighborhood.

12.4.10.8 Justifying Circumstances

Rezoning is in the public interest and meets the changing conditions of increased density

The Justifying Circumstances for reasoning this site to OS-B is "Changed or changing conditions in a particular area, or in the city generally."

These changes include both increased density and increased heat and need for outdoor recreation space. The West Highland Neighborhood has seen consistent growth and substantially increased density in the past decade. Nearby Tennyson Street has been substantially redeveloped with high-rise apartment houses and townhomes significantly increasing neighborhood density. While the neighborhood has some open space parks, the

increased population has substantial increased community demand for more open space and outdoor amenities. Tennyson Street is adding 100s of residential units overcrowding existing pool and other outdoor amenities.

Colorado is also suffering record heat and a longer warm seasons. This is a coming reality. The demand for spaces to stay cool is on the rise as area heat shows no signs of relenting in the coming years. The area's relatively small residential lots and the extraordinary cost prevent individual homeowners from constructing a private pool in their yards. Building a pool together offers the community a way to manage this reality.

This rezoning to OS-B allows community members to join together to preserve open space and build a private community pool resource in a rapidly developing neighborhood receiving significant additional population.

***An Open Space zone district is compatible with the current Neighborhood Context
Description, Zone District Purpose and Intent Statements***

Open Space is additive to the exiting zone district. Adding Open Space within an Urban Residential Zone district is within the context, purpose and intent statements for the district.

(a) the proposed district neighborhood context description - Urban

The Urban neighborhood context is described as primarily residential with pockets of commercial activity. The Open Space zoning fits in this context offering a node of less intense development within the district. Dotting the Urban district with open space helps the neighborhood retain its small-scale development while offering useful amenities that characterize the Urban context.

b) The general purpose statement of OS-B

The zoning code describes the Open Space context in 9.3.1 as follows “The Open Space Context consists of all forms of public and private parks and open spaces. The context accommodates sites ranging from very active to completely passive, and from those embedded in a neighborhood to sites that are large enough to stand alone.”

This Open Space context is collaborative and complimentary to the Urban context. The subject site is an embedded private park in a neighborhood envisioned within an Urban context.

The code further elaborates: “The Open Space Context can be widely varied, ranging from active parks with extensive access to environmentally sensitive areas where only limited access is appropriate.” We are in a highly trafficked area close to a signalized intersection and across from an active local grocery.

As to parking and mobility, the code states as follows: “ Priority is given to pedestrians and bicyclists. The automobile is accommodated through fringe parking areas.” We have matched this in our concept plan with parking on the fringe and a priority given to pedestrian and bicycle access.

c) The specific intent statement found in the Denver Zoning Code.

The zoning code intent statement for the requested OS-B district in 9.3.2.1.B. is as follows. “The OS-B district is intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use.”

This rezoning is executing precisely this purpose. The private pool is a private park for active recreation use specifically within the intent of the OS-B zone district.

Highlands Pool Club Community Outreach Timeline

September 2023 -

- Meeting with City Councilwoman Amanda Sandoval and District 1 staff on the Pool Concept.

October 2023 -

- Followup on City Councilwoman meeting with District 1 Staff
- Meeting with Neighbor to south David Heine and description of plan.
- Meeting with Sprouts Grocery Manager across street on Pool Concept. We have followed up over time.
- Meeting with Liz Bardusco, on site manager for apartments to north of subject property. We have been in ongoing communication on the pool concept since that time.

November 2023 -

- Presentation of Pool Club Concept to WHNA Land Use and Planning Committee with generally positive reception

February 2024 -

- Presented a Pool Club Survey via Highlands Mommies Facebook Group (3400 Members) and Received 69 responses. Survey Responses Attached.

March - August 2024 -

- Ongoing iterations of concept plan with city staff to arrive at approvable SDP plan

August 2024 -

- Connected with the Landlord of the Center for Contemplative Living (property 200 feet to south of Subject property) and discussed plan and rezoning and potential parking lease.
- Connected with Landlord of Sprouts Market and discussed plan and rezoning and potential parking lease.

September 2024 -

- Presentation of Pool Club Concept Updates to WHNA Land Use and Planning Committee with generally positive reception (Missed full board presentation due to email communication snafu)
- Emailed West 38th Avenue Neighborhood Association to schedule a presentation
- Continued to socialize plan within neighbor networks and emailed a neighbor interest list of 75+ community members with plans and information on rezoning
- Additional information on plan posted to Highlands Mommies Facebook Group and request for support- Post received 70+ likes and 30+ positive comments to date
- Hosting an open house with pool plan and rezoning information September 19 at Hogshead Brewery 10 blocks south of subject property

October 2024-

- Presentation of Pool Club Concept to WHNA full board scheduled for October 2.

Neighborhood Swim Club

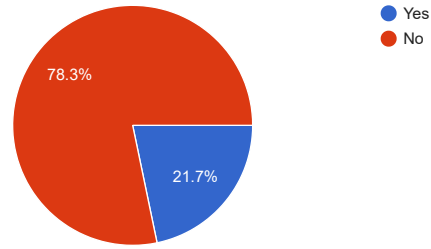
69 responses

[Publish analytics](#)

Are you currently a member of any private summer pools?

[Copy](#)

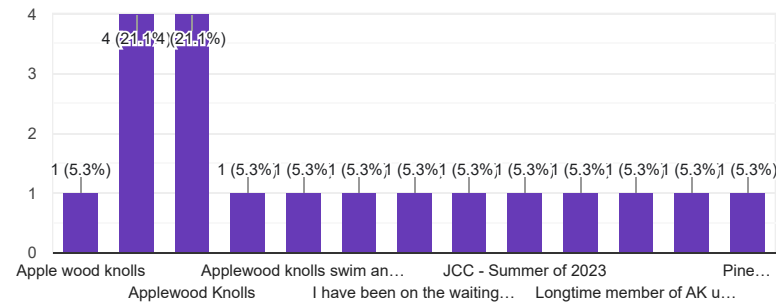
69 responses



If yes, which one?

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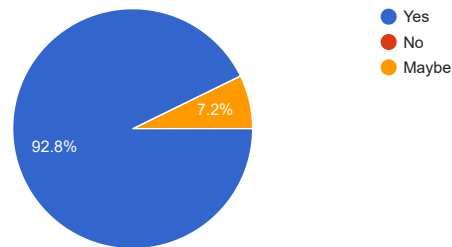
19 responses



Would you look at membership in a private Northwest Denver Pool that is biking/walking distance or 10 minute or less drive from your home?

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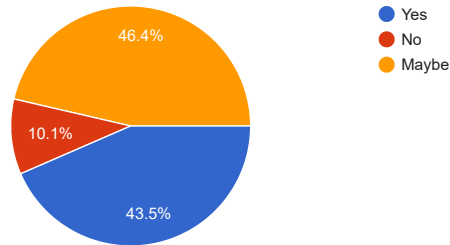
69 responses



Would you be interested in club membership that was transferable? (in other words you would have ownership in a share of the club)?

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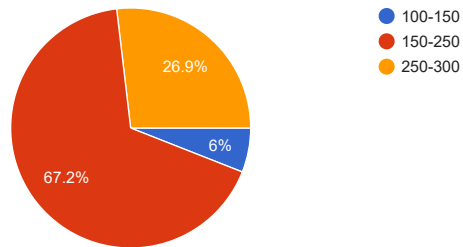
69 responses



The club will draw from families throughout the community. More members offset operational costs. More members can also add to congestion at peak times. What # feels like a reasonable cap on member families?

[Copy](#)

67 responses

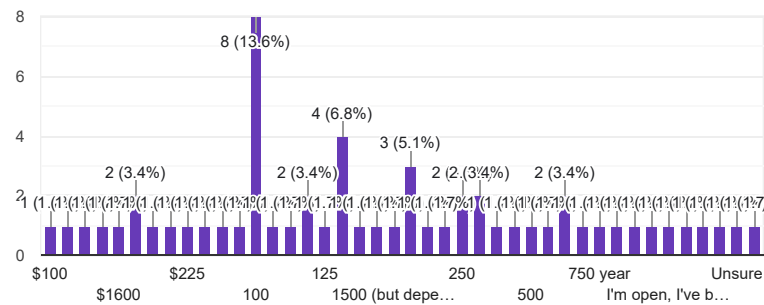


What annual membership dues feel reasonable for 8 months a year of pool access with limited winter hours?

[Copy](#)

\$x/month

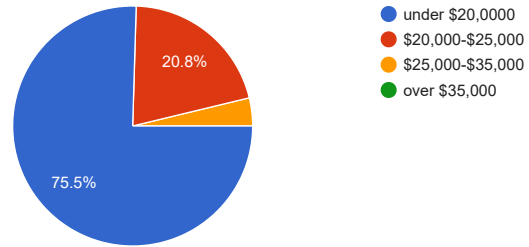
59 responses



If you owned a share of the pool what would you expect your share of ownership to cost?

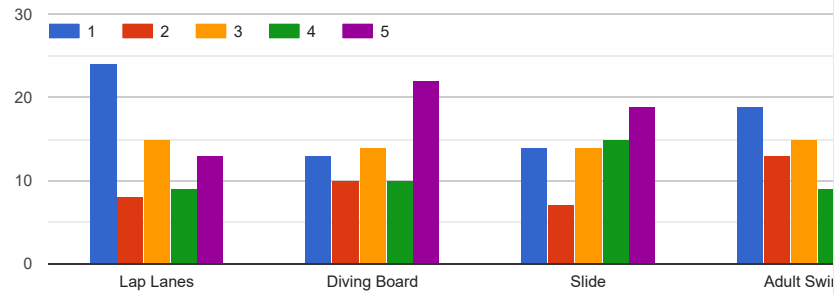
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53 responses



What amenities would you look for? (rank priorities 1-5)

 Copy



Any other comments/thoughts?

28 responses

Could base membership annual cost on number of family members on the membership. And when designing the pool be sure to create a gradual slope for younger children to have a safe area to play and gain water confidence, not just steps that lead to a deep swim lane.

This would be amazing. I drive to Stapleton to use their pool. I assume this would be outdoor/indoor?

The amount of members allowed will greatly depend on the size. I worry about being able to staff lifeguards. I would be super disappointed to being paying a high monthly fee and have the pool unusable due to lifeguard shortage

I pay \$650 for a summer membership at the JCC, Labor Day through Memorial Day and 25 minutes away. No food, no slide. I would LOVE a better option in the neighborhood and am happy to help!

Would need to be less expensive than Lakewood country club to be something I'm interested in. I'm not interested in fitness amenities or office space. Would want shade and seating and a snack at. Also, the summer is the time I'm most interested in and in that case would be willing to pay double the cost of the applewood pool if it were closer.

Would be amazing if this came to fruition!

Would LOVE this!!! Neighborhood needs this badly!

Would consider more/month for membership, but would expect to pay less in shoulder season when pool may not be able to open.

I love the idea of a private pool in our neighborhood. I don't know that an 8 month season makes sense.

This survey was hard to answer without more info. So excited for this possibility though!

Love the idea!

GREAT idea!!!! I have been lobbying the Elks for years to no avail...

Love it!!!

I love to swim, but my kids are 16 and 17. They both used to love swim team and are interested in more opportunities to swim for exercise - but I am more interested in something that has at least a 30% focus on adult opportunities. Because that is the direction our neighborhood is trending, between empty nesters and couples without children.

Why only 8 months? Outdoor only pool? Indoor/outdoor? A lot of things would factor into price

would love something like this for neighborhood!



Would love this instead of going to wheatridge

A sauna/steam room would be nice

I've been talking to friends about something like this for a couple years. Definitely interested.

Inside or outside pool?

Would this be an outdoor pool? Would adult beverages be permitted?

So curious what's in the works!

So much of this depends on the size of the pool. Hard to qualify otherwise

we would love this!

I'd be happy to assist as needed with continuing to develop this idea.

I ranked 1 as highest

This would be absolutely amazing! Very interested:)

I'd love this! Been on the waitlist for two other pools for 4 years

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Google Forms





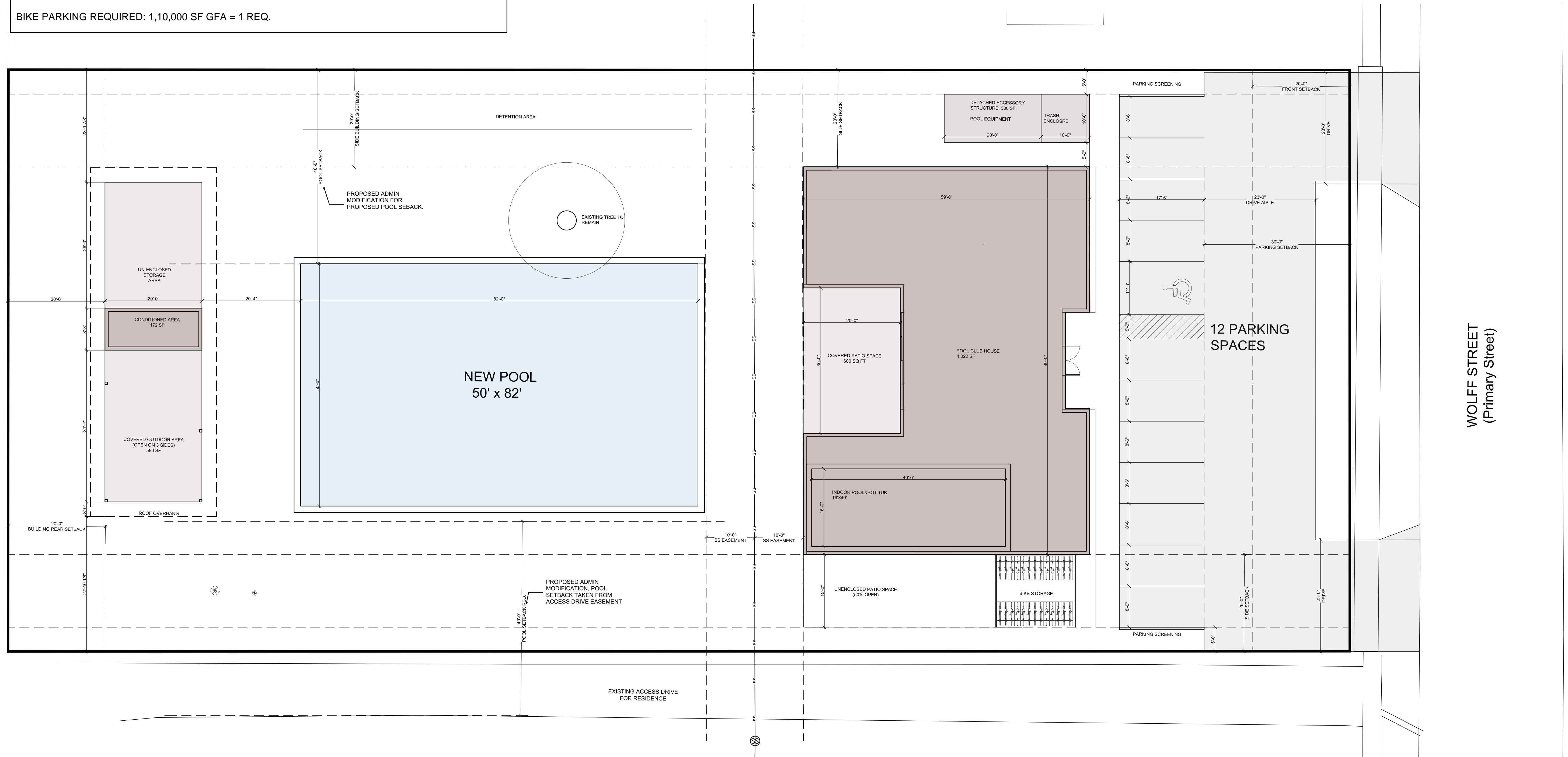
GROSS FLOOR AREA SUMMARY

POOL CLUB HOUSE:
 GROUND LEVEL GFA 4,022 SF
 LEVEL TWO GFA 605 SF
 CONDITIONED BATHROOMS 172 SF
TOTAL GFA: 4,799 SF

PARKING REQUIREMENTS

REQUIRED: $2.5 / 1000 \text{ GFA} = 4,799 \text{ SF} / 1000 = 4.799 \times 2.5 = 11.99 = 12$ REQUIRED PARKING SPACES
 PROVIDED: 12 PARKING SPACES ON SITE
 BIKE PARKING REQUIRED: $1,10,000 \text{ SF GFA} = 1$ REQ.

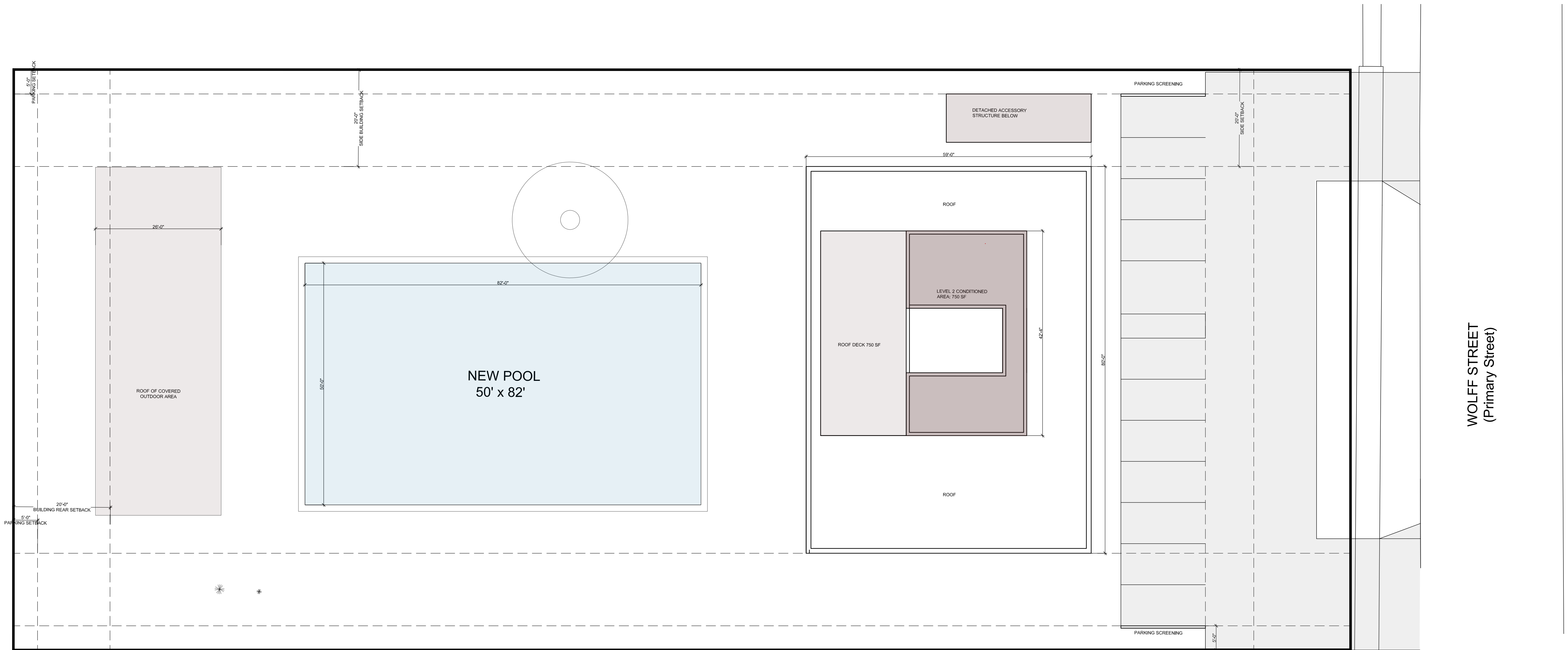
**HIGHLANDS POOL CLUB
 CONCEPT PLAN
 LOCATED AT: 3719 NORTH WOLFF STREET**



WOLFF STREET
 (Primary Street)

GROUND FLOOR PLAN
 SCALE 3/32" = 1'-0"

HIGHLANDS POOL CLUB
 CONCEPT PLAN
 LOCATED AT: 3719 NORTH WOLFF STREET



1 LEVEL 2 FLOOR PLAN
 SCALE 3/32" = 1'-0"

FLOOR PLAN LEVEL 2

02

02 OF 02

HIGHLANDS POOL CLUB

2023PM0000383, 2023-CONCEPT-0000208

Legal Description

3719 Wolff Street , Denver Colorado 80212

LOT 4, BLOCK 2, COTTAGE HILL GARDENS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

3719 N WOLFF ST

Owner	VARIETY HOUSE LLC 4433 W 29TH AVE DENVER, CO 80212-3032
Schedule Number	02302-02-010-000
Legal Description	L 4 BLK 2 COTTAGE HILL GARDENS
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description			
Style:	15: 2 STORY	Building Sqr. Foot:	1864
Bedrooms:	3	Baths Full/Half:	2/0
Effective Year Built:	1914	Basement/Finish:	450/0
Lot Size:	33,200	Zoned As:	U-SU-C

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

Current Year			
Actual	Assessed	Exempt	
Land	\$1,922,400	\$125,120	\$0
Improvements	\$1,000	\$70	
Total	\$1,923,400	\$125,190	

Prior Year			
Actual	Assessed	Exempt	
Land	\$1,708,800	\$118,760	\$0
Improvements	\$1,000	\$70	
Total	\$1,709,800	\$118,830	

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * 77.486 *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/9/2024	2/28/2024	
Original Tax Levy	\$4,850.24	\$4,850.24	\$9,700.48
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$4,850.24	\$4,850.24	\$9,700.48
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$8,897.26**

Assessed Value for the current tax year

Assessed Land	\$125,120.00	Assessed Improvements	\$70.00
Exemption	\$0.00	Total Assessed Value	\$125,190.00

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named : Variety House LLC
2. The type of entity is a: Limited Liability Company
3. The entity is formed under the laws of : Missouri
4. The mailing address for the entity is : 4433 West 29th Ave Ste 007 Denver CO 80212
5. The name, or position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is :
By: Ilan Salzberg , Manager
6. The authority of the foregoing person(s) to bind the entity is not limited
7. *(Optional)* Other matters concerning the manner in which the entity deals with interests in real property: None

Executed this 21st Day of February 2024

Variety House LLC, a Missouri limited liability company

By: _____

By: Ilan Salzberg, Manager

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Letter for pool
Date: Monday, September 23, 2024 10:49:02 AM

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

----- Forwarded message -----

From: Ali Gifford <dolan.ali@gmail.com>
Date: Tue, Sep 17, 2024 at 3:46 PM
Subject: Letter for pool
To: <ilansalzberg@gmail.com>

To whom it may concern:

My name is Ali Gifford and we in northwest Denver at 3825 Osceola St and about 9 blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

A Northwest Denver Neighbor
Sent from my iPhone

--

Ilan Salzberg
720-935-9500

From: [Allison Hancock](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: ilansalzberg@gmail.com
Subject: [EXTERNAL] In support of new pool in highlands
Date: Thursday, September 19, 2024 6:20:15 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

To whom it may concern:

My name is Allison Hancock. I live in northwest Denver at 4920 West 35th Ave. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

**Allison Hancock
A Northwest Denver Neighbor**

Planning Board Comments



Submitted on	23 September 2024, 12:36PM
Receipt number	705
Related form version	3

Your information

Name	Alyssa Alt
Address or neighborhood	3715 N Wolff St
ZIP code	80212
Email	alyssaalt@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	3719 N Wolff St
Case number	2024i-00070

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Neutral

Your comment:

I received a notice about the rezoning at 719 N Wolff St. My property is at 3715 N Wolff St, directly adjacent to this parcel. There are 5 properties, due to the orientation of the lots that, the homes face this parcel and proposed pool. They are small, entry level homes, and many are rentals.

My main concerns with this proposal include the following:

Curb Cuts. The current layout adds an additional curb cut to this residential street. Each additional curb cut/driveway adds additional pedestrian/bike and vehicle interactions that reduce the safety of the pedestrian space. The number of possible swimmers is not mentioned or the average staff of a swimmer, but it can be assumed a large volume of comings and goings each day through these driveways.

Sound. There is no indication of what the sound will be at the pool. How will the be mitigating the sound to the surrounding neighborhood?

Sight - Will there be a requirement for opaque fencing that will protect my property from looking directly into the pool and vice versa.

Equity. As this is a private pool, how is it providing an amenity for the public? Rather it seems to be creating a space for those that can afford it, not specifically for those in the neighborhood, that may increase the amount of vehicle traffic. I appreciate the proposal for bike parking spaces inside the pool area.

I realize this parcel is across the street from a commercial area and very near 38th Ave which is a Arterial Collector/Business-focused street and things will not remain the same forever. I encourage change and betterment of the neighborhood and Denver. I am brining opinions and concerns forward to better understand if they can be mitigated and overcome for this private outdoor space that will only be used by a small proportion of the neighborhood. There is a pool one mile away at the Scheifer Rec Center/Berkley, along with pools slightly farther away at, Ashland and Aztlan.

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

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: NW Denver Pool Project
Date: Monday, September 23, 2024 10:49:26 AM

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----- Forwarded message -----

From: Amber Kissack <ambernkissack@gmail.com>
Date: Wed, Sep 18, 2024 at 10:35 AM
Subject: NW Denver Pool Project
To: ilansalzberg@gmail.com <ilansalzberg@gmail.com>

To whom it may concern:

My name is Amber Kissack and I live at 2735 W 39th Ave and I've been a North Denver resident for nearly 20 years.

I am excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use.

Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Best of luck with the project - we'll be keeping our fingers crossed!

Amber

--

Ilan Salzberg
720-935-9500

To whom it may concern:

My name is Evan and Anne Kurtis . **I live in northwest Denver at**
 3219 Stuart Street , 8 **blocks from the proposed Highlands Pool Club on Wolff.**

We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely.

DocuSigned by:

Evan Kurtis

A Northwest Denver Neighbor

From: [Cassie Johnson](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: bjohnson@wcjre.com
Subject: [EXTERNAL] Zoning Support for Highlands Pool Club
Date: Thursday, September 19, 2024 10:39:23 AM

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To whom it may concern,

We are Cassie and Bill Johnson, and we live at 3046 Osceola Street, just a short walk from the proposed Highlands Pool Club on Wolff. We were excited to hear about this potential addition to our neighborhood, especially since we have three young boys. Living in a city can make it difficult for kids to enjoy everyday outdoor activities that are more readily available in rural or suburban areas.

We fully support the required zoning change from U-SU to OS-B. Over the years, we have seen significant development of apartment complexes and residential homes, and we believe it's time for some amenities to complement the residential growth. We believe the location is perfect, and the proposed project is a tasteful way to add more green space to the area.

We hope the city can recognize the potential of the development and the numerous benefits it will bring to the community.

Thank you for your time,

Cassie and Bill Johnson

From: [Cheresa Canning](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Rezoning for Highlands Pool Club
Date: Sunday, September 22, 2024 9:24:42 PM

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To whom it may concern:

Our names are Cheresa and Mike Canning. We have lived in northwest Denver at 2661 Meade St for the last 20 years and are a 10 minute bike ride to the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. We have been wanting this in our neighborhood for these 20 years and would love also for the opportunity for my teenage children to work for a business that is all about supporting local families.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

Cheresa Canning
720-810-7679
A Northwest Denver Neighbor

From: [Claire Yanta-O'Mahoney](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate; ilansalzberg@gmail.com](#)
Subject: [EXTERNAL] Pool
Date: Tuesday, September 17, 2024 12:08:19 PM

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To whom it may concern:

My name is Claire O'Mahoney. I live in northwest Denver at 2415 N Raleigh, near the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

A Northwest Denver Neighbor

Claire L. Yanta-O'Mahoney
The Clairity Collective
claire@theclairitycollective.com
618.920.3990

Sent from my iPhone

From: [Dana Bryson](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Letter in support of proposed rezoning re: Highlands Pool Club on Wolff
Date: Wednesday, September 18, 2024 7:23:24 AM

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Good Morning Mr. Clauson and associates:

My name is Dana Bryson. My family and I (3 generations, 4 households) live in northwest Denver at 3158 W. 45th Avenue and own/occupy (mother and niece) two properties within 4 blocks from the proposed Highlands Pool Club on Wolff. We are more than excited to support this proposal for a wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this and we are in strong support of this proposal.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. This specific site, proximate to community amenities such as Sprouts, related retail and the old Elich's site and close to public transportation make it an ideal location for families and community members to enjoy healthy, active and communal activities and recreate in a way that strengthens community fabric and relationships. I am in favor of a pool amenity that can offer more green space - something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are supportive.

I look forward to seeing this vision come to reality and hope the city can support this rezoning. Please feel free to reach out if you have questions.

Sincerely,

--
Dana Bryson
202-445-5323

From: [Dan Duffley](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: [Ilan Salzberg](#); [Jen Duffley](#)
Subject: [EXTERNAL] Highland Pool Club - Letter of support
Date: Wednesday, September 18, 2024 2:38:33 PM

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To whom it may concern:

My name is Daniel Duffley. I/we live in northwest Denver at 3409 W Hayward Pl, Denver, CO 80211. We are excited to support the proposed Highlands Pool Club on Wolff which will be a wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,
Daniel Duffley
A Northwest Denver Neighbor

From: [Daniel B Markofsky](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: [ilan Salzberg](#)
Subject: [EXTERNAL] I support the proposed Highlands Pool Club at 3719 Wolff St and the rezoning to OS-B
Date: Tuesday, September 17, 2024 2:48:47 PM

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Mr. Clauson:

I support the proposed Highlands Pool Club at 3719 Wolff St and the rezoning to OS-B needed to make this possible. Our neighborhood needs amenities like this.

I live in northwest Denver at 2056 Newton Street. We shop at the Sprouts by the proposed pool and I am a member of the nearby 24 Hour Fitness.

Notwithstanding existing U-SU-C1 zoning, many surrounding properties are not single unit. In addition the site is across the street from the Sprouts shopping center and just off the busy 38th Avenue.

Dividing the site into multiple single-family homes won't advance our community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special.

I look forward to seeing this vision come to reality and hope the city can support this rezoning.

Sincerely,

Thank you,

Daniel

Daniel B. Markofsky, Attorney at Law, LLC

2056 Newton Street

Denver, Colorado 80211

(303) 725-9393

Daniel@Markofsky.com

From: [Dennis Gonzalez](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool Club Support Letter
Date: Tuesday, September 17, 2024 9:43:22 AM

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To whom it may concern:

My name is Dennis Gonzalez. I live in northwest Denver at 4249 Stuart St Denver, CO 80212, about 8 blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely.

A Northwest Denver Neighbor

September 5, 2024

To Whom It May Concern:

I am writing as a concerned homeowner to express my strong opposition to the proposed zoning change that would allow for the construction of a swim club in our single-family home residential neighborhood. After carefully considering the implications, I believe that this development would significantly disrupt our community and negatively impact our quality of life.

1. Parking and Traffic Congestion:

According to the Denver Zoning Code for single-family residential areas (specifically the R-1 district), our neighborhood is designed to support residential use with a focus on maintaining a quiet, low-traffic environment. The addition of a swim club would significantly increase vehicle traffic and demand for parking, which our streets are not equipped to handle. This could lead to unsafe driving conditions and inconvenience for residents, who already face challenges with limited street parking.

2. Noise and Disruption:

The Denver Zoning Code aims to preserve the residential character of areas designated for single-family homes by limiting non-residential uses that might disrupt the tranquility of these neighborhoods. The operation of a swim club would introduce noise from pool activities, social gatherings, and potentially late-night events, which would disturb the peaceful environment that our community values and depends on.

3. Impact on Property Values:

The presence of a swim club in our R-1 zoned neighborhood could negatively affect property values. According to the zoning code, maintaining the residential character is crucial for preserving property values. Families attracted to the calm and quiet nature of our area might be deterred by the introduction of commercial-like establishments, potentially leading to a decrease in property values and altering the appeal of our neighborhood.

4. More Suitable Location for Commercial Development:

The Denver Zoning Code designates areas near major intersections and commercial corridors as appropriate for higher-density and commercial uses. Our neighborhood, close to a major intersection, would be better suited for such developments. Redirecting the swim club to this more appropriate area would better align with the city's planning objectives and reduce the negative impact on our residential streets.

5. Setting a Precedent:

Approving this zoning change could set a concerning precedent for future applications in our R-1 zoned neighborhood. Allowing a swim club could open the door for further commercial or semi-

commercial developments in areas designated for single-family use, leading to gradual erosion of the residential character and affecting all residents.

In conclusion, while I understand the importance of recreational facilities, I firmly believe that a swim club is incompatible with the single-family residential zoning of our neighborhood. I urge you to consider these points and reject the proposed zoning change to preserve the integrity and peaceful nature of our community.

Thank you for your attention to this matter. I am available for further discussion if needed and appreciate your consideration of my concerns.

A handwritten signature in black ink, appearing to read "Edee Anesi". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Edee Anesi

edee@cavalieredenver.com

303.818.9886

From: [Eileen Schwartz](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool Club
Date: Tuesday, September 17, 2024 3:45:41 PM

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Hi, my name is Eileen Schwartz and we live in NW Denver at 4236 King St and we live about a mile from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

A Northwest Denver Neighbor and excited family of four with two kids that LOVE to swim!

Sent from my iPhone

From: [Elisa Lipovsky](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highland Club Pool
Date: Tuesday, September 17, 2024 11:45:40 AM

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To whom it may concern:

My name is Elisa Lipovsky. I've lived in northwest Denver for 20 years, approximately 3 blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. Our neighborhood needs more open space and amenities like this. We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity to do something special and we are here for it. I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,
Elisa Lipovsky
A Northwest Denver Neighbor

From: [Elisabeth Bush](#)
To: ilansalzberg@gmail.com; [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: [Stan Bush](#)
Subject: [EXTERNAL] Support for Highlands Pool Club
Date: Monday, September 23, 2024 9:52:56 AM

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Good morning!

I live at 2841 Perry St, Denver, 80212, and was recently made aware of a proposed Highlands Pool Club that could potentially open at 3719 Wolff St. I wanted to let you know how much we would support this happening!

My husband (Stan Bush, cc'd) and I have lived in the Highlands since 2014, and we have always wished we'd had easier access to a pool for our 3 kids. We feel this location is ideal, and we would absolutely want to join this club if it were to open.

Please let me know if there is anything more we can do to help support this club and help move the project forward.

Thank you in advance for your time, and we look forward to hearing updates as they come!

All my best,
Elisabeth (Lisa) Bush
719-359-2267

From: [Ellen Nazarenus](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Supporting Highlands Pool Club on Wolff St
Date: Tuesday, September 17, 2024 11:50:39 AM

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To whom it may concern,

My name is Ellen Nazarenus. My husband, daughter and I live at 32nd and Perry St, near the proposed Highlands Pool Club. We are excited to support this much needed neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more amenities like this. With the ever-increasing Denver heat, access to a pool in the summer is an asset most families (especially those of us with young children) would greatly benefit from. Currently the Berkeley park pool is over-crowded due to outsized demand: I have gotten turned away from the pool due to it being at capacity every time I have tried to go.

We understand this development requires a zoning change, but believe this change is warranted. This change offers a unique opportunity to bring a great new amenity to our community.

I look forward to seeing this vision come to life and hope the city can support this rezoning.

Sincerely,
Ellen Nazarenus

From: [Emilie Bishop](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool Club Support
Date: Monday, September 23, 2024 9:26:15 PM

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Dear Mr. Clauson,

My name is Emilie Barnes and I live in northwest Denver at 3501 Newton street with my husband and son, just a few blocks from the proposed Highlands Pool Club on Wolff. We are very enthusiastic about supporting this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood is lacking a space like this, one that many other neighborhoods have and have years long waitlists to join. We would love to remain in the neighborhood a long time and give our son the same experiences at a local pool club that my husband and I had growing up in New England.

We understand this development requires a zoning change to OS-B from U-SU and we believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location for a pool club. Dividing this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more space for families and couples and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here to support it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,
Emilie Barnes

From: [Emily Dezen](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands pool club support
Date: Tuesday, September 17, 2024 11:41:07 AM

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Dear Mr. Clauson,

My name is Emily Dezen and I am excited to support the proposed Highlands Pool Club. I think it would be a wonderful addition to the neighborhood and I hope it is able to be rezoned to OS-B to make this possible. Our neighborhood needs more open space and amenities like this! This zoning change offers a unique opportunity to do something special for the Northwest Denver community!

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

I look forward to seeing this vision come to reality and I hope the city can support the rezoning.

Best,
Emily Dezen

Sent from my iPhone

From: [Evan Green](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Rezoning for highlands pool club
Date: Tuesday, September 17, 2024 11:10:54 AM

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To whom it may concern:

My name is Evan Green. My wife, Ellen Elliott, and I live in northwest Denver at 4536 Irving St about 1.5 miles from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

We look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

**Evan Green and Ellen Elliott
A Northwest Denver Neighbor**

From: [Gabriella Gallego](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool
Date: Tuesday, September 17, 2024 11:54:54 AM

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To whom it may concern: My name is Gabriella gallego and I live in northwest Denver at 4178 Osceola street near the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. Our neighborhood needs more open space and amenities like this. We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity to do something special and we are here for it. I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely, A Northwest Denver Neighbor

From: [Gabrielle Bonello](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate; ilansalzberg@gmail.com](#)
Subject: [EXTERNAL]
Date: Wednesday, September 18, 2024 5:12:49 PM

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Hi there,

My name is Gabrielle Bonello and I live in northwest Denver a few blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. Our neighborhood needs more open space and amenities like this. We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted.

Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it. I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely

Gabrielle

A Northwest Denver Neighbor

Gabrielle Bonello
484.798.5871

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Letter of Support for Highlands Pool Club
Date: Monday, September 23, 2024 10:50:30 AM

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On Sun, Sep 22, 2024 at 5:46 PM Gwin Howsam <gwinhowsam@gmail.com> wrote:

To whom it may concern: My name is Gwin Howsam and I live with my husband and two sons. We live in northwest Denver at 3238 Alcott St. As a Denver Native and 17yr resident of NW Denver I'm writing in my support of the proposed Highlands Pool Club at 3719 Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,
Gwin Howsam
A Northwest Denver Neighbor

--

Ilan Salzberg
720-935-9500

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Highlands Pool Club
Date: Monday, September 23, 2024 10:46:40 AM

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From: **Holly Murtaugh** <hollymurtaugh@gmail.com>
Date: Tue, Sep 17, 2024 at 11:42 AM
Subject: Highlands Pool Club
To: Ilan Salzberg <ilansalzberg@gmail.com>

To Whom It May Concern:

I am a neighbor at 3260 Quitman Street in the West Highlands neighborhood and have lived here for 18 years. I am in full support of the zoning change requested, to fulfill the mission of creating an outdoor neighborhood pool.

Ideally, the Scheitler Rec outdoor pool would be reimagined and increased in size and scope to fit the community's needs. Realistically, there are not enough city funds to make that happen. As the neighborhood's density has increased *significantly* in the past several years, having a walkable/bikeable pool option would be amazing to keep up with the influx of people. The Highlands Pool Club would meet that growing need. We currently drive 20 minutes to the LifeTime pool in Golden. We financially support another county because the outdoor pool is big enough for the number of people. And we are not alone. Many people in our neighborhood drive outside Denver County to find an outdoor pool that has enough space and amenities to meet the growing population's needs. We don't need more homes and more density, we need more amenities that keep the funds and jobs in the community.

Thank you,
Holly Murtaugh

--

Ilan Salzberg
720-935-9500

From: [Jenna Gollands Tinkess](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate; ilansalzberg@gmail.com](#)
Subject: [EXTERNAL] Highlands pool club support
Date: Tuesday, September 17, 2024 11:17:15 AM

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To whom it may concern:

My name is Jenna tinkess. I live in northwest Denver at a few blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. Our neighborhood needs more open space and amenities like this. We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted.

Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it. I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

A Northwest Denver Neighbor

Jenna (Gollands) Tinkess
jennagollands@gmail.com | 562.310.4777
Connect with me on [LinkedIn](#)

From: [Jennifer White](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Rezoning support
Date: Monday, September 23, 2024 10:50:06 AM

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To whom it may concern:

My name is Jennifer White. I live in northwest Denver at 3545 Perry St., blocks from the proposed Highlands Pool Club on Wolff.

We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

**Jen White
A Northwest Denver Neighbor**

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Highlands Swim Club letter
Date: Monday, September 23, 2024 12:29:33 PM

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From: **Jon Hartman** <jon@iheartwunderwerkz.com>
Date: Mon, Sep 23, 2024 at 12:12 PM
Subject: Highlands Swim Club letter
To: Ilan Salzberg <ilansalzberg@gmail.com>

To whom it may concern:

My name is Jon Hartman. I live in northwest Denver at 4910 W Hayward, 5 blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

I happen to live, work and own a business and building in the area and our neighborhood needs more open space and amenities like this. This is a vibrant and engaged community and bringing an aquatic element to the community helps make a great Denver neighborhood even better.

This development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

Jon Hartman

A Northwest Denver Neighbor

--

W U N D E R W E R K Z

p. [303.594.4990](tel:303.594.4990)

a. [2839 W 44th](#)

ig. [@wunder_werkz](#)

w. iheartwunderwerkz.com/

--

Ilan Salzberg
720-935-9500

From: [Joy Koziol](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: ilansalzberg@gmail.com
Subject: [EXTERNAL] Zoning Change Request
Date: Friday, September 20, 2024 6:53:14 AM

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To whom it may concern:

My name is Joy Koziol and I own my home at 4636 Bryant Street, close to the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well-served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

Joy Koziol

--

j o y k o z i o l

(773) 490-0176

From: [Kanika Mathur](#)
To: ilansalzberg@gmail.com; [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool Club
Date: Thursday, September 19, 2024 8:52:00 PM

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Hello!

My family and I live in the West Highlands/Sloan's Lake neighborhood and are writing in support of a pool in the West Highlands! Not only would it be a wonderful resource for our children, but it would also facilitate community engagement and relationships.

We hope to join future meetings to lend our support.

Best,
Kanika Mathur

From: [Kate Moran](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: ilansalzburg@gmail.com
Subject: [EXTERNAL] Zoning change - pool club
Date: Wednesday, September 18, 2024 10:03:18 AM

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Good morning

My name is Kate Moran. I live in northwest Denver at 41st and Meade, a quick walk from the proposed Highlands Pool Club on Wolff. I am quite excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. Our neighborhood needs more open space and amenities like this. I understand this development requires a zoning change to OS-B from U-SU. I believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity to do something special and we are here for it. I look forward to seeing this vision come to reality and hope the city can support this smart rezoning. As a homeowner, I want our neighborhood to continue to develop and support those of us who live here.

Sincerely,
Kate Moran

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Highlands Pool Club letter of support
Date: Monday, September 23, 2024 10:48:51 AM

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From: Katherine Corwin <katherinercorwin@gmail.com>
Date: Tue, Sep 17, 2024 at 3:36 PM
Subject: Highlands Pool Club letter of support
To: <ilansalzberg@gmail.com>

To whom it may concern:

My name is Katherine Corwin. My husband and I live in northwest Denver at 1497 west 44 Avenue, a 9 minute drive from the Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this, especially given the summer heat.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

A Northwest Denver Neighbor

--
Katherine Corwin
katherinercorwin@gmail.com
917-353-4060

--

Ilan Salzberg
720-935-9500

From: [kellie teter](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Swimming pool near my home
Date: Wednesday, September 18, 2024 9:58:17 PM

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I would like to submit my objections to the plan to build a swimming pool or I guess it is a swimming club, A few blocks from where I live. We have a swimming pool at Berkeley recreation area. We do not need and do not want a private pool club.

3719 North Wolf Street has apparently been bought by some developers and while I would not like to see some more unaffordable homes there, I would be even less happy to see a private swimming club. There is a lot of land there. And many useful things for many people could be developed in that space.

The History of private swimming pools is atrocious. We need public pools for all people to use and we need to support the public pools that we have and stop making private golf and swimming areas which are usually the source of a great deal of discrimination and outright racism.

I do not know how I further pursue my opposition to this swimming pool club, but if you could assist me in participating and exercising my community voice I would appreciate it..

Kellie Teter
303 868 6722

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Highlands Pool Club
Date: Monday, September 23, 2024 10:47:56 AM

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From: Kelly Daigle <kdaigle2@gmail.com>
Date: Tue, Sep 17, 2024 at 12:35 PM
Subject: Highlands Pool Club
To: ilansalzberg@gmail.com <ilansalzberg@gmail.com>

Hi-

I am unable to make the Thursday meeting but we are very supportive of this pool. Please see our letter below, with a few additions. Thanks!

Kelly

To whom it may concern:

My name is Kelly Daigle. We live at 35th and Chase street, less than a mile from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this to support the mental health of our kids and parents. Just this year, the U.S. Surgeon General issued an Advisory on the Mental Health and Well Being of Parents, stating that, "Over the past decade, parents have been consistently more likely to report experiencing high levels of stress compared to other adults. In 2023, 33% of parents reported high levels of stress in the past month compared to 20% of other adults" (Murthy 2024). A study published in the Journal of Epidemiology & Community Health, found that community pools are an important amenity, linked to health and wellbeing (Thomson et al 2003). And more specifically, community pools provide for social contact that is directly linked to reports of relief of stress and isolation, and an improvement in mental health (Thomson et al 2003). More so now than ever, this community needs additional resources, like this pool, to support our mental wellbeing.

We understand this development requires a zoning change to OS-B from U-SU. We

believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

Kelly Daigle

Murthy, V. (2024, August 28). Parents Under Pressure: The U.S. Surgeon General's Advisory on the Mental Health & Well-Being of Parents. United States. Public Health Service. Office of the Surgeon General

Thomson H, Kearns A, Petticrew M Assessing the health impact of local amenities: a qualitative study of contrasting experiences of local swimming pool and leisure provision in two areas of Glasgow *Journal of Epidemiology & Community Health* 2003;**57**:663-667.

--

Ilan Salzberg
720-935-9500

From: [Kevin Stroud](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Pool Support
Date: Tuesday, September 17, 2024 2:24:01 PM

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To Whom It May Concern:

My name is Kevin Stroud, and I live in northwest Denver at 4630 W 35th Ave, just a few blocks from the proposed Highlands Pool Club on Wolff Street. I'm writing to voice my support for this project and the rezoning to OS-B that will help make it a reality.

Our neighborhood could really benefit from more open space and community amenities like this pool. The proposed zoning change from U-SU to OS-B makes sense for this site. While we have plenty of single-family homes already, this space would be better utilized for something that serves the whole community, like a pool with green space. It's in high demand and would add a lot to the neighborhood.

This is a great opportunity to bring something special to our area, and I hope the city will support it.

Sincerely,
Kevin Stroud

From: [Lauren Golden](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool Club
Date: Wednesday, September 18, 2024 5:30:11 PM

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To whom it may concern:

My name is Lauren Golden. My family and I live in northwest Denver at 4170 Perry St. We are excited to support the Highlands Pool Club and the rezoning to OS-B needed to make it possible.

Our neighborhood needs more open space and amenities like this. We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,
Lauren

--

Lauren L. Golden, Ph.D.

From: [leigh gauger](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: [Ilan Salzberg](#)
Subject: [EXTERNAL] Highlands Pool Club
Date: Tuesday, September 17, 2024 12:09:30 PM

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To whom it may concern:

Our names are Leigh and Chad Gauger. We live in northwest Denver at 4420 W. 32nd Ave., 8 blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are excited for this improvement and what it can bring to our neighborhood!

We look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,
Leigh and Chad Gauger
Northwest Denver Neighbors

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Highlands Pool Letter
Date: Monday, September 23, 2024 10:47:17 AM

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From: Lisa Bennett <lkbwin@yahoo.com>
Date: Tue, Sep 17, 2024 at 12:06 PM
Subject: Highlands Pool Letter
To: ilansalzberg@gmail.com <ilansalzberg@gmail.com>

To whom it may concern:

My name is Lisa Bennett. My family and I live in northwest Denver at 4500 Perry St, one mile from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this. My family and I currently belong to Applewood Knolls pool in Wheat Ridge which is a 15-minute drive from our house. We would much rather support and attend a pool in our neighborhood to which we could walk or bike.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,
Lisa Bennett

A Northwest Denver Neighbor

--

Ilan Salzberg
720-935-9500

From: [Lori Conway](#)
To: ilansalzberg@gmail.com; [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool! - Please!!
Date: Tuesday, September 17, 2024 2:07:06 PM

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Hello,

My name is Lori Conway, and I reside in northwest Denver at 1541 Vrain Street, which is close to the proposed Highlands Pool Club on Wolff. I am enthusiastic about supporting this valuable neighborhood asset and the necessary rezoning to OS-B to make it a reality.

Our community is in need amenities like this, as we currently have a lack of pool facilities.

We recognize that this development requires a zoning change from U-SU to OS-B, and we believe this change is justified. Our neighborhood is already well-supplied with single-family homes, and this site is perfectly suited for a pool, which would provide much-needed green space and a highly sought-after amenity.

This zoning change presents a unique chance to create something special, and we are fully in favor of it.

I am eager to see this vision come to life and hope the city will support this sensible rezoning.

A Northwest Denver Neighbor

Many thanks,

Lori

Lori Conway

Administrative Director

Williams Weese Pepple & Ferguson

720-744-4786

lconway@williamsweese.com

Williams Weese
 Pepple & Ferguson

From: [Marty Wisott](#)
To: [District 1 Comments](#); [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: [Barbara Wisott](#)
Subject: [EXTERNAL] Proposed zoning change at 3719 Wolff St. - STRONG OBJECTION TO THIS CHANGE
Date: Monday, September 23, 2024 5:34:15 PM

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Dear Councilman Sandavol and Mr. Clauson,

I am writing to voice our strong opposition and grave concerns regarding the proposed zoning change at **3719 Wolff St.**

My wife, Barbara, and I have lived in our home at **3690 Wolff St.** since March of 2007, or over 15 years. We are proud and committed residents of this NW Denver Highlands Community. Living here provides the quiet of a residential neighborhood with ready access to business on the main streets such as Tennyson. According to Google Maps the proposed site is 262 feet from our home. We are among those who will be directly, negatively impacted by this proposed change. We believe the proposed business will have a clear, negative impact on the quiet enjoyment (and value) of our home.

My wife has spoken with the developer and so we are familiar with his nascent business plan. It is our understanding that the pool will have 100s of members at a price of \$25,000 to \$40,000, plus the potential for a hefty annual fee to some members. This luxury pool is being characterized as a community asset, encouraging the preservation of open space: "Adding a pool use increases open space and outdoor community recreation area. The rezoning promotes the stated goals of both the Denver Comprehensive Plan and Blueprint Denver of encouraging the preservation and creation of Open Space."

Make no mistake, this is not a community asset available to the residents of this NW Denver community. What this will be is a luxury asset only available to people with significant means. My wife and I question how many people in our neighborhood would be able to afford this pool. Certainly not us. As such, it is reasonable to assume that this luxury business will need to draw from a larger area than NW Highlands. Thus, this luxury pool would provide a benefit to people often from areas well outside of the NW Highlands to broader Denver and, given our proximity to Jefferson County, many who would enjoy this luxury pool won't even be residents of Denver. Let's be honest here. A luxury pool will not preserve open space. There is a relatively small amount of land for a pool and clubhouse and parking spaces, etc. Much of the land would be converted to business assets (concrete, buildings, asphalt, etc.), those things needed to operate a luxury pool. Open space connotes enjoyment by the public at large. Make no mistake this pool will do nothing of the sort.

We strongly object to the proposed zoning change. This neighborhood has no use for a luxury pool that only the rich can enjoy. Clearly this will impact our quality of life and it seems reasonable to assume the value of our home is likely to decrease significantly. The Zoning of Open space is meant to provide more nature, less noise to the broader community. This proposed luxury pool does nothing of the sort.

Sincerely,
Marty & Barb Wisott

To whom it may concern:

My name is Matt Robertson. I live in northwest Denver at 3285 Raleigh St, a few minutes' bike ride from the proposed Highlands Pool Club on Wolff, with my wife and two children. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

I grew up in Alabama spending my summers at a neighborhood pool, swimming with friends for fun and at swim meets against other neighborhood pools. My first job was as a lifeguard. The sense of community was very strong at the pool. It's a part of my life that I value highly and would others to experience.

Our neighborhood needs more open space and amenities like this. We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it. I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

/s/ Paul M Robertson

A Northwest Denver Neighbor

From: [Melanie Chenot](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate; District 1 Comments](#)
Subject: [EXTERNAL] Opposition to Zoning Change for 3719 N Wolff St
Date: Saturday, September 14, 2024 10:18:09 AM

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I am writing to voice my opposition to the rezoning application for 3719 N Wolff St. The idea to allow a private, members-only swimming pool in this area is completely ridiculous. It is even more egregious that this rezoning is being disguised as "open space." Please do not allow this rezoning to move forward. It will negatively impact the quality of life for those in the neighborhood due to increased traffic and noise. Property values in the area will also be negatively impacted due to the proximity to the swim club. It does nothing to enhance or help those in the neighborhood, as it will be a private swim club. Why does the area need a private swim club? The City and County of Denver reduced the hours for its recreation centers, blocking its citizens of accessible recreation opportunities, yet we are being asked to accept a private swim club that is not accessible and that negatively impacts the neighborhood?

I live several blocks away from the impacted area and see this as a very negative addition to the area.

Thank you for your consideration,
Melanie Chenot

9/16/2024

To whom it may concern:

My name is Mike Berkstresser. I live in northwest Denver at 4566 Quitman St which is nearby the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

Michael Berkstresser

From: [Nora Morgenstern](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Zoning change request
Date: Saturday, September 14, 2024 2:06:33 PM

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I am a West Highlands resident. I understand there's a request for a zoning change from "residential" to "open space" that would allow a swimming pool near Wolff & 37th (3719 Wolff).

Our neighborhood is quiet, and we like it that way!

We do not need noise, traffic, etc that a swimming pool (private? Commercial? Not clear to me) likely would cause. It's busy enough here.

There are over 25 dwellings with likely over 50 residents within a 200 foot radius extending to both Wolff and the immediate street behind on Yates who might be negatively affected.

I do not support the requested zoning change.

Nora Morgenstern
303-886-4348

From: [Richard Rosen](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Comments For Application 20241-00070 3719 Wolff St
Date: Thursday, June 13, 2024 8:30:44 AM

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I am opposed to the subject rezoning application to allow a commercial swim club for these reasons:

- This area is currently zoned **Urban Single Unit (U-SU-C1)** and as such is a quiet area. I am concerned about the prospect of yet another encroachment of commercial development within our neighborhood as it continues to set precedents which makes it easier for other developments to also change the nature of our area.
- Although I do not yet know of the details of this plan it is not hard to imagine that a swim club will greatly increase the noise in the immediate vicinity especially if young children are involved. The new zoning designation is proposed as **Open Space B, OS-B**.
- We have invested life savings to build a home here in West Highlands and done so confidently given what we thought were zoning ordinances which not only protect our property value investment but assume also it helps maintain city tax revenue. Commercial development adjacent to our property threatens our value.

Thank you
Richard Rosen, Property Owner at
3744 Yates St Denver 80212
832-523-0763

From: [Richard Rosen](#)
To: [Sandoval, Amanda P. - CC President Denver City Council](#)
Cc: [Clauson, Fritz - CPD CE0371 City Planner Associate](#); [Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor](#); [Edee Anesi](#); [Horn, Melissa A. - CC YA2245 City Council Aide](#); [Volpe, Gina J. - CC YA2246 City Council Aide Senior](#); president@westhighlandneighborhood.org; LUP@westhighlandneighborhood.org
Subject: Re: [EXTERNAL] Rezoning Application 3719 Wolff?
Date: Sunday, June 16, 2024 9:36:03 AM

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Fritz, Amanda, et al.

Just want to ensure these comments enter the record and emphasize, again, the harm to the community and myself and neighbors such a rezoning would inflict:

- Harm to quality of life: excess noise from music and people at all hours of operation emanating beyond property boundaries in this otherwise quiet neighborhood would make it difficult to enjoy outdoor activities on our respective properties. It would be annoying and discouraging to sit outside on patios for meals or entertaining friends with the likely constant source of noise
- Harm to property values: such noise or extraneous activity would be a detriment to prospective buyers and hence encouragement to lower selling prices. This, in turn, would have a ripple effect to other adjoining neighborhood properties which would further erode values and upkeep of surrounding homes. Lower property values would also mean loss of property tax revenue for Denver.
- Harm to zoning enforcement: a development within a neighborhood (not on the boundaries) would set a precedent, encouraging other commercial development. If rigorous enforcement of residential zoning is not pursued it would be harder to enforce further encroachments. In other words if an exception is made here, zoning enforcement becomes arbitrary and unenforceable.
- Lost opportunity to help mitigate affordable housing availability: Similar to adjoining properties that exist on Wolff, this lot on 3719 is large enough to accommodate multiple units.

Thank you for listening and considering these adverse impacts

Sincerely
Richard Rosen
3744 Yates St
832-523-0763

On Thu, Jun 13, 2024 at 10:45 PM Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org> wrote:

Thank you very much, Fritz for providing such thorough information.

Richard - as your local Land Use Commissioner I am required to sit [quasijudicial](#) on all rezonings and this is why I have connected you to Community Planning and Development. Thank you for working through the agency to ensure your comments are documented.

Respectfully,

Councilwoman Amanda P. Sandoval
Council District 1, Northwest Denver
(720) 337-7701

On Jun 13, 2024, at 15:09, Richard Rosen <richardlawrencerosen@gmail.com> wrote:

Thank you for your response. I appreciate the information. I have forwarded some comments already through the website but will send them again to you at a later time.

Sincerely
Richard

On Thu, Jun 13, 2024, 12:26 PM Clauson, Fritz - CPD CE0371 City Planner Associate
<Fritz.Clauson@denvergov.org> wrote:

Thanks Council Member Sandoval and Hi Richard,

I am happy to help with these questions as I am the case manger for this rezoning application.

The current status is that the application is out on Referral Agency Review, where we ask other City departments for comment as well as review the application as a staff, and this period will close on June 27th.

Depending on what we get from the review, we may ask for changes in the application or begin the hearing process by scheduling the application for Planning Board. Notifications for the Planning Board hearing would be sent out two weeks ahead of the hearing in a similar matter to the last notice (for receipt of application), as well as a posted sign on the property. Once Planning Board holds the hearing and makes their recommendation, the application moves through the council process, culminating in a public hearing that is yet to be scheduled but will have a 21-day notice.

Planning staff, Planning Board members, and City Council members all look at the same review criteria during the process:

1. Consistency with Adopted Plans (is the proposed rezoning consistent with what our plans recommend)
2. Uniformity of District Regulations (Would the proposed rezoning result in consistent regulations for each property with the same zoning designation citywide?)
3. Further Public Health, Safety and Welfare (Does the rezoning further public health, safety and welfare?)
4. Justifying Circumstances (Are there circumstances that justify the rezoning?, e.g. conditions in the area have changed, or a newly-adopted plan changed the guidance on the property)
5. Consistency with Neighborhood Context, Zone District Purpose and Intent (is the proposed rezoning consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district in the Denver Zoning Code)

For more information on the rezoning criteria and overall process, please see our website:
<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Plan-Review-Permits-and-Inspections/Zoning-Permits/Rezoning-Process>

I am attaching the complete rezoning application for your reference, and any additional dates and documents will be posted on the rezoning webpage as they become available:

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Map-Amendments/3719-N-Wolff-Street>

Please let me know if you have any questions or want to provide a written comment that will be included in the application packets that get sent to Planning Board and City Council.

Thanks again and take care,



Fritz Clauson, AICP | Associate City Planner
Community Planning and Development | City and County of
Denver
[Pronouns](#) | He/Him/His
phone: (720) 865-2514

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From: Richard Rosen <richardlawrencerosen@gmail.com>
Sent: Thursday, June 13, 2024 11:50 AM
To: Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>
Cc: Clauson, Fritz - CPD CE0371 City Planner Associate <Fritz.Clauson@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>; Edee Anesi <Edee@cavalieredenver.com>
Subject: Re: [EXTERNAL] Rezoning Application 3719 Wolff?

Amanda, thank you. I was able to find the application and at this point would just like to know what the status is. The notice the city sent said under review but online it says accepted but don't know what accepted means? Does it mean the next step is a hearing or still under review? I would also like to know the criteria for approval is? I just can't imagine allowing a commercial development within a quiet residential area. Especially a property like this when the city is desperate for more housing and this lot large enough for many multiple units just like it's neighbors to either side or around back on Yates.

On Thu, Jun 13, 2024, 11:22 AM Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org> wrote:

Hello Fritz,

Can you please see the below email and PLEASE respond?

Councilwoman Sandoval

District 1 – Denver City Council

From: Richard Rosen <richardlawrencerosen@gmail.com>
Sent: Thursday, June 13, 2024 7:28 AM
To: Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Edee Anesi <Edee@cavalieredenver.com>; Clauson, Fritz - CPD CE0371 City Planner Associate <Fritz.Clauson@denvergov.org>
Subject: Fwd: [EXTERNAL] Rezoning Application 3719 Wolff?

Hello, have not received a response from City Planning and would like to know the details of the proposed development in order to help decide whether to oppose this at the future hearing. Is this something your office can assist with?

I have cc'd my neighbor whose property is also behind the proposed development

Thank you

Richard Rosen

3744 Yates St, Denver, CO 80212

80212

----- Forwarded message -----

From: Richard Rosen <richardlawrencerosen@gmail.com>
Date: Tue, Jun 11, 2024, 2:42 PM
Subject: Fwd: [EXTERNAL] Rezoning Application 3719 Wolff?
To: <Fritz.Clauson@denvergov.org>

Hi, Council person Sandoval suggested I contact you directly regarding the proposed swim club on Wolff. Just want to emphasize that this is a quiet neighborhood and will not tolerate incessant noise coming from screaming kids from morning to night. We are in the process of considering legal action and would appreciate any support the city can provide to head this off.

On behalf of a growing number of concerned residents

Respectfully

Richard Rosen

3744 Yates

Directly behind 3719 Wolff.

----- Forwarded message -----

From: **Richard Rosen** <richardlawrencerosen@gmail.com>

Date: Tue, Jun 11, 2024, 2:30 PM

Subject: Re: [EXTERNAL] Rezoning Application 3719 Wolff?

To: Sandoval, Amanda P. - CC Member District 1 Denver City Council
<Amanda.Sandoval@denvergov.org>

Thank you and appreciate the help and assume you know that our major concern, among others, with a swim club is the incessant noise from opening to close all-day long from screaming kids. And given this is a quiet residential area can't see any way to make this work and horrified at the possibility that city planning would allow such an obnoxious development. We've already notified a few of the neighbors and the WHNA and sure to follow will be more concerns expressed by others. As we are currently considering legal council would also appreciate lawyers you might know of capable of assisting us?

Thank you again.

Richard

On Tue, Jun 11, 2024, 1:34 PM Sandoval, Amanda P. - CC Member District 1 Denver City Council
<Amanda.Sandoval@denvergov.org> wrote:

Hello Richard,

My staff will connect you with the Community Planning and Development planner who can help provide more information as the owner works with that department on rezoinngs and you can make sure to provide input that way.

Respectfully,

Councilwoman Amanda P. Sandoval
Council District 1, Northwest Denver

(720) 337-7701

On Jun 11, 2024, at 15:27, Richard Rosen <richardlawrencerosen@gmail.com>
wrote:

So I suppose I'll have to hire a lawyer to oppose the zoning change and will not receive any support from city council to maintain the current neighborhood character?

On Tue, Jun 11, 2024, 9:44 AM District 1 Comments <District1@denvergov.org>
wrote:

Good morning, Richard,

Thank you for reaching out with your question. This rezoning is being sought to accommodate an outdoor pool for a private swim club. That said, the uses allowed in the OS-B Zone District can be found in Section 11.3.7 of the Denver Zoning Code. I have added that information below for your convenience:

I hope that is helpful. Please let me know if you have additional questions.

Melissa

[Melissa Horn | Council Aide](#)

[Office of Councilwoman Amanda P. Sandoval](#)
[Council District 1, NW Denver](#)

[\(720\) 337-7704 | 1810 Platte St. Denver](#)

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From: Richard Rosen <richardlawrencerosen@gmail.com>

Sent: Tuesday, June 11, 2024 6:18 AM

To: District 1 Comments <District1@denvergov.org>

Subject: [EXTERNAL] Rezoning Application 3719 Wolff?

[Do you have any information regarding proposed application 20241-00070? Note from city only states proposed change from U-SU-C1 Urban Single Unit to Open Space OS-B. And what development would be allowed with this change? Thank you Richard](#)

[Do you have any information regarding proposed application 20241-00070? Note from city only states proposed change from U-SU-C1 Urban Single Unit to Open Space OS-B. And what development would be allowed with this change?](#)

[Thank you](#)

[Richard Rosen](#)

[3744 Yates](#)

[80212](#)

[<image001.png>](#)

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[<image005.png>](#)

[<image001.png>](#)



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From: [Richard Rosen](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: Re: [EXTERNAL] Developer No Show! 3719! Wolff
Date: Wednesday, September 18, 2024 9:18:37 AM

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Hi Fritz, please add the following comment:

After talking with many residents not close to this project I have learned that given the choice between empathy and self interest 9 out 10 gen'ers will choose self interest. I hope the city chooses empathy

Thank you
Richard

On Tue, Sep 17, 2024, 5:45 PM Clauson, Fritz - CPD CE0371 City Planner Associate <Fritz.Clauson@denvergov.org> wrote:

Hi Richard,

Thank you for the comment, I'm sorry to hear the applicant did not attend but I look forward to the Neighborhood Association's comments on the application, if they want to provide any.

To your question, there is not a procedural requirement that a rezoning applicant meet with any particular group or person, although outreach to Registered Neighborhood Organizations and neighbors in general is highly encouraged.

Thanks again and take care,



Fritz Clauson, AICP | Associate City Planner
Community Planning and Development | City and County of
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phone: (720) 865-2514

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From: Richard Rosen <richardlawrencerosen@gmail.com>
Sent: Saturday, September 14, 2024 10:21 AM
To: Clauson, Fritz - CPD CE0371 City Planner Associate <Fritz.Clauson@denvergov.org>
Cc: District 1 Comments <District1@denvergov.org>
Subject: [EXTERNAL] Developer No Show! 3719! Wolff

In case no one has informed you that the developer did not show, despite being invited, at the recent WHNA association meeting held on September 3rd where he was supposed to engage the community at large.

This I thought was a requirement for consideration of his project by the City and don't understand how the City can go forward with the Planning Board meeting without this being done?

Thank you

Richard

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Pool Club Rezoning Request
Date: Monday, September 23, 2024 10:49:09 AM

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From: **smcohoe** <samanthacohoe@gmail.com>
Date: Tue, Sep 17, 2024 at 3:48 PM
Subject: Pool Club Rezoning Request
To: <ilansalzberg@gmail.com>

To whom it may concern:

My name is ABC. I/we live in northwest Denver at XYZ address and/or # blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely.

Samantha Coho
A Northwest Denver Neighbor

--

Ilan Salzberg
720-935-9500

From: [Sara Lewandowski](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Cc: [Ilan Salzberg](#)
Subject: [EXTERNAL] Zoning change for pool opportunity on Wolff St. in NW Denver
Date: Tuesday, September 17, 2024 10:28:14 AM

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Dear Mr. Clauson,

My name is Sara Lewandowski and I live in northwest Denver at 4972 Stuart St, in the neighborhood of the proposed Highlands Pool Club on Wolff St. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this. My family drives to Lakewood many times in the summer to access a public swimming pool and while we do use the Denver Parks and Rec pool at Scheitler/Berkeley Lake a few times a summer, the facilities we find in JeffCo are a nicer place to spend our summers with our kids.

We understand this development opportunity on Wolff St. requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Dividing this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to facilitate this and I know there will be a ton of interest from a big group of families in our community and neighborhood.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely, Sara Lewandowski

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Thank you & Survey Link from the Highlands Pool Club
Date: Monday, September 23, 2024 10:52:06 AM

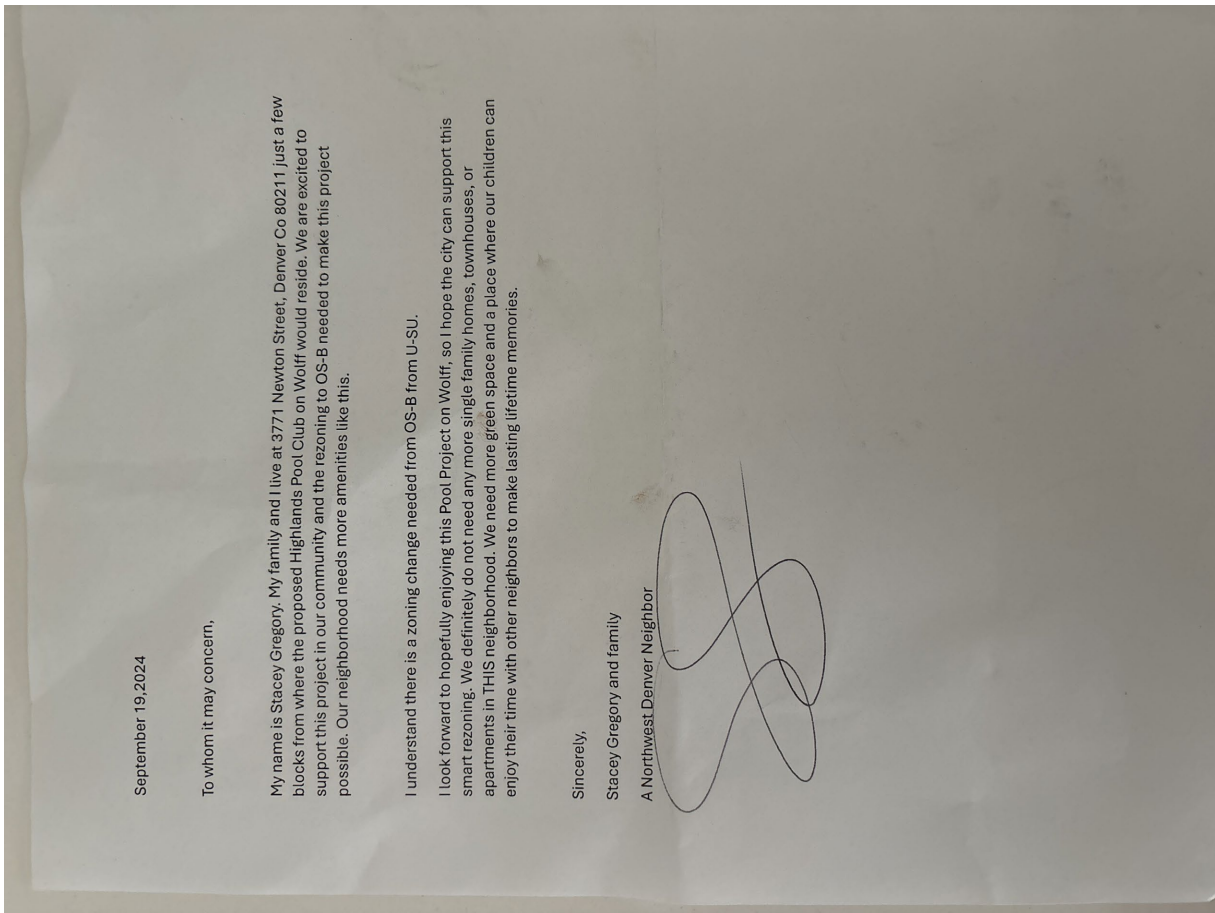
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From: Stacey Gregory <staceyhgregory@gmail.com>
Date: Sat, Sep 21, 2024 at 1:50 PM
Subject: Re: Thank you & Survey Link from the Highlands Pool Club
To: Ilan Salzberg <ilansalzberg@gmail.com>



--

Ilan Salzberg
720-935-9500

From: [Stan Bush](#)
To: [Elisabeth Bush](#)
Cc: ilansalzberg@gmail.com; [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Re: Support for Highlands Pool Club
Date: Monday, September 23, 2024 10:06:49 AM

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I'm Lisa's aforementioned husband and I completely agree.

I am originally from this neighborhood. My parents owned the home at 4300 Wolff St. from 1979-1989. My mom had to drive us all the way to Englewood as kids to get in a safe pool environment.

We want this very much and fully support all efforts to make this a reality.

-Stan Bush
2841 Perry St
(720) 448-6953

Sent from my iPhone

On Sep 23, 2024, at 9:52 AM, Elisabeth Bush <elisabeth.m.bush@gmail.com> wrote:

Good morning!

I live at 2841 Perry St, Denver, 80212, and was recently made aware of a proposed Highlands Pool Club that could potentially open at 3719 Wolff St. I wanted to let you know how much we would support this happening!

My husband (Stan Bush, cc'd) and I have lived in the Highlands since 2014, and we have always wished we'd had easier access to a pool for our 3 kids. We feel this location is ideal, and we would absolutely want to join this club if it were to open.

Please let me know if there is anything more we can do to help support this club and help move the project forward.

Thank you in advance for your time, and we look forward to hearing updates as they come!

All my best,
Elisabeth (Lisa) Bush

719-359-2267

Dear Fritz Clauson,

My name is Tanna Wheeler. I live in Northwest Denver at 4517 Quitman Street. I am about 10 blocks away from the proposed Highlands Pool Cub on Wolff Street.

I am more than excited to support this wonderful neighborhood opportunity and I truly believe it will be an asset to this community. I am in hopes that the city accepts the rezoning plan necessary to make this possible.

We understand this development requires a zoning change to OS-B from U-SU. I believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area. This zoning change offers a unique opportunity for this community and we are ready for it!

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

Tanna Wheeler

A Northwest Denver Neighbor

From: [Ilan Salzberg](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Fwd: Rezoning of Highlands pool club
Date: Monday, September 23, 2024 10:48:34 AM

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From: **Teresa Tiao** <teresa.tiao@yahoo.com>
Date: Tue, Sep 17, 2024 at 1:32 PM
Subject: Rezoning of Highlands pool club
To: <ilansalzberg@gmail.com>

To whom it may concern:

My name is Teresa Tiao. We live in northwest Denver are about 15 blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

A Northwest Denver Neighbor
Teresa Tiao

--

Ilan Salzberg
720-935-9500

Tim & Sarah Reinen
4630 W 37th Ave
Denver, CO 80212
tim@reinenconsulting.com

September 17, 2024

Ilan Salzberg
3719 Wolf Street
Denver, CO 80212
ilansalzberg@gmail.com

Dear Ilan,

We are writing to express our strong support for the proposed community pool at 3719 Wolf Street. As homeowners in the Highland Garden community, just 1/4 mile from the site, we value the inclusive and diverse nature of our neighborhood. A pool would be an exciting addition to the existing amenities within a three-block radius, including a theatre, grocery store, coffee shops, independent shops, and parks.

A welcoming community pool would be a fantastic asset, offering a space for residents of all ages and backgrounds to gather and enjoy. It would further strengthen the sense of unity in our neighborhood, creating a place for recreation and relaxation that everyone can appreciate.

We fully support this proposal and look forward to the inclusive design that ensures the facility serves the entire community. This project has the potential to greatly enhance the quality of life for local residents, and we hope to see it move forward.

Thank you for your consideration.

Sincerely,
Tim & Sarah Reinen
4630 W 37th Ave
Denver, CO 80212

STOKES & WOLF, P.C.

ATTORNEY AT LAW

James R. Wolf - JimWolf@coloradocollectionlawyer.com

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*Allen W. Stokes, Jr. (retired)

*James R. Wolf, licensed in CO

September 19, 2024

To whom it may concern:

My name is James R. Wolf. I live in northwest Denver at 4627 W. 34th Ave. Denver, CO 80212, less than a block East and three (3) blocks South from the proposed Highlands Pool Club on Wolff, where my family and I have lived for the past twenty four (24) years. This proposed project is literally around the corner and down the street from my home. Additionally I'm a Northwest Denver native. As a long time resident of this great Highland West neighbourhood, and a small business owner, I fully support this wonderful neighbourhood asset and the rezoning to OS-B needed to make this possible.

Having raised both my daughters in this neighbourhood, and supporting the North Denver Public schools, sending our children to Brown Elementary, Skinner Middle School and North High School, I can not under emphasize the need for more open space and amenities like this for North Denver families.

I understand this development requires a zoning change to OS-B from U-SU. I believe this change is well warranted. Our neighbourhood is well served with single-family homes and this site is an ideal location to offer a pool use that would benefit the entire community. Chopping this site into additional multiple single-family homes does not advance our residential community the way the proposed pool amenity and open space would. This has been in high demand in greater Highland neighbourhood for generations and as a result many of us have had to travel to bordering neighbourhoods like Applewood to take advantage of similar pools, which takes away from the great community building that has build over the past 30 years in the Highlands.

This zoning change offers a unique opportunity to do something special and I fully support it. I look forward to seeing this vision come to reality and hope the city can support such a well throughout and community improving rezoning.

Very truly yours,
Stokes & Wolf, P.C.

James R. Wolf
Attorney at Law

From: [Skylar White](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] 3719 Wolff Rezoning Concerns
Date: Monday, September 30, 2024 4:34:38 PM

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This is clearly a residential zone. I've seen these developers compare this project to Applewood Knolls, which I believe is much larger in size. The main issue is that there isn't enough room for onsite parking. They do not have agreements with surrounding businesses to use their parking. Wolff is already a busy street used by the neighborhood to get to and from the grocery store and street parking by pool club users will be a traffic danger.

I'll report back on this hearing to Serena Gonzales-Gutierrez and Amanda Sandoval's office urged me to raise my concerns with you.

--

J. Skylar White

720-272-6492

From: [Keaton Batten Haugh](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool Club Opportunity
Date: Friday, September 20, 2024 4:05:55 PM

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To whom it may concern:

My name is Keaton Haugh. I/we live in northwest Denver just a few blocks from the proposed Highlands Pool Club on Wolff. We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this, especially more family friendly options.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

Keaton Haugh

A Northwest Denver Neighbor

From: [Adam Platt](#)
To: [Clauson, Fritz - CPD CE0371 City Planner Associate](#)
Subject: [EXTERNAL] Highlands Pool Club
Date: Saturday, September 21, 2024 10:33:43 AM

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Mr. Clauson

My name is Adam Platt. I live at 3336 Bryant Street in northwest Denver, not far from the proposed Highlands Pool Club on Wolff Street behind the Sprouts. I am really excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible. Our neighborhood needs more open space and amenities like this.

I understand this development requires a zoning change to OS-B from U-SU. This change is warranted. Housing is important, but we're not lacking for single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special. I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely,

Adam Platt
720-335-5306

To whom it may concern:

My name is Evan and Anne Kurtis. **I live in northwest Denver at** 3219 Stuart Street, 8 **blocks from the proposed Highlands Pool Club on Wolff.**

We are excited to support this wonderful neighborhood asset and the rezoning to OS-B needed to make this possible.

Our neighborhood needs more open space and amenities like this.

We understand this development requires a zoning change to OS-B from U-SU. We believe this change is warranted. Our neighborhood is well served with single-family homes and this site is an ideal location to offer a pool use. Chopping this site into multiple single-family homes won't advance our residential community the way a pool amenity can, offering more green space and something in high demand for our area.

This zoning change offers a unique opportunity to do something special and we are here for it.

I look forward to seeing this vision come to reality and hope the city can support this smart rezoning.

Sincerely.

DocuSigned by:

Evan Kurtis

A Northwest Denver Neighbor