



August 12, 2019

Members of Denver City Council
1437 Bannock St. Room 451
Denver, CO 80202

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

Dear Denver City Council,

WalkDenver is pleased to write this letter of support for the rezoning application 2018I-00015 for the properties located at 1634-1680 Sheridan Blvd on the northeast block of Sheridan Blvd between W. 17th Avenue and W. Annie Place in the West Colfax Neighborhood.

Today, this side of Sheridan Blvd completely lacks a sidewalk despite being an active street that connects Colfax and Sloan's Lake. Sheridan is also identified as part the High Injury Network in Denver's *Vision Zero Action Plan* and as a priority corridor for frequent transit in the *Denver Moves Transit* plan, further underscoring the urgent need to provide safe accommodations for people walking along this corridor. WalkDenver not only supports pedestrian improvements on Sheridan Boulevard, but also zoning that allows for the density and mix of uses required to make walking, biking, and transit practical ways to get around and to maximize the number of people who can access and benefit from the planned transit improvements. We further support zoning in which the applicants take the initiative of contributing to the community by committing to improve the safety and walkability of their neighborhood.

We therefore welcome the proposed U-MS-2 and U-MS-3 zoning. The property is currently zoned U-SU-C2 and U-RH-3A, which prohibits all non-residential uses, and is under-utilized and partially vacant. U-MS-2 and U-MS-3 zoning would enable a pedestrian-friendly development in a transit-served location, allow for a variety of uses including residential, retail, commercial, and other services, and would strengthen the viability of the neighborhood while increasing access to neighborhood serving amenities.

The proposed rezoning is consistent with the West Colfax Plan which calls for Main Street with buildings up to 5 stories in height and also with Blueprint Denver which designates this location as Urban Neighborhood Context with a Low Medium Residential Future Place with building heights of 3 stories, making U-MS-3 and U-MS-2 ideal zone districts to implement these plan recommendations. In addition, we understand the applicant has offered to further reduce building heights through a deed restriction in response to neighborhood input.



The attributes of the U-MS-2 and U-MS-3 zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for City Council for their August 19 public hearing on this rezoning.

Sincerely,

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

Jill Locantore
WalkDenver Executive Director

Cc: Kirsten Crawford, Denver City Attorney Office
Theresa Lucero, Community Planning & Development

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

May 7, 2019

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

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

Dear Ms. Lucero,

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Sharron Klein". The signature is written in black ink and is positioned below the word "Sincerely,".

Sharron Klein

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

**Isaac L. Leon
1628 Zenobia St.
Denver, CO 80204**

August 1, 2019

Members of Denver City Council
1437 Bannock St. Room 451
Denver, CO 80202

RE: Public Hearing August 19 for CB 19-0577 Rezoning 1634 – 1680 Sheridan

Dear Council Members:

I am the owner of and live at 1628 Zenobia Street. Because my property is within 200' of the properties at 1634 – 1680 Sheridan seeking rezoning to U-MS-2 and U-MS-3 I am eligible to sign the Protest Petition being circulated by Zenobia Street neighbors.

I am contacting you to let you know that I have not and will not sign the Protest Petition. In addition, I want you to know that I am in favor of the rezoning and support the U-MS-2 and U-MS-3 rezoning request. I urge City Council to approve this rezoning at your August 18 hearing.

I support the rezoning as it will facilitate positive change in the neighborhood and is consistent with and is an implementation step for the recommendation in Blueprint Denver 2019 and the West Colfax Neighborhood Plan. The Residential Low – Medium designation is appropriate for this stretch of Sheridan, an identified Mixed Use Arterial proximate to Sloan's Lake Park and the West Colfax Enhanced Transit Corridor. Rezoning this property will attract desirable reinvestment in the area and improve the vicinity by requiring a much-needed sidewalk and landscaping on Sheridan for a safe pedestrian environment.

As Blueprint identifies, this is an ideal location to introduce modest density and broader housing choices at an underutilized location begging for redevelopment. The thoughtful combination of U-MS-2 and U-MS-3 zoning is the ideal zoning outcome for this property.

Please affirm Blueprint Denver 2019's Low – Medium Residential plan recommendations and vote yes on CB 19-0577.

Sincerely,

Isaac Leon



CC: Kirsten Crawford, Denver City Attorney's Office

**1605 Sheridan Boulevard LP
1415 Park Avenue West
Denver, CO 80205**

August 1, 2019

Members of Denver City Council
1437 Bannock St. Room 451
Denver, CO 80202

RE: Public Hearing August 19 for CB 19-0577 Rezoning 1634 – 1680 Sheridan

Dear Council Members:

I am the owner of the property located at 1605 Sheridan Boulevard. Because my property is within 200' of the properties at 1634 – 1680 Sheridan seeking rezoning to U-MS-2 and U-MS-3 I am eligible to sign the Protest Petition being circulated by Zenobia Street neighbors.

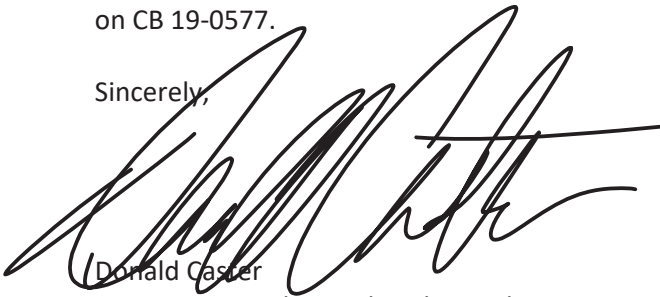
I am contacting you to let you know that I have not and will not sign the Protest Petition. In addition, I want you to know that I am in favor of the rezoning and support the U-MS-2 and U-MS-3 rezoning request. I urge City Council to approve this rezoning at your August 18 hearing.

I support the rezoning as it will facilitate positive change in the neighborhood and is consistent with and is an implementation step for the recommendation in Blueprint Denver 2019 and the West Colfax Neighborhood Plan. The Residential Low – Medium designation is appropriate for this stretch of Sheridan, an identified Mixed Use Arterial proximate to Sloan's Lake Park and the West Colfax Enhanced Transit Corridor. Rezoning this property will attract desirable reinvestment in the area and improve the vicinity by requiring a much-needed sidewalk and landscaping on Sheridan for a safe pedestrian environment.

As Blueprint identifies, this is an ideal location to introduce modest density and broader housing choices at an underutilized location begging for redevelopment. The thoughtful combination of U-MS-2 and U-MS-3 zoning is the ideal zoning outcome for this property.

Please affirm Blueprint Denver 2019's Low – Medium Residential plan recommendations and vote yes on CB 19-0577.

Sincerely,



Donald Gaster
Managing Member and Authorized Representative

CC: Kirsten Crawford, Denver City Attorney's Office

**Catalina Edgewater LLC
3457 Ringsby Court, Unit 212
Denver, CO 80216**

August 7, 2019

Members of Denver City Council
1437 Bannock St. Room 451
Denver, CO 80202

RE: Public Hearing August 19 for CB 19-0577 Rezoning 1634 – 1680 Sheridan

Dear Council Members:

I am the owner of the 33-unit Catalina Apartments located at 5280 W. 17th Ave. Because my property is within 200' of the properties at 1634 – 1680 Sheridan seeking rezoning to U-MS-2 and U-MS-3 I am eligible to sign the Protest Petition being circulated by Zenobia Street neighbors.

I am contacting you to let you know that I have not and will not sign the Protest Petition. In addition, I want you to know that I am in favor of the rezoning and support the U-MS-2 and U-MS-3 rezoning request. I urge City Council to approve this rezoning at your August 18 hearing.

I support the rezoning as it will facilitate positive change in the neighborhood and is consistent with and is an implementation step for the recommendation in Blueprint Denver 2019 and the West Colfax Neighborhood Plan. The Residential Low – Medium designation is appropriate for this stretch of Sheridan, an identified Mixed Use Arterial proximate to Sloan's Lake Park and the West Colfax Enhanced Transit Corridor. Rezoning this property will attract desirable reinvestment in the area and improve the vicinity by requiring a much-needed sidewalk and landscaping on Sheridan for a safe pedestrian environment.

As Blueprint identifies, this is an ideal location to introduce modest density and broader housing choices at an underutilized location begging for redevelopment. The thoughtful combination of U-MS-2 and U-MS-3 zoning is the ideal zoning outcome for this property.

Please affirm Blueprint Denver 2019's Low – Medium Residential plan recommendations and vote yes on CB 19-0577.

Sincerely,



Joe Vostrejs
Managing Member and Authorized Representative

CC: Kirsten Crawford, Denver City Attorney's Office

S & A Pinnacle LLC
3030 E. Asbury Ave.
Denver, CO 80210

August 1, 2019

Members of Denver City Council
1437 Bannock St. Room 451
Denver, CO 80202

RE: Public Hearing August 19 for CB 19-0577 Rezoning 1634 – 1680 Sheridan

Dear Council Members:

I am the owner of the duplex located at 1659 & 1661 Sheridan Boulevard. Because my property is within 200' of the properties at 1634 – 1680 Sheridan seeking rezoning to U-MS-2 and U-MS-3 I am eligible to sign the Protest Petition being circulated by Zenobia Street neighbors.

I am contacting you to let you know that I have not and will not sign the Protest Petition. In addition, I want you to know that I am in favor of the rezoning and support the U-MS-2 and U-MS-3 rezoning request. I urge City Council to approve this rezoning at your August 18 hearing.

I support the rezoning as it will facilitate positive change in the neighborhood and is consistent with and is an implementation step for the recommendation in Blueprint Denver 2019 and the West Colfax Neighborhood Plan. The Residential Low – Medium designation is appropriate for this stretch of Sheridan, an identified Mixed Use Arterial proximate to Sloan's Lake Park and the West Colfax Enhanced Transit Corridor. Rezoning this property will attract desirable reinvestment in the area and improve the vicinity by requiring a much-needed sidewalk and landscaping on Sheridan for a safe pedestrian environment.

As Blueprint identifies, this is an ideal location to introduce modest density and broader housing choices at an underutilized location begging for redevelopment. The thoughtful combination of U-MS-2 and U-MS-3 zoning is the ideal zoning outcome for this property.

Please affirm Blueprint Denver 2019's Low – Medium Residential plan recommendations and vote yes on CB 19-0577.

Sincerely,



Salar Nabavian
Managing Member and Authorized Representative

CC: Kirsten Crawford, Denver City Attorney's Office

Lamy Weber
3034 W. 24th Ave
Denver, CO 80211

September 4, 2019

RE: Support for application for 1634 – 1680 Sheridan Blvd

Dear Councilwoman Sandoval,

I am writing this letter in reference to the rezone proposal on 17th and Sheridan Blvd. Since I will not be in attendance at the Final Council Meeting on September 16th because of a previous commitment, I was hoping you could read my point of view about the rezone.

My husband and I have owned the properties at 1640-42 & 1650 Sheridan Blvd for 17 years and have worked hard to maintain them, but based on the conditions of the properties, we feel it is best to have them redeveloped. I never imagined that it would be such a difficult task, especially after trying to work and compromise with the neighbors. It appears this was an exercise in frustration. Even so, I want you to know a little bit about my background as a note to think about when deciding how to use this land.

To begin with, I was born in Vietnam and lived there until the age of 26 when I came to America. If you didn't know it Vietnam is only slightly larger than the State of New Mexico, and only 1 ¼ times larger than Colorado. Yet my country has a population of **97 million people**, and if one does the math that means it has *16 times more people* per square kilometer than Colorado. Also, about 30% of the land is agricultural and 40% of the land is forested. My point in giving you this info is to highlight the fact that if Vietnam used the land as they do in Colorado, there would be very little open space. The reason why Vietnam still has a lot of space is because the cities and towns are much more compacted than in America. One of my first memories of coming to Colorado was seeing how much land there was, and how few people were walking on the streets. Also, the numbers of cars here amazed me, and how dependent on cars people are in this country. This is not the case in Vietnam.

My goal here is not to badmouth this country. That is the least of my intentions. Instead, I am writing this to show that there is a lot of waste in America and I feel the land & resources could be used better. I also have to say that I think the block on 17th and Sheridan would be much better utilized as medium sized apartments instead of houses that most people cannot afford. Thank you for reading this!

Sincerely,



Lamy Weber

Colin and Alison Terry
3025 W. 24th Ave
Denver, Colorado 80211

September 6, 2019

Council District 1 Office
City & County Building
1437 Bannock St., Room 451
Denver, CO 80202

RE: Support for the Rezoning Application on 1634 – 1680 Sheridan Blvd

To Councilwoman Sandoval and other Council Members:

My wife and I have owned a house on 3025 W. 24th Ave for the last 13 years, and as a reference point, we are located only a ¼ block from Federal Blvd. We were lucky in that we bought our house when prices were low and affordable and we fell in love with our location because we are near downtown, grocery shopping, and restaurants. This neighborhood has seen much growth over the years – especially in regards to density. Yet at the same time, the neighborhood has kept much of its diversity.

We feel that the block on 17th and Sheridan shares many of the same characteristics as our immediate neighborhood. In our neighborhood we live across the street from Boulevard School, which is 4 stories tall and we live next to two boarding houses, three Mexican restaurants, a Safeway, a Seven-Eleven, a Marijuana store, a Playhouse and much, much more. What I am getting at is that we live in an economically, racially, and commercially diverse neighborhood and it is a fun and exciting – and thriving. What is sad to see, though, is many people now cannot afford this neighborhood – or cannot find a place to live that has a prime location. The same is happening all over Sloan's Lake. The area around 17th and Sheridan has the same kind of diversity as our area on Federal Blvd.

From what I gather, many neighbors in the West Sloan's Lake Area are needlessly in fear of new housing that is mostly popping up in Infill areas and major Streets. My main response to their fears about the new changes is that, overall, we are seeing a much more exciting and active community, with better access to resources for living, shopping, entertainment, and transportation. All of this adds up to a better quality of life – for everyone. Finally, I believe that the Rezone of the Block on 17th & Sheridan to U-MS-3 will continue the trend of smart-development with more walkability in the neighborhood and improved access to mass transit, shopping and more.

I just hope that the City Council is not swayed by neighbors' fears and sees the logic in building a more inclusive neighborhood that give more people the opportunity to enjoy all that the Sloan's Lake Neighborhood has to offer.

Sincerely,


Colin and Alison Terry



Mrs. Hannah McDermott
and Mr. Gabriel Kelly Ramirez
1640 Sheridan Blvd.
Denver, CO 80214

September 9, 2019

Council District 1 Office
City & County Building
1437 Bannock St., Room 451
Denver, CO 80202

RE: Support for the Rezoning Application on 1634 –1680 Sheridan Blvd.

To Council Woman Sandoval and other Council Members,

I support the rezoning of 1634-1680 Sheridan Blvd. My husband Gabe and I have been tenants of 1640 Sheridan Blvd, one of the properties up for rezoning, for two years. We love living in this duplex and this neighborhood, but we know this block of Sheridan should be rezoned to allow for medium sized apartments.

I grew up in Los Angeles, very close to Hollywood. I have seen LA transform for the better in the years since I have lived there, largely in more urban neighborhoods. Increased public transportation and efforts to make urban, walkable and livable neighborhoods have taken areas like Hollywood from sleazy and empty to hip and lively. This part of Sloan's Lake has unreached potential. People want to live close to the grocery store, the bus, the park! That is exactly why Gabe and I rented this home when we moved here 2 years ago from Brooklyn, NY.

We lived in NY for five years, and we loved the convenience of public transportation and all the excitement of the city, but ultimately, we wanted a better lifestyle and more outdoor space. We only had one car for our first year in Denver, and because Gabe works out near DIA, he got the car most days. So I took the 16 Bus down Colfax to work, or I rode my bike along 20th St. in the dedicated bike path. I could walk to King Soopers, and Target, and Sloan's Lake Park, and even to Alamo Draft House and Planet Fitness and Arc on Colfax. There are 3 bus lines within 2 blocks to go downtown or to the light rail. It's so convenient! I would have felt trapped in some neighborhoods without a car, but it was very doable here because of how developed this street already is.

Gabe and I love this duplex, and we have had no issues in the two years we have lived here. However, the house clearly has some larger structural issues and limitations. The house is old, small and doesn't have much character making up for it either. If someone were to buy this house, I would be surprised if they didn't tear it down and build something large and modern. However, this stretch of Sheridan is always loud and bright, and there are sirens and people walking between Colfax and Sloan's Lake and McDonald's at all hours. Basically, Sheridan Blvd is a big street and feels like a big street, not a neighborhood.

We are happy to have our bedroom facing the alley because it is much quieter than Sheridan, but I wouldn't say it's nice. The alley is great because we can park there, but there is also always parking available on Annie Pl. The alley is dirty and dark and creepy at night. People often walk through the alley to get between Colfax and 17th because there is no sidewalk on Sheridan. There are often homeless people hanging out. There is a lot of very old garbage and often furniture people are throwing out. Gabe just couldn't take it anymore, so one day in the early Spring we picked up trash along the alleyway, and we joked about how clearly no one had ever done this before because some of the things we were collecting were so old. It still looks bad though; it's unkempt.

I have always thought that Sheridan Blvd. between Colfax and 17th was underutilized. Three blocks, sandwiched between Colfax Ave with a Walgreens and new apartment building, and 17th with a mall and hugely popular park, are a few old houses and as many empty lots. I think it would be a good location for apartments, because this already feels like an urban area, just underdeveloped.

Sincerely,

Hannah McDermott &
Gabriel Kelly-Ramirez

Karen Lang
3370 S. Newcombe Ct.
Lakewood, CO 80214
720-937-7993

9/11/2019

Council District 1 Office
City & County Building
1437 Bannock St., Room 451
Denver, CO 80202

RE: Support for the Rezoning Application on 1634 –1680 Sheridan Blvd.

To Council Woman Sandoval and other Council Members,

I am the sister of Rick Lang, the owner of 1680 Sheridan. This house has been in our family for over 27 years. Our Father bought our home when prices were low and affordable, we fell in love with the location because of its availability to downtown, shopping, restaurants, several corridors of mass transportation, and the exciting virtualization of Sloan's Lake and West Colfax. This neighborhood has seen a lot of growth over the years – especially in regard to density. Yet at the same time, the neighborhood has kept much of its diversity.

We feel that the block on 17th and Sheridan is an economically, racially, and commercially diverse neighborhood and it is a fun, exciting, and thriving place to live. What is sad to see, though, is many people now cannot afford this neighborhood – or cannot find a place to live that has a prime location. The same is happening all over the Sloan's Lake area.

From what I gather, many neighbors in the West Sloan's Lake Area are needlessly in fear of new housing that is mostly popping up in Infill areas and major Streets. My main response to their fears about the new changes is that, overall, we are seeing a much more exciting and active community, with better access to resources for living, shopping, entertainment, and transportation. All of this adds up to a better quality of life – for everyone. Finally, I believe that the Rezone of the Block on 17th & Sheridan to U-MS-2/U-MS-3 will continue the trend of smart-development ensuring the improvement in the vicinity by requiring a much-needed tree lawn, landscaping and detached sidewalk on Sheridan for an enhanced and safe pedestrian environment with improved access to mass transit, shopping and more.

I just hope that the City Council is not swayed by neighbors' fears and sees the logic in building a more inclusive neighborhood that give more people the opportunity to enjoy all that the Sloan's Lake Neighborhood has to offer.

As Blueprint identifies, this is an ideal location to introduce modest density and broader housing choices at an underutilized location begging for redevelopment. The thoughtful combination of U-MS-2 and UMS-3 zoning is the ideal zoning outcome for this property.

Please affirm Blueprint Denver 2019's Low – Medium Residential plan recommendations and vote yes on CB 19-0577.

Sincerely,



Karen A Lang

Brenda Hutzell
3370 S. Newcombe Ct.
Lakewood, CO 80214
720-937-7993

9/11/2019

Council District 1 Office
City & County Building
1437 Bannock St., Room 451
Denver, CO 80202

RE: Support for the Rezoning Application on 1634 –1680 Sheridan Blvd.

To Council Woman Sandoval and other Council Members,

I fully support the rezoning and urge City Council to vote to approve the rezoning. The 2 and 3 story rezoning are a modest request given the sites proximity to West Colfax and frontage on Sheridan, a mixed-use arterial. I am in favor of the rezoning and support the U-MS-2 and U-MS-3 rezoning request.

This rezoning application should be approved as it has adopted plan support. It is consistent with and is an implementation step for the recommendations in Blueprint Denver 2019 and the West Colfax Neighborhood Plan.

The Residential Low – Medium designation is appropriate for this stretch of Sheridan, an identified Mixed Use Arterial proximate to Sloan's Lake Park and the West Colfax Enhanced Transit Corridor. Rezoning this property will attract desirable reinvestment in the area and improve the vicinity by requiring a much-needed tree lawn, landscaping and detached sidewalk on Sheridan for an enhanced and safe pedestrian environment.

As the Blueprint identifies, this is an ideal location to introduce modest density and broader housing choices at an underutilized location begging for redevelopment. The thoughtful combination of U-MS-2 and UMS-3 zoning is the ideal zoning outcome for this property.

Please affirm Blueprint Denver 2019's Low – Medium Residential plan recommendations and vote yes on CB 19-0577.

Sincerely,

Brenda Hutzell

Brenda Hutzell

**Class Act Collective
Alexis Bennett
4405 West Colfax
Denver, CO 80204**

September 12, 2019

Members of Denver City Council
1437 Bannock St, Room 451
Denver, Colorado 80202

Re: Public Hearing September 16, CB 19-0577 Rezoning 1634-1680 Sheridan Blvd.

Dear Council Members:

I am a business owner on West Colfax and am a proponent of the *Moderate Rezone Proposal* on Sheridan Blvd for the following reasons:

- More sensible density helps reduce car usage because one has a self-contained community where one can walk to the local businesses
- Better transportation connections to downtown Denver and to local business
- Improved rent options because there is a housing shortage in the area
- Better accessibility to Sloan's Lake Park
- **More density to help sustain local businesses like mine!**

The construction of sidewalks on this dangerous stretch on Sheridan Blvd is also incredibly beneficial to the neighborhood, and I'm thoroughly amazed that no one has been hurt on this stretch of property as of yet. I also feel that the rezone proposal fits with what the **Planning Board** has recommended and would not ruin the neighborhood as the Rezoners have offered plenty of parking (1 to 1) and most of the owners opposing the rezone in the neighborhood have 2 car garages and large driveways. In addition, I feel the building of more apartments helps preserve diversity in the neighborhood. Not only that, but this is a small/moderate rezone, much smaller than what Colfax, Federal, and other busy streets are allowed; so my question is Why is this block being singled out? I just hope everyone realizes that change is necessary and even inevitable. However, this change on Sheridan makes sense and it would do a lot to improve the neighborhood. Thank you for you time and consideration in reading my letter.

Cordially,



Alexis Bennet

From: [John Riecke](#)
To: [denc - City Council](#)
Cc: [Torres, Jamie C. - CC Member District 3 Denver City Council](#)
Subject: [EXTERNAL] 17th & Sheridan Rezoning: In Favor!
Date: Sunday, August 18, 2019 8:11:15 PM

Hello,

I am in favor of the proposed rezoning at 17th & Sheridan. The proposed density is, if anything, too humble. Sheridan is a major boulevard and 17th borders a major park. We should be encouraging more density along this corridor in order to build a more walkable, less car-dependent future.

Thank you,

John Riecke

"However beautiful the strategy, you should occasionally look at the results."

From: [Holly Jaros](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] Public Comment Request Sheridan/17th rezoning
Date: Monday, August 19, 2019 4:09:37 PM

Hello,

I am not able to attend the city council meeting on the rezoning of the properties on 17th & Sheridan but I wanted to voice my support for the rezoning. Sheridan is a busy street and SFH's do not fit there. Rowhomes would provide a lot more housing than the 3 houses that are currently there and we have a housing shortage, we need more housing, not less! It will also be nice to have some sidewalks there!

Holly Jaros
Homeowner 685 Hooker St.
303-949-1512
hollyjaros@gmail.com

DATE: September 16, 2019
TO: Members of Denver City Council
SUBJECT: CB 19-0577 / Rezoning Application 2018I-00015 Rezoning 1634-1680 N. Sheridan Blvd
FROM: Bruce O'Donnell, Owner's Representative

Members of City Council:

Attached hereto please find a petition in support of this rezoning request with 102 signatures in favor of the rezoning. Also attached are 6 Comment Cards expressing support for the rezoning.

These 108 positive statements in favor of the rezoning provide additional support and rationale why City Council should vote yes to approve CB 19-0577 rezoning 1634-1680 N. Sheridan to U-MS-2 and U-MS-3.

The neighbors opposing this rezoning request successfully lobbied for Low-Medium Residential in Blueprint 2019. Previous Blueprint drafts had a Medium-High designation. The resulting adoption of Low-Medium in Blueprint Denver acknowledges this important community input.

As Blueprint identifies, this is an ideal location to introduce modest density and broader housing choices at an underutilized location on a Mixed Use Arterial begging for redevelopment. The thoughtful combination of U-MS-2 and U-MS-3 zoning, in combination with the recorded Protective Covenant and Deed Restriction is the ideal zoning outcome for this property.

Please affirm Blueprint Denver 2019's Low – Medium Residential plan recommendation and vote yes to approve CB 19-0577.

I, the undersigned petitioner, fully support CB 19-0577 Rezoning 1634 - 1680 Sheridan that, if approved, will likely attract desirable reinvestment in the area that can improve the vicinity by constructing a much-needed detached sidewalk, landscaping, and tree lawn along the Sheridan frontage arterial for an enhanced and safe pedestrian environment.

Line#	Last Name	First Name	MI	Address	City	State	Zip	Home Phone	Signature	DATE
1	Koebel	Katherine	G	1547 Utica St.	Denver	CO	80204	202-339-2759	KK	9/15
2	Hobbs	Charles	D	2190 N. Bryant St.	Denver	CO	80211	919-454-9150	CH	9-15
3	PUCKETT	MICHAEL	J	966 JULIAN ST.	DENVER	CO	80204	704-578-1507	MP	9/15
4	Mikos	Laura		900 Julian St	Denver	CO	80204	847-917-4288	L	
5	Funder	Michael	J	1635 Pierson St	Lakewood	CO	80215	701-403-9625	M	9/15
6	ERIN	ARIANA	M	1135 PIERSON ST	LAKWOOD	CO	80215	405 830-4170	A	9/15
7	Thomas	Erica	J	1550 Raleigh St	Denver	CO	80204	4439957022	E	9/15
8	Lindsay	Goldman		2309 DECATUR	denver	CO	80211	8477324071	L	9/15
9	Mauk	Amanda		428 S Nelson St	Lakewood	CO	80220	210)381-0800	Amanda Mauk	9/15
10	Monaldi	Mary Ann		1565 Raleigh St	Denver	CO	80216	239-371-6871	M	9/15
11	Whisker	Dana	M	1645 Vrain St.	Denver	CO	80204	406-860-7913	W	9/15
12	Wassner	VINCENT	M	1645 VRAIN ST	DENVER	CO	80204	303-919-6587	V	8/15
13	HARRILL	NICK	F	1525 Utica St	Denver	CO	80204	267-240-3599	N	9/15
14	Waldron	Alice	C	1525 Utica St.	Denver	CO	80204	347 722 176	A	9/15
15	Conferte	Chester	R	1441 Central St	Denver	CO	80211	305-901-9709	C	
16	Lupy	elanka		1441 Central St	Denver	CO	80211	813-516-7016	L	
17	Garrmann	Jamie		1561 Vrain	Denver	CO	80204	3/870-7078	J	9/15
18	Foley	Jessie	A	1966 S Swadley St	Lakewood	CO	80220	512 296 0009	J	
19	Baumgartner	Brenda	P	3200 Race St	Denver	CO	80205	3-726-4629	B	
20	Franco	PAUL	A	1437 Melrose St	Denver	CO	80204	303-399-1531	P	9/15

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Line#	Last Name	First Name	MI	Address	City	State	Zip	Home Phone	Signature	DATE
1	Makled	Wisty		5860 Tennessee St	Denver	CO	80212	373-775-0857	WMM	9/15
2	Collins	Ali		3860 Tennessee St.	Denver	CO	80211	573-795-5113	Ali Collins	9/15
3	Rentmann	Natalie		2500 Evans St.	Denver	CO	80211		Natalie	9/15
4	Dowers	Kim		975 Deerpark St	Lakewood	CO	80214		Kim Dowers	9/15
5	Wesner	Michelle		1060 Saint Paul St	Denver	CO	80206		Michelle Wesner	9/14
6	LARK	NADY		1680 SHERIDAN BLVD	DEN	CO	80214		Nady	9/15
7	Jagunich	Jeff		3830 King St.	Denver	CO	80211		Jeff Jagunich	9/15
8	Jagunich	Amy		3830 King St	Denver	CO	80211		Amy Jagunich	9/15
9	Baylee	Bell		3215 Tejon St	Denver	CO	80211		Baylee Bell	9/15
10	Roberts	Sam		3215 Tejon St	Denver	CO	80211		Sam Roberts	9/15
11	Gibert	Sarah		8187 W. 17th Ave	Lakewood	CO	80214		Sarah Gibert	9/15
12	Tucker	Scott		4710 E Mississippi Ave	Denver	CO	80246		Scott Tucker	9/15
13	Fisher	Elizabeth		2230 Teller Street	Lakewood	CO	80214		Elizabeth Fisher	9/15
14	Nichols	Colin		2730 Teller Street	Lakewood	CO	80214		Colin Nichols	9/15
15	Fish Markovici	SAL		5280 W 17th Ave	Lakewood	CO	80214		Sal Markovici	9/15
16	Forrester	Hannah		5280 W. 17th Ave	Lakewood	CO	80214		Hannah Forrester	9/15
17	Neil	McVay	C	4033 E 17th Ave	Denver	CO	80270		Neil McVay	9/15
18	Bolt	Kelley		3223 Clay St	Denver	CO	80211		Kelley Bolt	9/15
19	Nolchansky	Jen		3132 Jo sepline	Den	CO	80205		Jen Nolchansky	9/15
20	Terry	Colin		3025 W. 24th Ave	Denver	CO	80211		Colin Terry	9/15

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Line#	Last Name	First Name	MI	Address	City	State	Zip	Home Phone	Signature
1	Mullen	Kamm	S	1540 Sheridan	Denver	CO	80204	92-95-1115	[Signature]
2	Wahner	Clise		1540 Sheridan	Denver	CO	80204	720-834-1115	[Signature]
3	Reed	Winston		3015 W Ford Pl	Denver		80219		[Signature]
4	Carter	Mercy		1534 W. 11th St	Denver		80204		[Signature]
5	Archibald	Kilby		1590 Yates	Denver		80204		[Signature]
6	Thomas	Marc		411 Main	Englewood	CO	80107		[Signature]
7	Aghobayh	Rick		1552 V. N. West 40x	Denver	CO	80204		[Signature]
8	Bishop	Tina		1525 Raleigh St	Denver	CO	80204		[Signature]
9	Stevens	Jubilee		3351 W. 54th Ave	Denver	CO	80221	858-342-1337	[Signature]
10	VanLoan	Derek		2720 Irving St	Denver	CO	80211		[Signature]
11	Schwat	Ton		2501 Union St	Denver	CO	80212		[Signature]
12	Wall	Patrick		3455 W. 35th	Denver	CO	80211		[Signature]
13	Valley	Alicia		2633 Xavier St	Denver	CO	80212		[Signature]
14	Magnity	Brianna		3537 W 19th	Denver	CO	80214		[Signature]
15	Rates	Erika		1150 S. Chemist St.	Denver	CO	80240	3775-4495	[Signature]
16	Cooper	Shelley		2473 Vrain St	Denver	CO	80212		[Signature]
17	Sanchez	Laura		1706 Fenton St.	Lakewood	CO	80214		[Signature]
18	Sanchez	Ryan		1706 Fenton St	Lakewood	CO	80214	3-489-2558	[Signature]
19	MARKS	Zoe		1550 Raleigh St	Lakewood	CO	80214	770713/1133	[Signature]
20	Vilela	Alana	M	2060 Eaton St.	Edgewater	CO	80214	720-319-7143	[Signature]

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Line#	Last Name	First Name	MI	Address	City	State	Zip	Home Phone	Signature
1	Garnac	Jeff		1824 Julian St Unit 2	Denver	CO	80204	678633078	[Signature]
2	Karp	Lucy		7266 Gray St	Edgewater	CO	80214	9708464375	[Signature]
3	Mack	Ali		2266 Gray St	Edgewater	CO	80214	4176192309	[Signature]
4	Hudson	Julie		11994 Ridge Plwy	Broomfield	CO	80123	303-717-4442	[Signature]
5	Hudson	Brian		11994 Ridge Plwy	Broomfield	CO	80123	504-782-5926	[Signature]
6	Fallanca	Sally		2732 Clay St	Denver	CO	80211	336-403-9736	[Signature]
7	Robert	Reyn		300 E 17th Ave, Apt 623	Denver	CO	80203	301-539-5203	[Signature]
8	Appelbaum	Kelsch		300 E 17th Ave	Denver	CO	80203	301-537-576	[Signature]
9	Spang	Abigail		1245 Humboldt Street	Denver	CO	80218	419-704-8746	[Signature]
10	Erin	Conrad		15 S. Carlsson St	Denver	CO	80218	570-820-0000	[Signature]
11	Marian	U. Banowshi		1608 Utica St	Denver	CO	80204	603-499-8322	[Signature]
12	Kelly	Ubanowski		1608 Utica St	Denver	CO	80204	917-608-4068	[Signature]
13	Seidler	Kiersten		4551 Utah A. CO	Denver	CO	80022	702-353-9767	[Signature]
14	WILLIAMS	WADE		2460 REED ST.	LAKEWOOD	CO	80214	(265)765-8775	[Signature]
15	Robert	Alexander		" "	LAKEWOOD	CO	80214		[Signature]
16	Nuz	Mila		4464 S. Vran	Den	CO	80220	31542-4970	[Signature]
17	Hamilton	Erica		6498 Quartz Cir	Arunde	CO	80007	3822123	[Signature]
18	Hott	Teresa		3201 Stuart St	Denver		80212		[Signature]
19	Sankar	Kevin		701 Harlem St	Lakewood	CO	80214	7175277940	[Signature]
20	Hendwille	John		15417 Utica St	Denver	CO	80204	4056546806	[Signature]



3 story

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Line#	Last Name	First Name	MI	Address	City	State	Zip	Home Phone	Signature
1	MAES	Larry		516 S Newton	Denver	Co	80219	7/298.3467	[Signature]
2	MAREO	Joseph		5190 YATES #101	Den	Co	80204	-	[Signature]
3	WAGNER	Jeffrey	J	1544 ZENOBIA #103	DENVER	CO	80204	-	[Signature]
4	Johnson	Logan		1260 Tennyson St	Denver	CO	80204		[Signature]
5	Sanchez	Luis		1555 Zenobia St	Denver	CO	80204	720-723-9632	[Signature]
6	WRIGHT	Emma		1540 SHERIDAN Blvd	DENVER	CO	80214		[Signature]
7	Ortiz	Alex		1640 Sheridan Blvd	Den	Co	80214	614-397-5811	[Signature]
8	Ibarra	OMAR		1545 Zenobia ST	Denver	CO	80204	720-292-4537	[Signature]
9	Sinclair	Cristina		1555 Zenobia St	Denver	CO		920518-0618	[Signature]
10	CARMONA	JOE		1540 SHERIDAN 101	Denver	CO	80214	(803)7987084	[Signature]
11	Hutton	Brian	J	1250 Moore St.	Lakewood	CO	80244	77892-8903	[Signature]
12	LOZANO	NICOLAAS		19101 E Buchanan Pl.	Aurora	CO	80011		[Signature]
13	Henry	DAN		Homeless	Westrich				[Signature]
14	Eric	Arellano		1643 S. Vrain St	Den	CO	80219	3032742883	[Signature]
15	Patton	Stewart		3035 Saint Paul	DENVER	CO	80205	303-875-0790	[Signature]
16	Hojem	Leif		6000 W. Yale Ave	Denver	CO	80227	303-809-2831	[Signature]
17	JABER	Joseph	D	2212 S. Yosemite Cir.	Denver	CO	80231	7204745407	[Signature]
18	McCourt	David	G	840 W Washington St	Denver	CO	80203	-	[Signature]
19	Freel	Ben		1540 Sheridan Blvd	denver	CO	80214	540.729.3997	[Signature]
20	Riky	DARLY	E	1540 Sheridan Blvd	DENVER	CO	80214	571-235-2703	[Signature]

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Line#	Last Name	First Name	MI	Address	City	State	Zip	Home Phone	Signature
1	Rubin	Matt		3043 W. 24 TH AVE	DENVER	CO	80211	323-477-9100	
2	Carras	SABRIZO		2132 S. GATON ST #8	DENVER	CO	80227	(303) 255-8000	
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Comment Card: I support for the Sheridan Rezone Project on 1634, 1640, 1650, and 1680 Sheridan Blvd, and inclusive support of a Sidewalk on the west side of the properties. (U-MS-2 & U-MS-3)

Name: Mike Date: 9/13/19

Comment: This is the most useful zoning for this site as it is on a busy street and will increase density where its needed most.

Comment Card: I support for the Sheridan Rezone Project on 1634, 1640, 1650, and 1680 Sheridan Blvd, and inclusive support of a Sidewalk on the west side of the properties. (U-MS-2 & U-MS-3)

Name: Winston Reed Date: 9/19

Comment: My girlfriend has slipped a couple times on this block + sprained her ankle!
WTR

Comment Card: I support for the Sheridan Rezone Project on 1634, 1640, 1650, and 1680 Sheridan Blvd, and inclusive support of a Sidewalk on the west side of the properties. (U-MS-2 & U-MS-3)

Name: CAMOS SAGRE Date: 09-15-2019

Comment: EVERYBODY HAS TO HAVE A GOOD OPPORTUNITY

Comment Card: I support for the Sheridan Rezone Project on 1634, 1640, 1650, and 1680 Sheridan Blvd, and inclusive support of a Sidewalk on the west side of the properties. (U-MS-2 & U-MS-3)

Name: Tina Bismy Date: 09/15/2019

Comment: low level development is good for 17th & Sheridan and compatible with the neighborhood

Comment Card: I support for the Sheridan Rezone Project on 1634, 1640, 1650, and 1680 Sheridan Blvd, and inclusive support of a Sidewalk on the west side of the properties. (U-MS-2 & U-MS-3)

Name: David G. McCourt Date: 9/13/19

Comment: I live in a apartment and I would love to see more to drive the price down. I love Sloan Lake and would love apartments near there that are more affordable

Comment Card: I support for the Sheridan Rezone Project on 1634, 1640, 1650, and 1680 Sheridan Blvd, and inclusive support of a Sidewalk on the west side of the properties. (U-MS-2 & U-MS-3)

Name: Stewart Patton Date: 9-19-

Comment:

More apartments more affordability!