

From: Candace Kristensson <candace.kristensson@gmail.com>
Sent: Tuesday, December 1, 2020 10:19 AM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Application #2020I-00064 UPCC RNO Comments

For these quick turn-around items, we have 10 voting board members (normally 11, but we currently do not have a VP). All voting members responded.

Comments in favor include:

"providing additional housing stock ADU's can be a key tool to increasing affordable and diverse housing in Denver. They can provide supplemental income and provide family support and housing stability. With the new Denver Comprehensive Plan recommending ADU's throughout the city I think that it gives homeowners the opportunity to stay in their home and make modifications instead of selling. In many areas of the city and in areas of University Park there is a strong chance that a smaller home would be demolished and replaced with a new build. In my opinion this changes the character of the existing neighborhood more than an additional unit in the back of the lot."

"in favor of ADUs and support this application. I like the idea that our alleys can become more active and useful."

"The most frequently cited reason for ADUs is to allow older residents to age in place by renting out an ADU which can provide additional income. However, our neighborhood is, mostly, in the opposite situation. University Park is largely unaffordable for young couples and families. We are already seeing the effects of this at U Park Elementary where the share of in neighborhood families is now decreasing after increasing for more than 10 years (following the school nearly closing in the early 2000s due to low enrollment). When our kids started at U Park in 2014, the school was 25% choice families (i.e. out of neighborhood families). Currently, it is over 40% choice families and has been increasing every year.

ADUs offer a way for young couples and families (such as is the case with this application) to buy homes in the neighborhood and either have a supplemental source of income that can help cover the very large mortgage necessary to buy in this neighborhood or have grandparents residing close by in order to provide child care while two parents work.

This article is a year old, but highlights some of the challenges that younger homebuyers face:
<https://www.bloomberg.com/news/articles/2019-11-08/young-homebuyers-vanish-from-u-s-as-median-purchasing-age-jumps>"

"Allowing families to utilize the space on their property for housing, increases the housing density in a desirable neighborhood and in a desirable way. This household is on the neighborhood edge, just as the home on Josephine whose zoning change was supported by UPCC. This applicant diligently reached out to the board of UPCC and presented the case clearly for creating an apartment for grandparents, and therefore for childcare assistance- something for which Denver has very little support. I wholeheartedly support this positive addition to the neighborhood."

Opposition included fear of setting precedent that "hard-pressed to oppose others in the future, regardless of context." "not in proximity to transit or multi-family housing" (well, only now that we have lost Yale bus)

"Without careful design review, we could end up with "segmented long houses" due to two story ADUs in backyards."

"There hasn't been discussion about what kinds of uses would be allowed - would the community support short term rentals? We don't know, because that discussion hasn't begun."

"jumping the ahead of the process or policy structure for ADUs that I think we all agree is coming soon."

From: noreply@fs7.formsite.com on behalf of stevebenchik@gmail.com
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13453249
Date: Tuesday, December 1, 2020 8:38:10 PM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Stephen Benchik
Address	1974 S University Blvd, #7
City	Denver
State	Colorado
ZIP code	80210
Email	stevebenchik@gmail.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	3217 E. Yale Way
Case number	2020I-00064
Would you like to express support for or opposition to	Strong support

the project?

Your comment: Denver is facing a critical housing shortage that will only get worse unless zoning laws allow the construction of more housing. The proposed rezoning of this property to allow the addition of an ADU is a step in the right direction of building the housing that we desperately need.

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From: [Planningboard - CPD](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: FW: Denver's Planning Board Comment Form #13456109
Date: Wednesday, December 2, 2020 4:29:46 PM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Wednesday, December 2, 2020 3:37 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13456109



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Steve Egan
Address	3201 E Yale Way
City	Denver
State	Colorado
ZIP code	80210
Email	steve@eganprinting.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	3217 E Yale Way

Case number

Map Amendment #2020I-00064 rezoning 3217 E
Yale Way

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

Strong support

Your comment:

I am the owner of 3201 E Yale Way. I strongly
support rezoning 3217 E Y Yale Way.

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Fwd: Rezoning

Allison Houston <allisonnhouston@gmail.com>
To: Brett Houston <mrhouston@gmail.com>

Thu, Nov 19, 2020 at 3:12 PM

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

From: **Emily Walter** <emily.c.walter@gmail.com>
Date: Thu, Nov 19, 2020 at 2:54 PM
Subject: Rezoning
To: <allisonnhouston@gmail.com>

To whom this may concern,

I am writing to express my support for the rezoning plans at [3217 East Yale Way](#). We are appreciative that Brett and Allison Houston have been very transparent in their rezoning efforts. Their rezoning plans include a garage basement or apartment. This will allow their family to stay when visiting and include more living space for their home. The additional space means that the Houston family can remain in their home rather than moving. The plans would also add value to their home and surrounding homes, including mine. Please feel free to contact me should you need further information.

Best,
Emily Cederberg
[2717 S Steele St., Denver, CO 80210](#)

Sent from my iPhone

Lon Kopit, Psy.D., LPC, BCPC
7940 South University Boulevard, Suite 210
Centennial, Colorado 80122-5104
Phone: 303-770-1700
Fax: 303-221-2500
Email: drlonkopit@aol.com

November 19, 2020

Community Planning and Development
City of Denver

To the City of Denver:

I am the owner of 2717 S. Adams Street, which is next door to the Houstons. I am in full support of the proposed zone change for their property.

Please let me know if you have any questions or concerns.

Respectfully,

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

Dr. Lon Kopit

LK: jr

To whom it may concern,

My name is Henry Sulzbacher and I own the house at 3209 E Yale Way, Denver, CO 80210, which is next door to Brett Houston's house. I am writing to give my approval of Brett's plan to rezone his property to add another dwelling as a part of a second structure.

Please feel free contact me with any questions.

Thank you,

Henry Sulzbacher
(206) 930-2056
Henry.sulzbacher@gmail.com