

March 10, 2021

Sayre Brennan  
City Planner, Associate  
Community Planning and Development  
City and County of Denver

Dear Mr. Brennan,

As a resident in the South Sloan's Lake neighborhood, living at 2476 Meade St, I am writing this letter in support of the proposed rezoning at the 1600 N Sheridan Block at the corner of 17<sup>th</sup> and Sheridan.

I view the proposed rezoning of this site as a positive improvement to both the South Sloan's neighborhood and the Greater NW Denver community at-large in the following ways:

- The applicants have worked extensively with the South Sloan's Lake neighborhood during this rezoning process and have listened to our input. They have shown their commitment and desire to creating quality infill development that will enhance the overall community.
- The increased density will help serve the local community with attainable housing and the development will incur minimal displacement of current residents. A broad mix of unit types including 16-18 two-bedroom units will allow for more families to remain in the neighborhood.
- Rezoning this site for residential aligns with the future vision for this area of South Sloan's Lake neighborhood and provides an appropriate transition line between 1-2 story residential.
- The creation of sidewalks along Sheridan Boulevard, Annie Place and 17<sup>th</sup> Street will serve both the bicycle and pedestrian routes with much improved safety, increasing access to the transit corridor serving Downtown Denver, the Colfax Business corridor, and the broader Denver Metro region.
- Their willingness to limit building height to 3 stories rather than the allowable 5 stories and splitting the buildings into smaller units to allow green space between them has demonstrated their willingness to listen to community association concerns.

The only significant concern for the development as expressed by members of the Sloan's Lake Neighborhood Assoc. is the limited parking availability. While the applicants are meeting the required space allotment of 0.75 spaces per unit, it is recognized that overflow parking will likely spill into neighborhood streets. This is really a Denver zoning issue, not a fault of the development partners.

For these reasons I am in support of the proposed rezoning at the 1600 Sheridan Block and kindly urge your approval.

Sincerely,  
Chris R. Davey  
2476 Meade St.  
Denver 80211

March 11<sup>th</sup>, 2021

Sayre Brennan  
City Planner, Associate  
Community Planning and Development  
City and County of Denver

Mr. Brennan,

I live at 2152 Newton St in the Sloan's Lake neighborhood and I'm writing this letter in support of the proposed rezoning at the 1600 N Sheridan Block at the corner of 17<sup>th</sup> and Sheridan. I do not speak for our RNO, but I am a member of the Sloan's Lake Citizens Group.

I think this rezoning is a very positive change to our neighborhood for the following reasons:

- The applicant came to our SLCG RNO meeting and presented lots of details on the proposed changes. They have shown their commitment and desire to creating quality infill development that will blend nicely into the community.
- This proposed development helps fulfill some of the "missing middle" of density in our neighborhood, and serves Sloan's Lake and Denver with attainable housing.
- I'm particularly excited they are planning to include 16-18 two-bedroom units, a welcome residence size that will allow more families to live in our neighborhood.
- Rezoning this site for residential aligns with the future vision for this area of the Sloan's Lake neighborhood and provides an appropriate transition line between 1-2 story residential.
- I'm most excited about the creation of sidewalks along Sheridan Boulevard, Annie Place and 17<sup>th</sup> Street! Given that we have bus routes on both Sheridan Blvd. and 17<sup>th</sup> Ave, and a bike lane on 17<sup>th</sup> Ave this is a tremendous amenity for the neighborhood and for people that walk to safely connect from 17<sup>th</sup> Ave towards Colfax. I'd like to point out that installing sidewalks today on Sheridan (one of the streets on Denver's High Injury Network that accounts for the majority of injuries and fatalities) will help make our streets safer for people that bike, walk, roll in wheelchairs, and use transit. This aligns with towards Denver's goal of "Vision Zero"- or zero traffic deaths by 2030.

This is why I support this rezoning at 1600 Sheridan Block and kindly urge your approval.

Sincerely,  
Allen

Allen Cowgill  
2152 Newton St  
Denver, CO 80211  
303.518.6810

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [joel.unger\\_at\\_yahoo.com](mailto:joel.unger_at_yahoo.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13852190  
**Date:** Wednesday, June 2, 2021 11:23:56 AM

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**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](http://www.DenverGov.org/planningboard).**

<b>Name</b>	joel unger
<b>Address</b>	4930 west 17th ave
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80204
<b>Email</b>	<a href="mailto:joel.unger@yahoo.com">joel.unger@yahoo.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1680 north Sheridan Blvd
<b>Case number</b>	20201-00168
<b>Would you like to</b>	Strong opposition

**express  
support for  
or  
opposition  
to the  
project?**

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**Your  
comment:**

This property is landlocked and inaccessible. The only viable access is at the south end of an alley at Annie court. At Annie court a right turn goes into Sheridan Blvd where cars are zipping by at 40 mph. Through a narrow choke point all vehicles would have to turn left then right on Zenobia to go west on Colfax. Vehicles desiring to go east would have to go left to Wolff to access the traffic signal at Colfax. This area has heavy pedestrian traffic.

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**From:** [Tyler Corson-Rikert](#)  
**To:** [Van Hooser, James - CPD CE0429 City Planner Senior](#)  
**Cc:** [Jonathan Pitocco](#)  
**Subject:** [EXTERNAL] Letter of Support for 1634-1680 Sheridan Blvd Zoning Change  
**Date:** Tuesday, April 13, 2021 5:58:40 PM

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Dear Mr. Van Hooser,

I am a member of the West Colfax Association of Neighbors (WeCAN) Land Use Committee and in December 2020 joined a Zoom call with Matt Chiodini of Oz Architecture, representative for the property owners seeking a zoning change to U-RX-3 at 1634-1680 Sheridan Boulevard (case number 2020I-00168). Matt and his colleagues presented the proposed development, explained why a zoning change is required, and answered committee members' questions. WeCAN and our Land Use Committee do not take positions on proposed developments but I am writing to express my personal support for the zoning change as a West Colfax resident.

I live at 1552 Xavier St Apt 210 approximately 4 blocks away, walk through the area multiple times a week to access Sloan's Lake Park, regularly visit the Edgewater shopping center, and drive up and down Sheridan Boulevard. I am an advocate for thoughtful development of Denver neighborhoods to increase our overall housing stock, create a variety of different kinds of housing units, and enable people to live in close-in, transit-connected neighborhoods. I believe it is important to balance such goals with attention to the ongoing gentrification of the West Colfax neighborhood and displacement of families who have long lived in the area.

I have reviewed the zoning change application on your CPD website and support the proposal because:

- The applicants seem to have made a good faith effort to reach out to and communicate with neighborhood organizations such as WeCAN about the proposed development, the associated zoning change required, and its implications for the neighborhood;
- This location along Sheridan Boulevard and 17th Street -- on the edge of the neighborhood, near shopping and a park, and along transportation corridors -- seems an appropriate location for denser, multi-family, multi-story housing consistent with existing Denver plans (more appropriate than the current U-SU-C2 zoning on part of the site);
- The proposed building designs included in the application seem

- appropriate for the site, both consistent with other multifamily development in progress to the south along Sheridan Boulevard and compatible with the single-family homes across the alley to the east;
- The proposed building designs put the buildings alongside Sheridan Boulevard with parking behind on the east side of the lot, which would seem to prevent the buildings from overly shadowing or overhanging the lots to the east;
  - The project would create more housing units in a central area of the Denver metro on a site that currently contains only single-family homes, which given land prices are likely unaffordable to many households;
  - The developers plan to add sidewalk along the east side of Sheridan Boulevard, an area that is currently quite treacherous for pedestrians or cyclists to navigate; and
  - The new building on the corner of Sheridan and 17th has architectural elements that recognize it being on a prominent corner of the West Colfax neighborhood facing Sloan's Lake Park, Sheridan Boulevard, and Edgewater.

My one substantive concern about the project is that increased traffic leaving the property via Annie Place could not safely turn left onto Sheridan Boulevard south, and such traffic leaving the alley could have a difficult time turning left onto 17th Street to travel north or south on Sheridan Boulevard (since westbound traffic on 17th often backs up while waiting at the light). I trust that city staff will evaluate such traffic-related considerations in reviewing the proposed zoning change and site plan.

Thank you for the opportunity to comment on the proposed zoning change. I respectfully recommend approval.

Best,  
Tyler

Member, WeCAN Land Use Committee  
607-351-6031

Planning Board,

I am a member of the West Colfax Association of Neighbors (WeCAN) Land Use Committee and Sloan's Lake Citizens Group. I reside at 1514 Newton Street in West Colfax. In December 2020 I joined a Zoom call with Matt Chiodini of Oz Architecture, a representative for the property owners seeking a zoning change at 1634-1680 Sheridan Boulevard. Matt and his colleagues presented the proposed development and explained why a zoning change is required to accomplish goals shared both by them and the neighboring community. They answered committee members' questions and solicited feedback on how they could improve their designs to accommodate local desires.

**WeCAN and our Land Use Committee do not take positions on proposed developments but I am writing to express my personal support for the zoning change as a West Colfax resident.**

I bike or walk along the border of these lots regularly, such as when traveling to King Soopers for groceries. I also travel by car on Sheridan Boulevard and commonly witness risky behavior; pedestrians are more likely to choose to run across Sheridan against the crossing rather than walk on these lots where no sidewalk exists today, and I have seen near-miss car-pedestrian conflicts.

I am an advocate for the thoughtful development of Denver neighborhoods to increase our overall housing stock, create a variety of different kinds of housing units, and enable people to live in transit-connected neighborhoods. I believe it is important to balance such goals with attention to the ongoing gentrification of the West Colfax neighborhood and the displacement of families who have long lived in the area.

**I have reviewed the zoning change application on your CPD website and support the proposal because:**

- The applicants have made a good faith effort to reach out to and communicate with neighborhood organizations such as WeCAN and SLCG about the proposed development, the associated zoning change required, and its implications for the neighborhood.
- This location along Sheridan Boulevard and 17th Street - on the edge of the neighborhood, near shopping and a park, and along transportation corridors - is appropriate for denser, multifamily, multi-story housing consistent with existing

Denver plans. It is more appropriate than the current U-SU-C2 zoning on part of the site.

- The proposed building designs included in the application are consistent with multifamily developments in progress along Sheridan Boulevard to the west and compatible with the lower-scale homes to the east.
- The project would create more housing units in a central area of the Denver metro on a site that currently contains only single-family detached homes on large lots. Given land prices, the existing homes and lots are likely unaffordable to many Denver households and do not meet the social and economic desires of many families.
- The developers plan to add non-attached sidewalks along the east side of Sheridan Boulevard, where they do not exist today. This area is currently treacherous for pedestrians to navigate, and impossible for those rolling (whether by wheelchair or bicycle to navigate). As mentioned above, the dearth of sidewalks today encourages risky pedestrian behaviors and does nothing to support traffic calming along Sheridan Boulevard.
- The new building on the corner of Sheridan and 17th has architectural elements that open it to the prominent intersection of the West Colfax neighborhood, Sloan's Lake Park, Sheridan Boulevard, and Edgewater.

My one substantive concern about the project is the large surface parking lot included, which does a disservice to street-level activation, unnecessarily increases impervious surface and polluted runoff into Sloan's Lake, and is not appropriate near key transit corridors. However, the inclusion of this surface lot is demanded by our city zoning code's excessive parking requirements, not necessarily by the choice or preference of this developer. I would suggest that this project's parking requirement is an example of incongruity between our city and neighborhood plans and current zoning requirements.

Thank you for the opportunity to comment on the proposed zoning change. I respectfully recommend approval.

Best,  
Jonathan Pitocco  
612-286-6056