

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Brigner, Owen - CC YA2245 City Council Aide
Sent: Thursday, November 30, 2023 9:35 AM
To: Mike Santambrogio
Cc: Fry, Logan M. - CC YA2246 City Council Aide Senior; Lechuga, Tony D. - CPD CE0429 City Planner Senior; Prince, William G. - CPD CE0371 City Planner Associate
Subject: RE: [EXTERNAL] Resining
Attachments: Constructing_An_ADU.pdf

Good morning,

Thanks for reaching out to our office.

In other neighborhoods in Denver that have been legislatively rezoned for ADUS, there has not been a huge increase in the ADUs that are built. I'm attaching a presentation from Community Planning and Development (CPD) that provides information on the rules around actually constructing an ADU. I've also CC'd Tony Lechuga and William Prince, who are the experts at CPD on the Hale ADU legislative rezoning.

If there's ever anything else our office can do to be of assistance, please don't hesitate to reach out.

Take care,



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From: Mike Santambrogio <mikesantam@icloud.com>
Sent: Tuesday, November 28, 2023 9:01 AM
To: City Council District 5 <DenverCouncil5@denvergov.org>
Subject: [EXTERNAL] Resining

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Report Suspicious

The proposed rezoning for the Hale Statistical Neighborhood will be a significant problem for residents. The area's streets are already over burdened with multiple car families. These streets were not designed to handle the amount of traffic they currently face. By allowing additional housing to be built on existing properties the problem will only get worse. We don't need more vehicles on our streets. We need less. Please consider the traffic patterns and problems that this proposal will create.

Sent from my iPhone

From: [laura.roe](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] rezoning
Date: Wednesday, January 3, 2024 9:13:32 AM

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We saw the sign by our local Mayfair Park and question how our neighborhood got picked for rezoning, We live in a single family home for a reason and have worked hard over the years to maintain the property value and integrity of the neighborhood. The type of changes only make our neighborhood more congested. We already have 2 homes on the block that have a homeowner that rents to 5 single unrelated individuals that all have cars parked on the street and constant coming and going. If we wanted to live next to an apartment building we would have made that choice earlier. Sincerely Laura Roe

Sent from [Mail](#) for Windows

Planning Board Comments



Submitted on	4 January 2024, 5:30PM
Receipt number	614
Related form version	3

Your information

Name	David Margolin
Address or neighborhood	1201 Hudson St
ZIP code	80220
Email	dhm1948@outlook.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1201 Hudson St
Case number	20231-00093

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 your would like to comment on

Submit your comments

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

Strong opposition

Your comment:

The proposed re-zoning will achieve nothing but: 1. increased traffic especially on 13th and 14th aves, 2. decreased parking, 3. increased population density, 4. clogging access for emergency services (especially fire), 5. destroy the character and environment of the neighborhood, 6. falling property values, 7. loss of tree canopy, 8. increased transient population, 9. more non-permeable land for water to flood off, 10. more noise and dust from construction activity, 11. not allowing a case by case process for adding an adu, 12. this was rejected 6 months ago, 13. voting out tone deaf Amanda Sawyer.....although that wouldn't be a negative.

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.

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Haring, Wendy J. <WHaring@spencerfane.com>
Sent: Monday, January 8, 2024 3:10 PM
To: Rezoning - CPD
Cc: Lechuga, Tony D. - CPD CE0429 City Planner Senior; c2hdesign@earthlink.net; L BOGUE; Ray Allen
Subject: [EXTERNAL] Case # 20231-00093; Hale Rezoning

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Council Members,

We live in the Hale Statistical Neighborhood (“Hale”). Hale is comprised of the Bellevue-Hale Neighborhood, western Mayfair, and parts of Hilltop.

This email concerns Councilwoman Amanda Sawyer’s application to rezone the entirety of Hale to allow accessory dwelling units (“ADUs”) as a use by right on each property located in Hale. Currently, to build an ADU, a property must be rezoned, *i.e.*, a single parcel rezoning. That rezoning process requires notification to adjacent property owners to solicit their feedback and give them access to the public hearing process. A single parcel rezoning also allows affected agencies and departments within the City to weigh in on the proposed rezoning. If Councilwoman Sawyer is successful, that process would be eliminated. Her stated purpose for a blanket rezoning is to save applicants the \$1,000.00 review fee and to shorten the time to begin construction by eliminating public comments and the public hearing process.

Regarding her proposed rezoning of Hale, Councilwoman Sawyer has publicly said:

1. “In my mind, *60% is really that barrier* to say we have enough community support to move forward because *when you are changing people’s property rights*, it’s extremely important that they are invested in it and want it done.” [emphasis added.]
2. “Community consensus is extremely important to this endeavor.”
3. “*We don’t change people’s zoning lightly.*” [emphasis added.]

To the contrary, we submit to you that many Hale residents are not even aware of Councilwoman Sawyer’s proposed rezoning. Councilwoman Sawyer held two (2) Virtual Town Halls (September 12 and September 19) on the subject. Two meetings do not rise to “several community meetings” as reported by Councilwoman Sawyer. In fact, the two meetings were not at all well attended and were held in a format that did not give the few in attendance an opportunity to comment.

In another communication, Councilwoman Sawyer stated “[t]he District 5 Council Office expressed the necessity of having *a clear mandate from the community before progressing further*” with respect to her proposed rezoning. [emphasis added.] She then announced that 58% [note, that is less than the Councilwoman’s 60% threshold] of respondents are in favor of her proposed rezoning. While that is true, Councilwoman Sawyer taking action to rezone the entirety of Hale based on her survey is a great disservice to the residents of Hale.

Hale has approximately 6,000 residents and 1,457 parcels. Councilwoman Sawyer reported that her survey yielded 212 counted responses – 124 yes, 78 no, and 10 unsure. In other words, she is proposing to rezone the entirety of Hale based on there being 36 more yes votes than no/unsure votes. That is 0.6% of the residents and 2.5% of the parcels. Moving forward based on these numbers is disingenuous on Councilwoman Sawyer and, if approved, City Council's parts and may result in a materially adverse impact on the whole of Hale.

We would ask that you seriously consider the above comments. While we are in favor of ADUs throughout the City, they must be considered on a case-by-case basis, with due consideration being given to the unique features of the property at issue, the characteristics of the neighborhood, the existing and resulting density, parking, traffic, and the like. The public process must be preserved!

Respectfully submitted,

Wendy J. Harring
Timothy Tipton
Laurie Bogue
Ray Allen

Wendy J. Harring Attorney at Law
Spencer Fane LLP

1700 Lincoln Street, Suite 2000 | Denver, CO 80203
☎ 303.839.3850
wharring@spencerfane.com | spencerfane.com

From: [Claudia C](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] Comment about rezoning of Bellvue Hale
Date: Monday, January 8, 2024 5:10:48 PM

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Dear planning board,

I live at 1349 Birch Street between 13 and 14th avenues. I am writing to say that I am not in favor of the rezoning for ADUs in Bellvue/Hale.

The neighborhood is already very densely populated and by adding ADUs, it could become even more that way. Most of the streets in Bellevue Hale have many cars parked on the street already and we don't need any more cars. When I walk my dog to the park, often in the street because there are many blocks without wide sidewalk's in the neighborhood, I already have to dodge cars along the way. also, Birch Street has several historic homes and adding ADUs would destroy the historical feel to the street. We are already struggling with a lot of people and we don't need to attract more.

Thank you,

Claudia Crawford
1349 Birch Street
Denver, CO 80220

Planning Board Comments



Submitted on	6 January 2024, 6:33PM
Receipt number	615
Related form version	3

Your information

Name	Jamie Vernon
Address or neighborhood	Hale
ZIP code	80220
Email	jvermon1225@comcast.net

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Multiple properties in the Hale Neighborhood
Case number	20231-00093

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?

Strong opposition

Your comment:

I am against the rezoning of properties in the Hale neighborhood, my neighborhood. This proposed change would alter the character of my beloved "hood." Single family dwellings prevail here, and adding a dwelling in the backyard, basement, or attic would alter that character to the negative. This would increase the population density negatively. Also, traffic would increase much to the chagrin of the many walkers, bikers, animal walkers, and children walking to neighborhood schools. On my street alone, traffic and its speed have increased dramatically the past few years. I feel this is leading to building more multi-family dwellings here; there are plenty of those structures near Rose Medical Center. Just wondering, has this rezoning been proposed in Hilltop for example?

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: [Judy Stapp](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Re zoning Application 20231-00093
Date: Wednesday, January 17, 2024 12:01:33 PM

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Homes in neighborhoods throughout the Denver. Metro area were designed and built as single-family residences for many reasons. These were intended to be homes and neighborhoods of stability and safety where families could build, live, raise and educate their children. Families often stayed in their homes for many, many years, if not generations, which also provided more stability and safety. The “village “ knew, and cared for one another. The destruction of these neighborhoods with the proposed rezoning to accommodate ADU and increased building will lead to more rental and transient occupation. Neighbors will neither know nor care about their homes nor each other.

The amount of proposed increased density was never intended in the design of these neighborhoods. The safety for our homes and children, as well as the quality our schools is also at jeopardy . Further increase in crime will also follow this proposed re zoning. Please do not allow the city council, nor Amanda Sawyer to destroy the established neighborhoods of Denver. It is irresponsible and reckless.

Sent from my iPhone

From: [John Bruno](#)
To: [Rezoning - CPD](#)
Cc: [Cathy Bruno](#)
Subject: [EXTERNAL] rezoning proposal 2023i-00093 - Multiple properties in the Hale Statistical Neighborhood
Date: Wednesday, January 17, 2024 12:51:06 PM

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I urge you to reject this rezoning proposal as it's effect on traffic, parking, rental tenants, etc will change these neighborhoods and negatively impact property values.

As homeowners already have the option to request rezoning their individual property if there is a specific need, a wholesale rezoning is not necessary. Furthermore, the inclusion of forgivable loans and grants will ultimately negatively impact taxpayers.

As a bare minimum, I urge you to remove the area from Colorado Blvd to Holly and from 6th Ave Pkwy to 8th Ave. from the rezoning proposal.

From: [John Perkner](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Zoning Change in Hale for ease of building ADUs
Date: Wednesday, January 17, 2024 8:02:09 AM

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Hi,

I live on the south side of 6th Ave between Glencoe and Grape.

My opinion is that making ADUs easier to zone in Hale, will ultimately lead to more problems along 6th AVE. Already parking and street traffic (including the occasional road race) are significant issues. ADUs seem like a haphazard method to increase population density without regard to parking, traffic issues including walking, pedestrian crossing streets, biking and general increase in population density without regard for infrastructure. Additionally, ADUs introduce many new people who may not understand parking easements, noise control and thus lead to more neighborhood disagreements with no real answers.

I have lived on 6th for about 29 years and the problems continue to mount.

Specifically crossing 6th, general increase in traffic and traffic speed on 6th, noise for 6th Ave area. ADUs will only increase these problems.

Please do not approve changing zoning for Hale or other adjacent neighborhoods.

Thank you,

John

John J Perkner, DO, MSPH

Planning Board Comments



Submitted on	16 January 2024, 4:33PM
Receipt number	619
Related form version	3

Your information

Name	R. Kunz
Address or neighborhood	5040 E 11th Ave
ZIP code	80220
Email	rkayk@hotmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Multiple properties in the Hale Statistical Neighborhood
Case number	2023i-00093

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?

Strong opposition

Your comment:

Several strong objections to the proposal by Councilwoman Sawyer:

1. Impact on water drainage: more paved over surface by adding more dwelling units per lot more impervious surfaces and greater storm runoff volume. There are already issues with storm drainage in this neighborhood; during summer of 2022 our street flooded to the degree where the street became a flowing river and encroached upon my property. Will City Council be paying for additional storm drains on my street? in what sort of time frame will that happen?
2. Methods used to conduct the survey: according to Councilwoman Sawyer's office, a > 50% approval rate was needed in order to move the proposal forward. Only 212 responses out of 382 total responses were considered as unique, and the remaining 170 responses (45%) were thrown and not accounted for in the approval rate. However, her office did not give any reasons behind why these 170 responses were thrown out or show whether the distribution of Y/N were equivalent in the thrown out vs. counted responses. If the proposal hinges on 50% approval and the Councilwoman's analysis is opaque at best, then it seems questionable whether the survey is accurately gauging resident's interests. Reading through the sentiments in the submitted comments seems overwhelmingly against the proposal.
3. Impact on noise, pollution, and property damage due to construction. I am a remote worker working exclusively from home for a large corporation where meeting etiquette demands a quiet workspace. Just this year, we have had several construction projects which have been hugely disruptive to noise levels. Additionally, large heavy equipment has been driving up and down our street at high speeds, parking for extended periods on our street, damaging sidewalks and trees, disrupting traffic and pedestrian safety, to name a few of the quality of life impact this rezoning would have.
4. Increase of short term rentals and decrease on neighborhood quality. Who is going to enforce the building size limits, lot setbacks, owners living on the property. Realistically, given construction costs, it's likely the vast majority of ADU's will be on scraped lots bought by investors. Already in our neighborhood there have been several scraped lots with huge, cookie cutter houses going up shortly thereafter. Most times the newly built houses max out the lot size with the biggest house possible which towers over the surrounding houses. Here are two examples of what they look like: https://www.zillow.com/homedetails/1145-Fairfax-St-Denver-CO-80220/2062189016_zpid/, <https://www.zillow.com/homedetails/1179-N-Elm-St-Denver-CO->

Please do not allow this proposal to proceed forward.

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.

Planning Board Comments



Submitted on	17 January 2024, 12:13AM
Receipt number	621
Related form version	3

Your information

Name	Joan French
Address or neighborhood	4330 East Sixth Avenue Pkwy
ZIP code	80220
Email	frenchassociatr@cs.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Hale Statistical Neighborhood
Case number	203i-00093

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?

Strong opposition

Your comment:

A COMPROMISE SOLUTION

Our City's Founding Fathers intentionally set up a plan of beautiful parks and parkways to provide Denver with its unique character and ambiance. The impact of their plan on defining Denver's uniqueness merited its placement on the National Register of Historic Places. Over time a distinct neighborhood has grown up surrounding the Parkway. You are now proposing a plan that would eventually change that very special quality of the Sixth Avenue neighborhood. The effects of traffic, insufficient parking, rental tenants coming and going, construction turmoil, falling property values, and the dramatic increase in population would change this historic neighborhood forever.

It's my understanding is that the original proposal was only for the Hale neighborhood and did not include the streets immediately north of the parkway (from Sixth to Eighth, Colorado Blvd to Holly Street). These were recently added. My suggested counter-proposal is that you remove these houses immediately north of Sixth Avenue from your plan. You would still have the bulk of infill from the original proposed properties while not critically impacting the environment of the Parkway neighborhood. It should be noted that homeowners there can still pursue individual zoning variances if they wish to construct accessory dwelling units.

I feel we're all caretakers of our city and have a serious responsibility to maintain these very special, unique neighborhoods of Denver. Please consider this compromise as a viable means to that end.

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.

Planning Board Comments



Submitted on	17 January 2024, 6:41AM
Receipt number	622
Related form version	3

Your information

Name	Garth Jensen
Address or neighborhood	4431 E 6th Avenue Pkwy
ZIP code	80220-4941
Email	garthbjensen@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Hale Neighborhood
Case number	Application #20231-00093

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?

Strong opposition

Your comment:

My family and I have owned homes in and have lived over thirty years in the 600 block of the subject properties in the Hale Neighborhood. We currently own and live in a home on 6th Avenue Parkway that is currently zoned E-SU-G.

I am opposed to changing the zoning of the Hale Neighborhood 600 and 700 blocks to E-SU-D1 and E-SU-G1. 6th Avenue Parkway is a major vehicle thoroughfare and we have witnessed the remarkable increase of traffic and attendant noise over the past 20 years that we have lived on the parkway. The increased traffic has also degraded safety for drivers, cyclists and pedestrians on the parkway. We are concerned that a blanket rezoning of these blocks will lead to ADUs that increase the neighborhood's population density (whether long-term residents or short-term rentals) and associated traffic on this already busy street.

I have not seen any studies about the economic effect of the ADUs on new-build real estate development. I worry that because ADUs will allow greater density on an existing lot, real estate developers will find it increasingly more economical to purchase and "scrape" residential buildings to build two new dwellings on the existing lot. It would be tragic if these changed economics led to removal of existing buildings and the development of more densely packed residential lots in the neighborhood.

I support the existing zoning that requires individual variances for construction of a specific ADU. At that time the property owner and neighbors can address the specific proposal and how it affects the individual street and close neighbors.

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.

Planning Board Comments



Submitted on	17 January 2024, 10:56AM
Receipt number	624
Related form version	3

Your information

Name	Robert and Barbara Deline
Address or neighborhood	5701 E 6th Avenue Parkway
ZIP code	80220
Email	rob@solucian.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Hale Statistical Neighborhood
Case number	20231-00093

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 your would like to comment on

Submit your comments

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

Strong opposition

Your comment:

We are strongly opposed to the proposed rezoning of the homes from Colorado Blvd east to Holly St along Sixth Avenue Pkwy and north to Colfax. ADU use will negatively affect traffic, parking, and crime in our neighborhood. Please reconsider this proposal and put your attention towards improving our neighborhood problems rather than increasing them.

Thank you, Barbara and Rob Deline

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.

Planning Board Comments



Submitted on	17 January 2024, 11:41AM
Receipt number	625
Related form version	3

Your information

Name	denice reich
Address or neighborhood	crestmoor
ZIP code	80220
Email	denice@callitsold.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

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 your would like to comment on

Submit your comments

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

Strong opposition

Your comment:

why ruin another denver neighborhood with a multi ADU zoning change. the parking will be negated etc.

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.

Planning Board Comments



Submitted on	17 January 2024, 12:19PM
Receipt number	626
Related form version	3

Your information

Name	Elizabeth Tulley Orzech
Address or neighborhood	4730 e 6th Ave Pkwy
ZIP code	80220
Email	tulley.stapp@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Hale statistical neighborhood
Case number	2023I-00093

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?

Strong opposition

Your comment:

Hilltop is one of Denver's oldest and most family friendly neighborhoods and one that I have been lucky to call home since I was born. My husband and I recently bought into the neighborhood in order to raise our children in an area that is safe, meant for single family homes, and aligns with our values. Changing the zoning laws to allow for ADUs will fundamentally change the neighborhood for the worse. It inherently will bring a more transient population to the neighborhood that will not care for the area like residents that own their properties. Additionally, it will detract from the village-like community that has been established and maintained for decades, and one of the last that exists due to these incessant zoning law changes. I'm a Denver native and have always been extremely proud of my city. Over the last several years though, that sentiment has started to fade as our leaders have sought to densify and thereby destroy the charming neighborhoods that Denver was once known for. And its not going unnoticed by our visitors either. I have many friends that came to Colorado for college and stayed here to raise their families that have recently started to move because, 'Denver is not the same,' 'the government doesn't care about this city anymore,' 'they are more focused on ensuring developers prosper while the rest of us languish in the mess they have created,' and more. You are ruining this city and I urge you to stop. Leave one of the last historical neighborhoods alone and remove the area from Colorado to Holly and from 6th avenue to 8th avenue from this change.

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.

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Janet Lieber <lieberjl@yahoo.com>
Sent: Thursday, January 18, 2024 4:01 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] Hale neighborhood rezoning

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Hello

We are not in support of the proposed rezoning of the Hale Neighborhood for ADUs. We have lived in this area for over thirty years and allowing ADUs will change the character of the neighborhood. It will substantially increase the following: the noise level, population density, traffic, traffic speeds, parking problems where parking is already limited and unwanted safety issues. We bought in this neighborhood because of the design and layout of the houses and lots.

Thank you for your consideration of our concerns.

Jon and Janet Lieber
656 Cherry Street

Planning Board Comments



Submitted on	17 January 2024, 1:03PM
Receipt number	627
Related form version	3

Your information

Name	Anne K Botterud
Address or neighborhood	1330 N Glencoe St
ZIP code	80220-2561
Email	annebotterud@comcast.net

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1330 Glencoe St Denver CO
Case number	2023i-00093

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?

Strong opposition

Your comment:

I live in the area that is being considered for rezoning. I strongly oppose the plan to rezone. I agree with all the comments previously submitted which oppose the plan. Rezoning in the manner proposed will result in an unwelcome increase in population and traffic (which will already be disastrously impacted by the plan to add rapid bus transport along Colfax) and will turn what is meant to be a single family residential area into one inhabited with people who have no concern for or commitment to the property they are renting. I worked hard to purchase my home and do not wish my neighborhood to be transformed into one with ADU rentals.

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: [Karla Whittenburg](#)
To: [Planningboard - CPD](#); [City Council District 5](#); [dencc - City Council](#)
Subject: [EXTERNAL] Rezoning 23i-00093 Application Date: 10/24/2023 From Zone: U-SU-C To Zone: U-SU-C1
Date: Monday, January 22, 2024 8:21:51 PM
Attachments: [image001 \(1\).png](#)

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Planning Board and City Council members,

I'm a current resident of the Hilltop neighborhood and recently became aware of the proposed rezoning in the area north of 6th Avenue (map below) to allow for ADU use. I'm very concerned about the impact to the already growing congestion in this area of the city, and believe this should be more carefully evaluated.

A significant number of companies are relocating from downtown Denver to more desirable areas such as Cherry Creek which is in close proximity to this rezoning area. Additionally, we have already seen a negative impact related to traffic and parking due to the significant development near the residential areas in Cherry Creek which will be exacerbated by furthering housing density in the area. In addition, the main thoroughfare in the area is Colorado Blvd which is generally congested at all times of the day.

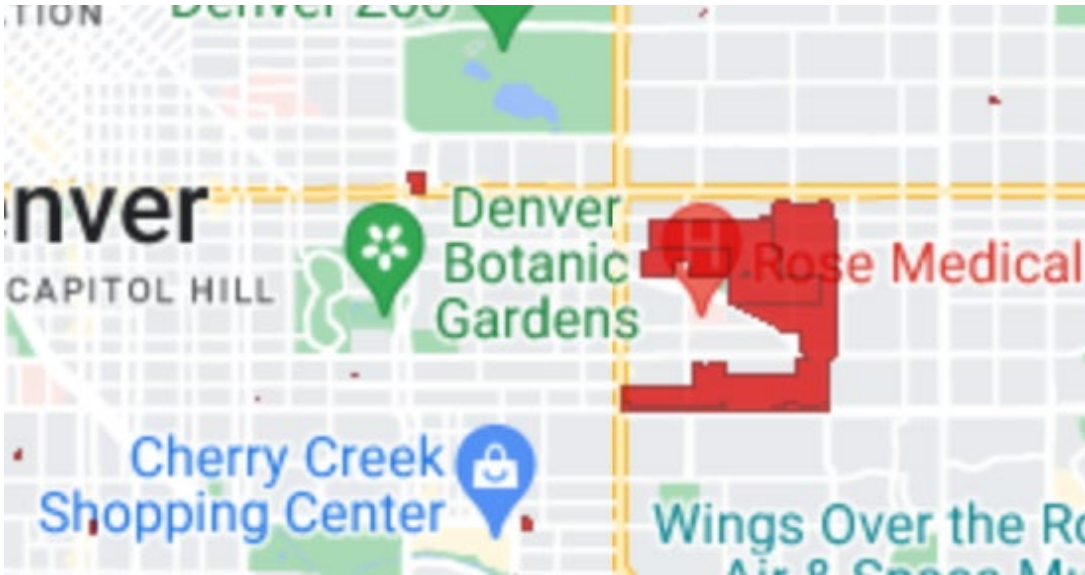
On the intangible side, the Mayfair neighborhood is made up of a variety of home types, several of which have the character and charm of small older homes with mature trees throughout. However, continuing to drive development and density into this area of the City, I believe will negatively impact the area, one of the City's neighborhood gems, similar to Capitol Hill, Congress Park, Washington Park and other smaller neighborhoods in Denver that make our City so desirable.

If the intent is to increase available and affordable housing in the area, there are several apartment buildings in the area with vacancies that need to be upgraded. Many of these apartments were previously rented by employees of University hospital and supporting entities before moving to the Anschutz Medical Campus. The City could provide low interest loans or grants to upgrade these buildings. This would have a more limited impact to the neighborhood while meeting the objectives of providing more affordable housing.

I respectfully request that the City Council and Planning Board reevaluate this rezoning.

Sincerely,

Karla Whittenburg



From: [Karla Whittenburg](#)
To: [Planningboard - CPD](#); [City Council District 5](#); [dencc - City Council](#)
Subject: [EXTERNAL] Rezoning 23i-00093 Application Date: 10/24/2023 From Zone: U-SU-C To Zone: U-SU-C1
Date: Monday, January 22, 2024 8:21:51 PM
Attachments: [image001 \(1\).png](#)

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Planning Board and City Council members,

I'm a current resident of the Hilltop neighborhood and recently became aware of the proposed rezoning in the area north of 6th Avenue (map below) to allow for ADU use. I'm very concerned about the impact to the already growing congestion in this area of the city, and believe this should be more carefully evaluated.

A significant number of companies are relocating from downtown Denver to more desirable areas such as Cherry Creek which is in close proximity to this rezoning area. Additionally, we have already seen a negative impact related to traffic and parking due to the significant development near the residential areas in Cherry Creek which will be exacerbated by furthering housing density in the area. In addition, the main thoroughfare in the area is Colorado Blvd which is generally congested at all times of the day.

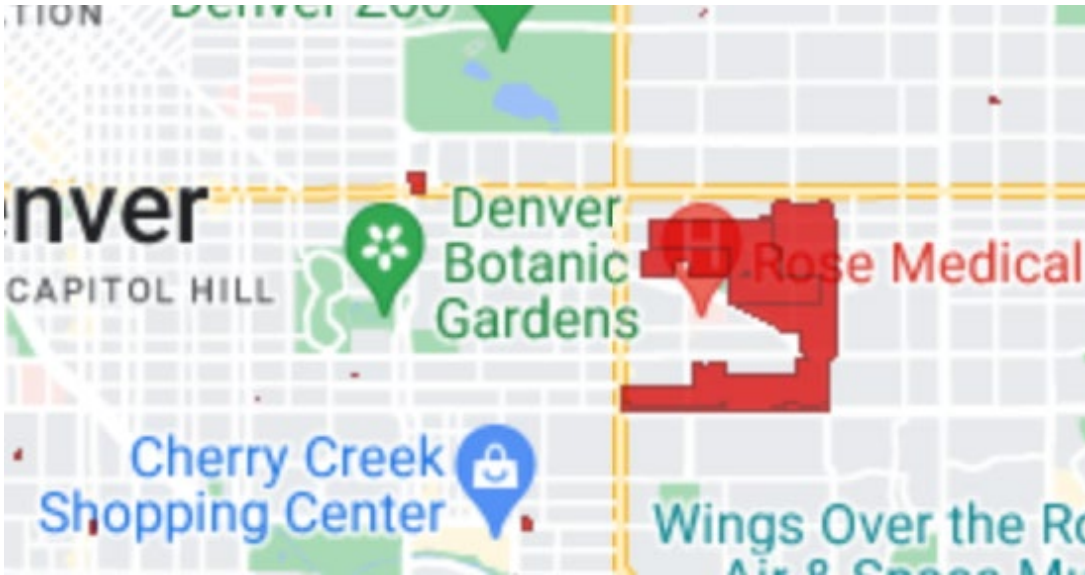
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Sincerely,

Karla Whittenburg



From: [Hanna Serdynski](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Hale - 1226 Dexter Street Rezoning
Date: Sunday, November 26, 2023 5:04:12 PM

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Hi there,

I received a Denver postcard inviting us to submit our thoughts and comments regarding a rezoning consideration.

Just wanted to share that I am located in Hale at 1226 Dexter Street, Denver, and we would love for a rezoning to happen that allows for expanding on ADUs.

We already have an ADU in our backyard (our garage). We'd love to build a bonus room on top of the garage that allows us to host our guests and family when visiting (we are having kids, and our house is cozy already -- an extra space for our community to watch TV, hang out, have office desks, etc. would be really nice). We would have no problem being respectful of a height limit if a second-story on the ADU was approved.

We have no intentions of utilizing airbnb or renting. We just want to be able to add an additional family space so that we don't have to outgrow a house we enjoy (and allowing families to expand on their property also helps Hale remain a family-oriented neighborhood). It would be very encouraging to have less hoops to jump through with the city!

Thank you so much for listening and happy holidays ♥

From: [Brandt Wilkins](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] In support of 23i-00093
Date: Wednesday, January 17, 2024 7:50:36 AM

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RE:
23i-00093
Application Date: 10/24/2023
From Zone: U-SU-C
To Zone: U-SU-C1

I would like to speak in support of this rezoning applications. My husband and I live at 4900 E 6th Ave.

It is critical that the planning board approve this application. We must find a way to build more housing in Denver. I received a flyer from two neighbors stating this would 'unquestionably negatively impact property values'.

I wholeheartedly disagree.

How will Denver continue to grow, welcome new residents, support growing businesses and succeed in the coming decades without every citizen's support for inclusive, expansive policies to help Denver thrive.

My husband and I would welcome new residents into our area. New residents invigorate a block, a neighborhood, a city.

As for our property value, it would be enhanced by having a diverse, inclusive approach to the future.

Brandt Wilkins
4900 E 6th Ave Pkwy
Denver, CO 80220

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Beth Ellis, EA <bethellishomes@gmail.com>
Sent: Wednesday, January 17, 2024 3:27 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] HALE PROPOSED REZONING
Attachments: image003.jpg; image005.jpg

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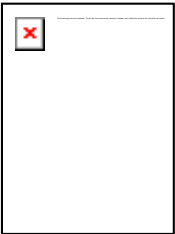
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Hello Mr. Lechuga,
My name is Beth Ellis and I reside at 1325 Glencoe St.
I was unable to comment during the meeting but I want to say that I am in favor of the rezoning.

Thank you,
Beth Ellis
267-588-7007

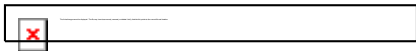
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Beth Ellis, EA
REALTOR® , Coldwell Banker Realty

[267-588-7007](tel:267-588-7007) | BethEllisHomes.com | BethEllisHomes@gmail.com

[6501 E Belleview Ave. Suite 500 Englewood, CO 80111](#)



From: [jeanne van cleave](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Hale neighborhood rezoning
Date: Sunday, January 21, 2024 8:49:30 PM

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Hello, I'm not sure if you are still accepting comments or not about the proposed changes in zoning in the Hale neighborhood, but here is my opinion.

I'm writing in strong support of the proposed changes to allow ADUs to be built in backyards like mine. ADUs are a great option for those of us in older, smaller houses who anticipate elderly parents or other relatives needing a disability-friendly place to stay for extended periods of time. It would also offer additional housing options for smaller households looking to reside in a stand alone structure, versus an apartment building.

I know others are worried about parking and traffic, but these problems could and should be addressed, regardless of the outcome of this proposal, through wider/more sidewalks and improved bike lanes and public transportation options.

In summary, I strongly support the proposed changes. Thank you for considering.

Jeanne
791 N Holly St.