

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	#20221-00209
Location	8405 & 8415 East Colfax Avenue
Registered Neighborhood Organization Name	Strong Denver
Registered Contact Name	John Inzina
Contact Address	1255 N Ogden St APT 102, Denver, CO 80218
Contact E-Mail Address	DenverVoters@gmail.com
Date Submitted	1/3/23

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments:

Planning Board Comments



Submission date: **15 March 2023, 4:01PM**
Receipt number: **493**
Related form version: **3**

Your information

Name	Keenan Mehrens
Address or neighborhood	1537 Wabash St.
ZIP code	80220
Email	keenanmehrens@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8405 & 8415 East Colfax Ave.
Case number	20221-00209

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? **Moderate opposition**

Your comment:

I would like to express a moderate opposition to the overall newly proposed building height of the E-MS-E - E-MS-5 rezoning. Just a couple years ago, the maximum suggested height was a mere 3 stories and has been increased to a new maximum suggested height of 5 stories. There did not seem to be any strong conviction as to this additional 2 stories for affordable housing. The impact this new building height has on the surrounding north side is substantial for solar gain and restricts opportunity to apply photovoltaic panels as a clean energy initiative. I would prefer to see this site developed into something other than multifamily housing as the city has already more housing initiatives than plans to occupy. The other concern with an increased buildings height and plus 34 residential units, is the impact on parking, alley access, traffic, and sightlines from the neighborhood. In this specific location, there does appear to be a good argument to withstand the 3 story maximum with affordable housing and mixed use commercial/retail at ground level. There are 2 multi family projects within this section of East Colfax are finishing up in calendar year 2023 offering both affordable housing and additional housing support for the East Colfax neighborhood. While I love to see improvements made in effort increase convenience and quality of life, there seems to be a greater initiative to offer housing instead of other quite relevant convenience offerings and community benefits like grocery, local retail, restaurants, greenspace, improved sidewalks, 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.