

**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	#2022I-00151
Location	1465-1497 Knox Ct
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	1/2/23

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: **21 March 2023, 3:05PM**
Receipt number: **494**
Related form version: **3**

Your information

Name	Adam Johnson
Address or neighborhood	West Colfax
ZIP code	80204
Email	acjohnson@hotmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1465-1497 Knox Ct
Case number	20221-00151

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:

To Whom it Concerns,

I am the property owner, directly south of and abutting, the proposed rezoning. I have a few concerns about this proposed rezoning. I will list my concerns as follows:

1. The proposed rezoning from G-RH-3 to U-MS-5 or G-MS-5 for the entire parcel is concerning. When I have looked at the current zoning map on <https://www.denvergov.org/Maps/map/zoning>, all of the parcels directly south of and along Colfax that are currently zoned as U-MS-5 are only zoned that 2 to 3 lots directly south of Colfax. This proposed zoning change is to change the entire parcel which looks to cover an area of approx 6 to 7 normal lots worth of area to the U-MS-5. This is concerning and doesn't seem fair or in keeping with the current zoning south along Colfax. This rezoning would allow an additional 3-4 normal sized lots worth of area to be zoned U-MS-5, when

all of the other lots along Colfax are not zoned for U-MS-5 that far south into the block. This rezoning for the entire parcel, would be an exception to all of the other parcels that are zoned that way along Colfax. I don't think it would be appropriate or in keeping with the residential nature of Knox Ct or the surrounding neighborhood to have a 5 story building that takes up half of the entire block. It would seem reasonable to rezone the first 1/3 or 3 normal size lots worth of area, directly south of Colfax as U-MS-5 in keeping with the rest of the zoning that is already U-MS-5 directly along Colfax. However, it seems fair and reasonable to keep the other 3 to 4 lots worth of area that are directly north of my house as the current G-RH-3 that follows all of the other zoning on Knox Ct as well as not allowing an exception for the entire parcel to be rezoned.

2. My second concern is that where Cheltenham Elementary School Zone runs along Colfax, the proposed parcel for rezoning where it abuts Colfax is inside the School Zone. Knox Ct is already a busy street with traffic as compared to other streets in the neighborhood. By rezoning the entire parcel as proposed, the increase in density of residents and their associated motor vehicles, would create a ton more traffic at the corner where the School Zone is, which would make that area even more unsafe for the Elementary Students/Children who walk and cross there.

3. I am concerned that it will negatively affect all of the neighboring property values along Knox Ct. if the proposed rezoning is allowed. I have been told by the developer of the property at 1465-1497 Knox, that they desire to increase the amount of units on the parcel by a very large number. I am aware that these units are to be Section 8/affordable housing. I understand that Denver is in need of more affordable housing units, however, Knox Ct. already has the Denver Housing Authority complex, as well as Arroyo Village, which is a homeless shelter as well as transitional housing. This type of property often brings with it a certain type of resident, and sometimes crime. In my experience of owning my house for 5 years, the neighbors on the property that is proposed to be rezoned, have involved criminal activity, and are generally trashy. I have observed some of these neighbors throwing trash directly out of their vehicles as they have parked on Knox Ct. There are currently 10, Section 8 Units on the parcel, and the developer wants to increase the density of these units

on the parcel by a large amount. I do not want more crime or more trash, from residents who do not value property values, because they are renting in a building with government subsidy. The 4 plex building to the south of my house is owned by the same developer, and is also Section 8, subsidized housing.

Our street and block already has an abundance of affordable housing units, and that needs to be balanced with the single family and town-houses, many of which the owner's have paid upwards of \$500,000 to \$800,000 for. When we as property owner's make that kind of costly investment into our homes, that were appraised as such, it isn't fair or ethical for our entire block to be filled with Subsidized housing and all that goes with that. We need to also maintain our property values.

4. It isn't ethical for 2/3 of our block to be over-taken by the wishes and profits for a single developer, who has no vested interest in what happens after they accomplish their goals and build what they want. They are only concerned with their profits, and increasing them, through increasing unit density, and the subsequent increase in rental income. Not to mention the amount of property equity they would hold, in proportion to me and all of my single family neighbors. These are our homes, and our equity in them is also our nest egg. Personally, I also don't want a 5 story building, taking up half of the block, to be looming 8 feet away from the side of my 1.5 story house. This would be very imposing and strange, and not keeping with the current height and feel of the streetscape and neighborhood.

The parcel being considered for rezoning, should need to be zoned in keeping with what is currently in the neighborhood, not only along Colfax, but especially along Knox Ct.

5. I also am aware that the proposed Architecture firm, for the parcel, is the same Architecture firm for Arroyo Village further down our street. Personally, I think the building is a visual eyesore and unappealing. It is multi-colored in primary colors, almost as if a child or pre-schooler came up with the color pallet. I do not want a multi-colored building next door to my house or to be another eye-sore on our block. When all of the other properties on our block are in neutral or more traditional colors.

Thank You for your consideration of these concerns.

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.

[West Colfax Current Zoning.png](#)

[West Colfax Proposed Rezoning Knox Ct.png](#)

[Arroyo Village Multi Colored.png](#)

[Current Section 8 Housing Next Door.png](#)

[Cheltenham Elementary School Zone.png](#)

[Imposing 5 Story Building Next to Small House on Federal Blvd.png](#)

From: [Torres, Jamie C. - CC XA1405 President Denver City Council](#)
To: [Ibanez, Edson - CPD CE0429 City Planner Senior](#)
Cc: [Slavis, Ayn E. - CC YA2245 City Council Aide](#)
Subject: FW: [EXTERNAL] Oppose the rezoning of lots 1465 -1497
Date: Tuesday, April 4, 2023 3:30:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Edson, can you add this to comments on the rezoning

Councilwoman Jamie Torres

President, Denver City Council
she/her/hers
jamie.torres@denvergov.org
720.337.3333



[311](#) | [pocketgov.com](#) | [denvergov.org](#) | [Denver 8 TV](#)

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

From: District 3 <District3@denvergov.org>
Sent: Tuesday, April 4, 2023 3:15 PM
To: Torres, Jamie C. - CC XA1405 President Denver City Council <Jamie.Torres@denvergov.org>
Subject: FW: [EXTERNAL] Oppose the rezoning of lots 1465 -1497

FYI

Sent the constituent links to speak at planning board and public comment.

Ayn Tougaard Slavis, MSW | District 3 City Council Aide

Pronouns: she/her/ella
Office of Council President Jamie Torres
ayn.slavis@denvergov.org | 720.337.3333



[311](#) | [denvergov.org](#) | [Newsletter](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

From: maria Laz <m.lazarte.asp@gmail.com>
Sent: Tuesday, April 4, 2023 11:12 AM
To: District 3 <District3@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Oppose the rezoning of lots 1465 -1497

Dear District 3 City Council,

I am a west colfax resident living in the 14th block of Knox court and I wanted to let you know I strongly oppose the rezoning of lots 1465 -1497. Here are my reasons:

- Knox is already a very busy street and adding 66 new units would add to much density to teh block.
- The street is already packed with cars making it hard for bikes for use the bike lane safely and adding more vehicles would make it much worse.
- The lot can be redeveloped without the rezoning. A 3 story building would fit much better within the area and the owner could still provide many affordable housing units without rezoning.

Thanks,
Maria Lazarte

Planning Board Comments



Submission date: **5 April 2023, 11:18AM**
Receipt number: **502**
Related form version: **3**

Your information

Name	Adam Johnson
Address or neighborhood	West Colfax
ZIP code	80204
Email	acjohnson@hotmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1465-1497 Knox Ct.
Case number	#2022I-00151

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:

Dear Planning Board, City Planning, and City Council,

Please read and consider the following concerns in your discussion and decision making. Also, please refer to my previous emails in which I've sent and included references and attachments to visually represent these concerns.

YIMBY is quoted as saying about the project:

"Our organization's only concern with the project at this juncture is that it will hold many more parking stalls than mandated by Denver ordinance. We know that excess parking invites additional traffic to neighborhoods, reduces the likelihood of residents using nearby transit, and increases dangerous interactions for nearby pedestrians, bicyclists, and wheelchair users." I have concern for the safety and welfare of the public, myself, and my neighbors.

On Page 28 of the Developer's Application, the parcel, per it's

legal description on, is comprised of Lots 38-48 (11 Lots) taking up half of the block on the West side of Knox Ct.

On page 37 of the Developer's Application and Staff Report page 4, the current block pattern and all surrounding properties to the parcel are 1 or 2 story, and 5 stories, IS NOT consistent with existing neighborhood

On Page 5 of the Staff Report, it shows the existing zoning for all of the 1400 blocks along the south side of Colfax. As you can see on the map, the current zoning of all other parcels on south side of Colfax are only zoned U-MS-3 or U-MS-5 approx $\frac{1}{4}$ of the way into the block. As you can also see, the remaining $\frac{3}{4}$ of the blocks are zoned G-RH-3. That being the case;

It would be consistent with current zoning South along Colfax to allow lots 45-48 of the parcel to be zoned U-MS-5 or G-MS-5 as are all the others along Colfax,

However lots 38-44 of the parcel would/should remain G-RH-3 as is consistent with current zoning and context of it being a residential neighborhood of primarily 1 and 2 story homes. It would be an unfair/unequitable exception to allow the entire parcel to be entirely rezoned for 5 stories, as no other parcel on the south side of Colfax is 5 stories into half the block (as it appears from the current zoning map, only $\frac{1}{4}$ of the blocks, south of Colfax are allowed to up to 5 stories, and all the other $\frac{3}{4}$ of the blocks, are G-RH-3.

It is my request that the Planning Board and the City Council honor the consistency of current zoning and the existing context of Knox Ct and the entire neighborhood of 1400 blocks along Colfax. Please DO NOT make an unfair/unequitable exception for this parcel or this developer and only their interest. Please honor and strike an equitable balance of the existing neighbors and single family property owner's interests alongside that of the developer, by only allowing the first $\frac{1}{4}$ of the parcel to be rezoned as G-MS-5, and allow the remaining $\frac{3}{4}$ of the parcel to remain G-RH-3

As you can see on page 8 of the staff report, the and the picture of the property South of the parcel, (looking west from Knox Ct.) Tan house with Green Trim), current building on the parcel up for rezoning steps down to 1 story as it is adjacent to the Tan House. It would not be honoring the following

portions of the zoning code, to allow a 5 story building right next door to a 1.5 story house;

Article 6. GENERAL URBAN (G-) NEIGHBORHOOD CONTEXT

6.2.2.1 General Purpose

D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts

6.2.5.1 General Purpose

C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character

6.3.1.4 Improve compatibility with and respect for the existing character and context of Denver and its neighborhoods. (on Page 11)

6.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement,color and materials.

6.3.2.2 Siting

C. Parking Location

1. Minimize the visual impacts of parking areas on streets and adjoining property.
2. Minimize conflicts between pedestrian and vehicles.

6.3.2.3 Design Elements

A. Configuration

1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.

4. Arrange building heights, and scaling devices to provide transitions to adjoining areas

4. Provide a positive relationship to the street through access, orientation and placement consistent with the context.

F Off-Street Parking Area Shall be Setback a minimum 50'

from the Primary Street

Just because the developer is proposing the plan for HUD Section 8 housing, and the property is deed restricted, what's to prevent them from putting in a drive-thru or commercial area or restaurant as their requested zoning allows in the following section?

6.3.2.4 Specific Building Form Intent

B. Commercial Mixed Use Zone Districts

1. Drive Thru Services

To allow more flexible design standards to accommodate unique circumstances of automobile service uses and primary uses with an accessory drive-thru lane. Specifically, allow a reduced build-to percentage and an increased build-to range, allow a canopy and garden wall combination to meet a portion of the build-to requirement, and require a garden wall along street frontages.

2. Drive Thru Restaurant

Restricted to eating and drinking establishment with an accessory drive-thru lane.

In my actual firsthand experience of living for 5 years, next door to the current property owned by your client, I have found constant neglect. There is constantly trash, broken glass, auto parts, etc. littering the front, side, rear yards, and tree lawns of the parcel up for rezoning. The property lawn has continually been filling up with weeds where there once was nice green grass or the lawn and tree lawn dying and turning brown. There have been tree limbs from the parcel that break off and fall into my front and rear yards that I've had to clean up and have damaged my fence. I have had rocks from the parcel kicked over into my yard or side of my house by the "yard maintenance" when mowing or snow blowing. I have had to constantly pull weeds that are coming into my front yard from the parcel because they never pull or spray them. There is a sprinkler from the parcel that shoots 12 feet into my front yard, that has gone on that way, unattended for a couple years. There was a tree on their parcel that was overgrown and planted only 3 feet from the side of my house, that caused foundation damage to my basement and masonry side wall. There have been broken window shutters laying on the ground for months at a time on the side of my house on their parcel. Let alone all of the thrown-out dilapidated furniture, trash bags, broken glass, etc. that the

parcel residents constantly throw in the alley, that I've had to physically get out of my car and move to be able to drive down the alley to my garage. I have overheard the residents from the parcel threatening the lives of others, yelling, arguing, etc., sometimes into the wee hours of the night. I have had the police knock on my door in regards to a resident from the parcel having her boyfriend use a baseball bat to break the window on the side of her townhouse right next to my house. Said window stayed broken and unrepaired for several months. Needless to say, I don't have great confidence in your clients maintaining or properly managing the existing units or property, let alone adding 56 more units of the same, to the parcel proposed for rezoning.

These, among others, are just part of my frustration and concern about adding more of the same to not only my directly neighboring parcel, but to my entire neighborhood. I would be curious if your client personally has any affordable or section 8 housing in the neighborhood in which, or directly next door to where, they reside. Or if their motives of adding units "is looking to maximize the number of residents they can serve" or if they are looking to "serve" themselves by increasing their profits and enriching themselves.

From my experience living, sandwiched between two properties owned/managed by your client, the properties themselves and the residents they are supposed to "serve" have been sorely and constantly neglected, which have in turn caused a burden, not only to me and my household, but also to my neighbors and my entire street/block.

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.

[Screen Shot 2023-04-05 at 11.10.02 AM.png](#)

[Screen Shot 2023-04-05 at 11.08.46 AM.png](#)

[Screen Shot 2023-04-05 at 11.08.09 AM.png](#)

[Screen Shot 2023-04-05 at 11.07.24 AM.png](#)

[Screen Shot 2023-04-05 at 11.06.47 AM.png](#)

[Screen Shot 2023-04-05 at 11.06.08 AM.png](#)

Planning Board Comments



Submission date: **5 April 2023, 11:24AM**
Receipt number: **504**
Related form version: **3**

Your information

Name	Mikaela Urgo
Address or neighborhood	1450 N. KNOX COURT
ZIP code	80204
Email	MIKAELA.URGO@GMAIL.COM

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1465-1497 Knox Court
Case number	20221-00151

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:

1465-1497 Knox Court Development - Proposed Zoning

Change from G-RH-2.5 to G-MS-5

Application Number: 2022I-00151

Denver Planning Board Hearing on April 5, 2023 at 3:00pm

I am writing to oppose the requested zoning change to G-MS-5 for this development. While I understand that Denver is in need of housing, I don't believe that re-zoning this parcel of land will enhance the quality of life for this neighborhood. If the property owner wants more commercial use, they should either rezone to G-MS-3, or split the parcel to have U-MS-5 along Colfax Avenue, (which is not aligned and orientated along Knox Court, a residential street, zoned RH-3 between 14th and Colfax) and another 3 story designation down Knox Court. This solution would provide a good transition from Main Street Colfax to residential street, Knox Court.

I believe the character of Knox Court will suffer if this zoning

change passes. Denver is growing rapidly, but big fast growth is not always good for the community. This change is forcing out long time residents, who can't afford to live and work here. Although this property owner is proposing affordable housing, all new housing will ultimately result in higher rents for tenants even if they are subsidized rents. More units will also result in less available parking and more traffic for current residents.

This neighborhood has a tremendous amount of affordable units concentrated in this area, and more apartment units planned in the pipeline. A summary of known affordable and proposed housing includes:

- Arroyo Village, an affordable housing project and transitional homeless shelter is located down the street near the Knox Court light rail Station.
- Westridge ReDevelopment - a planned mixed-income project, located on the 1300 block of Knox Court, which is proposing a few hundred additional units
- Knox Apartments, proposed for the corner of 14th and Knox, which would add an additional 60+ units to the area.

In addition to these concerns, the neighborhood will be negatively affected by increased shade cast by a 5 story building, loss of valuable irreplaceable mature trees, and potentially more trash and unsanitary conditions. Also, more residents without a balance for more community amenities is not the intention of Mixed Use or Main Street zoning. A true mixed use or main street zoning should accommodate a balance retail/commercial uses along "main street", not just additional housing units.

Approximately 1/3 of the current Knox Court property owners purchased on the 1400 block of Knox Court, after the 2010 rezoning with the correct assumption that the zoning would not change only a few years later. How is it fair that this property owner can request rezoning after we all have purchased property knowing the current zoning designation? How can Denver residents trust that any plan the city makes will remain in place if large property owners can request rezoning whenever they want to capitalize on more rental or condominium units?

Allowing this rezoning to take place is not the right move for our neighborhood. I urge the Denver Planning board to

consider the needs of all residents and homeowners in this neighborhood, not just those with big pockets looking to make a profit.

More detailed, supporting information can be found on the pdf. document attached.

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. [Knox Development Comments.pdf](#)

1465-1497 Knox Court Development - Proposed Zoning Change from G-RH-2.5 to G-MS-5
Application Number: 2022I-00151
Denver Planning Board Hearing on April 5, 2023 at 3:00pm

I am writing to oppose the requested zoning change to G-MS-5 for this development. While I understand that Denver is in need of housing, I don't believe that re-zoning this parcel of land will enhance the quality of life for this neighborhood. If the property owner wants more commercial use, they should either rezone to G-MS-3, or split the parcel to have U-MS-5 along Colfax Avenue, (which is not aligned and orientated along Knox Court, a residential street, zoned RH-3 between 14th and Colfax) and another 3 story designation down Knox Court. This solution would provide a good transition from Main Street Colfax to residential street, Knox Court.

I believe the character of Knox Court will suffer if this zoning change passes. Denver is growing rapidly, but big fast growth is not always good for the community. This change is forcing out long time residents, who can't afford to live and work here. Although this property owner is proposing affordable housing, all new housing will ultimately result in higher rents for tenants even if they are subsidized rents. More units will also result in less available parking and more traffic for current residents.

This neighborhood has a tremendous amount of affordable units concentrated in this area, and more apartment units planned in the pipeline. A summary of known affordable and proposed housing includes:

- Arroyo Village, an affordable housing project and transitional homeless shelter is located down the street near the Knox Court light rail Station.
- Westridge ReDevelopment - a planned mixed-income project, located on the 1300 block of Knox Court, which is proposing a few hundred additional units
- Knox Apartments, proposed for the corner of 14th and Knox, which would add an additional 60+ units to the area.

In addition to these concerns, the neighborhood will be negatively affected by increased shade cast by a 5 story building, loss of valuable irreplaceable mature trees, and potentially more trash and unsanitary conditions. Also, more residents without a balance for more community amenities is not the intention of Mixed Use or Main Street zoning. A true mixed use or main street zoning should accommodate a balance retail/commercial uses along "main street" , not just additional housing units.

Approximately 1/3 of the current Knox Court property owners purchased on the 1400 block of Knox Court, after the 2010 re-zoning with the correct assumption that the zoning would not change only a few years later. How is it fair that this property owner can request rezoning after we all have purchased property knowing the current zoning designation? How can Denver residents trust that any plan the city makes will remain in place if large property owners can request rezoning whenever they want to capitalize on more rental or condominium units?

Allowing this rezoning to take place is not the right move for our neighborhood. I urge the Denver Planning board to consider the needs of *all* residents and homeowners in this neighborhood, not just those with big pockets looking to make a profit.

Current Zoning designation. The zoning MAP from Denver City website indicates that the current zoning is GH-3, not G-RH-2.5. Please explain where this information is coming from if not on the public city website and why the proposal differs from publicly available information?

Proposed Zoning designation - U-MS-5

Section 6.2.5 MAIN STREET DISTRICTS (G-MS-3, -5)

6.2.5.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city’s commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.
- E. In all cases, the Main Street zone districts should be applied where a higher degree of walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.
- F. In the General Urban Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian active street front within a larger mixed use or commercial development.
- G. The Main Street zone districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant.

6.2.5.2 Specific Intent

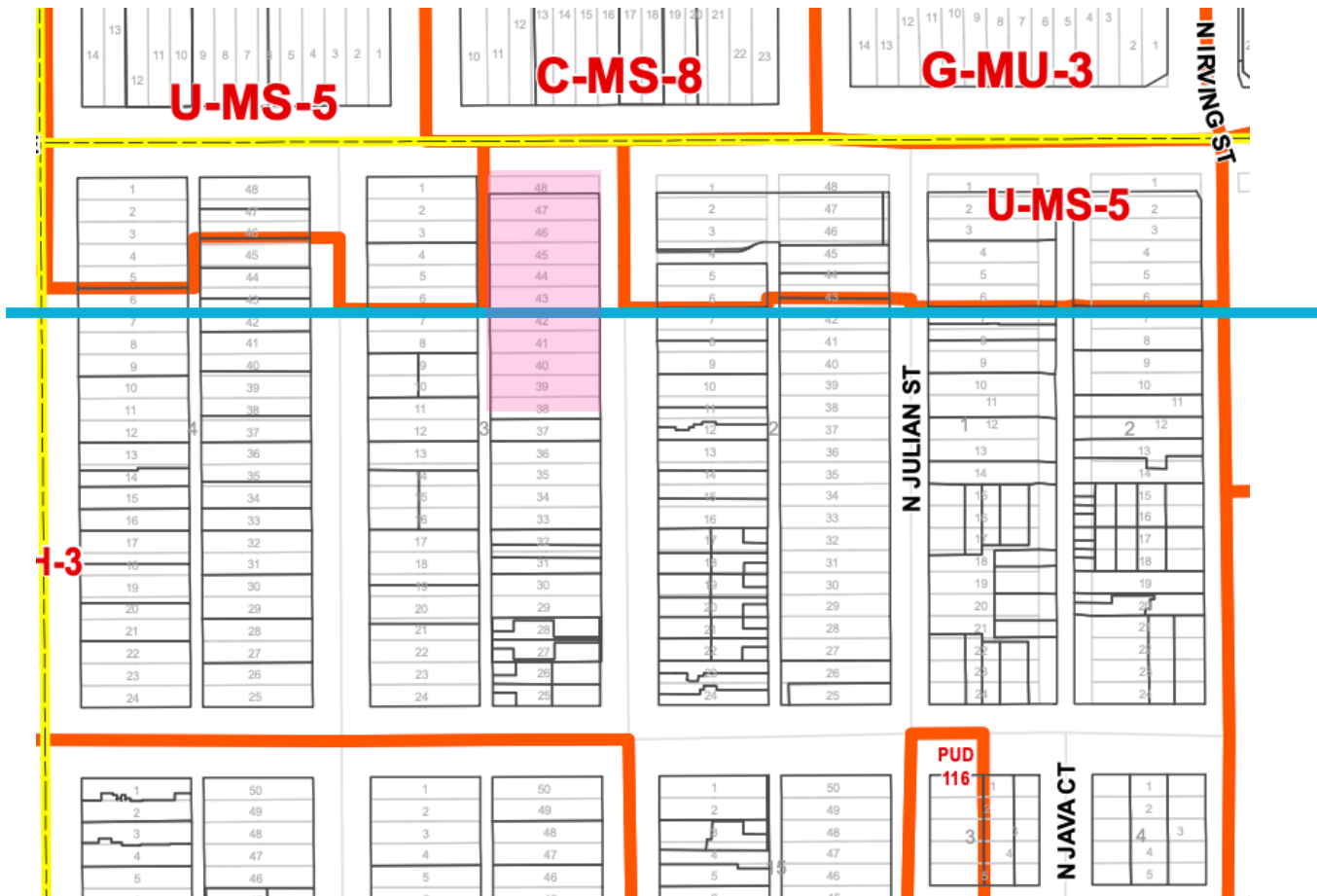
- A. Main Street 3 (G-MS-3) G-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.
- B. Main Street 5 (G-MS-5) G-MS-5 applies primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 5 stories is desired.

Why a Main Street Zoning designation? An MS-5 designation is for “Main Street Districts”, yet the lot and current building are orientated along Knox Court, not Colfax. Section 6.2.5.1.D. of the Denver Zoning Code, indicates that *“Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.”* Will the proposed building be re-oriented along Colfax only, as the zoning code intends? Are there separate resident entrances along Knox Court to adequately transition to a residential neighborhood as the zoning intends?

Parcel not included in 2010 re-zoning. The proposal indicated that this parcel of land was left out of the re-zoned MAP which include higher density along Colfax, known as “Main Street” zoning. Why wasn’t this parcel rezoned along with the rest of West Colfax neighborhood? Approximately 1/3 of the current Knox Court property owners purchased on the 1400 block of Knox Court, after the re-zoning occurred with the correct assumption that the zoning would not change only a few years later. How is it fair that this property owner can request rezoning after we all have purchased property knowing the current zoning designation? How can Denver residents trust that any plan the city makes will remain in place if large property owners can request rezoning whenever they want to capitalize on more rental or condominium units? Approving re-zoning of large parcels such as these gives the impression that the City of Denver can be bought and/or influenced by those that have a lot of money, is this the case? Why didn’t the property owner request this change when the entire neighborhood was re-zoned?

Building Orientation. The proposal is also requesting to change the zoning for a parcel of land that is not only oriented along a secondary street, Knox Court, but also is proposed for a plot of land that is approximately two times as long as the current zoning MAP has. Also, if approved to be 5 stories, this

parcel of land would account for approximately 1/2 of the entire block of Knox from 14th to Colfax. The blue line below indicates the average depth of the U-MS-5 zoning designation. This parcel is not in line with what has already been designated and would drastically change the feeling, density, and character of the Knox Court Neighborhood. Furthermore, the proposal indicated that there is a lot of C-MS-8 zoned property in the area, and only requests to be a MS-5, but that comparison isn't even valid. The MS-8 zoned parcels are adjacent to other uses, such as a school, a library, and large apartment complexes that have existed well before the 2010 Colfax re-zoning. This is an unfair comparison, in which the Knox development group is trying to persuade the planning board that they are asking for less than what they could be owed.



The proposed development should include numerous retail businesses to qualify for this rezoning on a “retail street”. Why are they proposing to change from Residential zoning to MS-5? The proposal indicates that Girls, Inc. will be using the mixed use space for offices and/or a restaurant. Currently, Girls, Inc. has a lot of property adjacent to this site - why are they not putting these spaces in the buildings they currently own, rather than renting from this property owner? Per the Denver Zoning Code, 6.2.3.1.D., *“Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.”*

Also, Knox Court is not a “retail street”. Are there any additional uses or businesses proposed for this development that could be used by the community such as restaurants, retail, etc? It appears as though this proposed zoning change to MS-5 is requested because it provide the most dense building

footprint available in the code, allowing the property owner to capitalize on rental units, and less on retail/commercial use that would benefit the whole community.

Environmental Affects - Save mature trees and sun/shade balance. With this plan, will the existing mature trees be protected? Currently, there are not many mature trees in the area, and this site has a handful of very large, mature trees which provide much needed shade for the sidewalks, as well as habitat for wildlife. Even if these trees are removed for the development and replaced with new, smaller trees, these new tree would take an extremely long time to mature, if ever - to the size of existing trees. It is extremely important to protect and preserve the existing mature landscape in this climate.

“Large species [of trees] like London planes, beech and oak need expensive, carefully engineered tree pits to help them grow safely surrounded by concrete and to prevent their roots from pushing up pavements. Such costs are more than offset, though, when we value nature – a single mature oak produces hundreds of thousands of litres of oxygen per year and supports thousands of species of birds, insects, lichen and fungus.

Size really matters with trees. The annual net ecological benefit of planting a large species tree is 92% greater than planting a small one. Mature street trees do everything from having a positive effect on infant birth weight in lower socio-economic demographics, to increasing resilience to major life events among people who live within sight of them. Consumers spend more on streets that are lined with large trees.

Large street trees are the most valuable green infrastructure asset cities have and when that value is overlooked, disasters happen. Even winning the UK’s “tree of the year” competition in 2020 couldn’t save Hackney’s Happy Man Tree from being felled in 2021 to make way for a new housing development.”

reference - <https://theconversation.com/why-keeping-one-mature-street-tree-is-far-better-for-humans-and-nature-than-planting-lots-of-new-ones-154114>

“...newly planted trees will take years and even decades to grow to their full carbon absorbing potential, and we cannot ignore the immediate threat from the deforestation of our already-existing, mature, working forestlands as we face the colossal challenge of climate change. According to the National Conference of State Legislatures, our domestic forests sequester up to 15% of the greenhouse gas emissions generated in this country each year, but over 37 million acres of U.S. forests still face a severe threat of devastation.”

reference - <https://www.conservationfund.org/impact/blog/forests/2198-planting-trees-vs-saving-trees-what-you-should-know>

What is proposed for any other green space on the site? Many existing tenants have dogs and rely on the backyard green space for their pets and family activities. This proposal will affect the current sun/shade of the area. With electric bills on the rise, many homeowners are investing in solar energy to save on money and do some good for the environment. For some, this is a large investment, which takes months of planning. If a 5 story building is built adjacent to a solar array, homeowners will lose out on a big financial investment. How is it fair to re-zone a property for a large developer when the single homeowner is losing a small nest egg that was invested for energy savings? It again appears as though the city of Denver is siding with big business and doesn’t care for the individual homeowners that are doing their part to make Denver a wonderful place to live.

Neighborhood character and current developments. Has this proposal taken into account all of the existing and proposed development in West Colfax Neighborhood, but in particular this area of Knox

Court? Westridge Redevelopment is a huge affordable development planned close to Arroyo Village, which is planning to build hundreds of new units as tall as 7 stories.

Knox Apartments, which proposes approximately 60 units, is planned for the corner of 14th and Knox Court. Does this re-zoning proposal take these pipeline projects into account? Has the planning board considered what multiple large scale development projects would mean for neighborhood traffic, parking, character, etc?

Additional GAO properties. The owners of this development also own a property one parcel over and another on Julian Street. Is it their intention to request a 5 story zoning designation for this parcel as well - even though this one is not on a main street? How can residents trust that any re-zoning request from a large developer or property owner won't be approved? Has the planning board looked at how the development of all of these properties would affect the neighborhood, traffic, parking, etc?

Trash and sanitation. These properties are not well maintained. The dumpsters for these apartment complexes are always in bad shape. trash is left outside of the dumpsters, sometimes for weeks at a time, until the City of Denver has large pick up days. Trash also spills into the alleyway, causing health and safety issues for the neighborhood. I have personally noticed rodents and cockroaches around these areas and have reported the unsanitary conditions to the City of Denver.

"The amount of waste we collectively produce is unbelievable. The US alone produces 250 million tons of waste a year. And honestly, we don't need numbers to see that the problem of overflowing trash cans exists at a colossal level. We are all aware of the overflowing garbage bins, the stench, and the clutter we come across in the streets. And these are not just unpleasant sights, but they also pose serious threats, such as:

*Diseases Due to Insects and Pests: Overflowing garbage is a perfect breeding ground for insects and pests such as rodents. These pests enter our homes through windows, pipes, and cracks, and contaminate food and water. They also spread diseases such as fever, typhoid, food poisoning, salmonella, etc. According to **house pests expert** Jordan Foster, more than half of domestic infestations happen because of overflowing trash hanging around for way longer than it should.*

Air Pollution: Overflowing garbage decomposes and contaminates the air with toxic particles such as nitrous oxide and methane. And these toxic gases not only cause respiratory problems but also affect overall human health.

Contamination of Surface Water: Liquid household waste from overflowing trash cans seeps into the ground and impacts the chemical composition of the water. Other waste materials responsible for water pollution are batteries, residual paint, electrical equipment, etc. Our poor waste handling methods have largely contributed to degrading water quality over time, and fish and other animals have been suffering ever since.

Serious Health Issues: The effects of garbage on human health are also alarming. Garbage collectors and the poor who pick on the waste suffer health complications such as skin, wounds, blood, and intestinal infections. Moreover, hazardous waste, needles, and sharp objects can also result in the loss of life.

Effects on Cities: No one wants to visit cities reeking of the stench of overflowing garbage dominated by insects and pests. And this makes cities lose out on investment, travel, and employment opportunities.”

reference - <https://www.norcalcompactors.net/overflowing-garbage-bins-serious-threats-and-prevention-tips/>

Concentration of Affordable housing. There is a great need to more housing in Denver - especially affordable housing. On Knox Court, there is currently a large amount of concentrated affordable housing, both existing and in the pipeline. How does the planning board intend to address this issue? Studies have shown, that the best, safest, most successful housing development projects include mixed-income populations, that are spread out or dispersed throughout the community. Knox Court already has a large number of affordable units. It would be best for Knox Court, and Denver metropolitan region in general, to have all types of housing evenly distributed throughout the city and not concentrated in one area, let alone two blocks of a neighborhood.

“U.S. housing policies promulgated by the U.S. Department of Housing and Urban Development (HUD) have placed increasing emphasis on dispersing housing assistance in order to deconcentrate poverty. The Low Income Housing Tax Credit (LIHTC) program, the nation’s largest affordable housing subsidy program, is not administered by HUD and therefore not closely monitored for compliance with poverty de-concentration objectives. In fact, several provisions of the LIHTC enabling statute provide incentives to concentrate LIHTC properties within high-poverty census tracts.”

reference - Exploring the Spatial Distribution of Low Income Housing Tax Credit Properties by Casey J. Dawkins University of Maryland, 2011.

“If you only build more of it in the cities, then you are never really addressing the problem of diversity and integration,” said state Senate President Pro Tem Martin Looney, D-New Haven. “There has to be a push to increase affordable housing in the suburbs.”

reference - <https://www.propublica.org/article/separated-by-design-why-affordable-housing-is-built-in-areas-with-high-crime-few-jobs-and-struggling-schools>

Parking and Traffic. How would this potential new development account for the need for additional parking? The current zoning requires a minimum amount of parking for residences, which is proving to not be enough for the large amount of development in the area. Two sets of condos on Knox Court completed after 2015 only required 1 parking space per unit, for 2 and 3 bedroom condos. This is slowly causing a parking problem in the neighborhood. We have already seen what large developments with inadequate parking has done to other Denver neighborhood, such as The Highlands, where it is almost impossible to find parking for residents. It is also difficult to find parking for those who want to go to dinner. I understand that the planning board is trying to plan for the need of additional housing with a push towards transit-orientated neighborhoods, but Denver isn’t there yet. During the past few years, the RTD has suspended numerous bus routes, due to driver shortages and fewer passengers - and this was happening way before the COVID pandemic. How does the Planning Board expect Denver residents to build for transit-oriented communities, when the public transit isn’t in place to support such growth patterns?

Would there be any concessions made for residents, such as having parking permits? During the summer months, Girls, Inc. has camp and various workshops and people affiliated with it park all along Knox Court, making it difficult for residents and guests to park.

Planning Board Comments



Submission date: **5 April 2023, 12:06PM**
Receipt number: **505**
Related form version: **3**

Your information

Name	Dru Flowers
Address or neighborhood	1375 Knox Court
ZIP code	80204
Email	druflowers@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1465-1497 Knox Ct
Case number	2022I-00151

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:

The area to be rezoned should be consistent with the adjacent properties and not extend into the neighborhood.

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. [Knox Rezoning.docx](#)

Application #2022I-00151

Location: 1465-1497 Knox Court

Public Comment in Opposition to this Proposed Rezoning

If this proposed rezoning was in-line with the “Main Street” designation of the adjacent properties, I would not have an objection. However, the proposed rezoning is for almost half the block. There is no reason a 5-story building should tower over some of the only homeowners left on this street.

Renters are not being displaced in this area – low- and moderate-income homeowners are.

GAO homes is a scattered site subsidized property. This rezoning is being proposed to bring these 44 units under one roof as well as additional affordable units. What will happen to the other sites? There is a Preservation of Affordable Housing Ordinance where the City has right of first refusal in order to provide purchase opportunities for the City to attempt to preserve affordable housing. If these subsidized units are brought under one roof, I assume that the City will not have the right of first refusal with regard to the other GAO properties. I expect there will be another rezoning effort for the property located one street over on Julian. Then there will be another 5-story apartment complex that is market rate so the developer can make even more money.

I live one block south and between my building is a single-family home, a GAO 4-plex, and another single-family home. The two homes are now owned by a developer and there has already been a site development plan submitted for a 5-story 68-unit complex (Knox Court Apartments 2022PM0000390). There is also a site development plan for a 5-story 56-unit complex (King Street Apartments 2022PM0000238) next to it where a parking lot currently is.

South of my townhouse is Westridge, which is a Public Housing project owned by the Denver Housing Authority (DHA) that runs from Knox to Meade. When I moved in, I was aware of DHA’s redevelopment of Sun Valley and expected Westridge to be next. I expected the density to increase with the Public Housing units being preserved with many more affordable/LIHTC units to be added. That is exactly what is going to happen – DHA has a redevelopment plan, there have been public hearings, etc. It’s estimated that 250 units will be redeveloped into 700.

My block – one block south of this rezoning proposal – currently has around 50 PH units, 2 homes, 8 townhomes, and 4 GAO units. This is around 64 units. After the Westridge redevelopment and the 2 proposed properties on 14th Street are built, my block will have over 300 units.

I am not against renters; I am not against low-income or affordable housing. I am against all of it being located on Knox. There are other streets in the West Colfax neighborhood.

Planning Board Comments



Submission date: **5 April 2023, 12:09PM**
Receipt number: **506**
Related form version: **3**

Your information

Name	Maria Lazarte
Address or neighborhood	1434 knox court
ZIP code	80204
Email	m.lazarte.asp@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1465 1497 knox court
Case number	2022i-00151

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:

- Knox is already a very busy street and adding 66 new units would add to much density to the block.
- The street is already packed with cars making it hard for bikes for use the bike lane safely and adding more vehicles would make it much worse.
- The lot can be redeveloped without the rezoning. A 3 story building would fit much better within the area and the owner could still provide many affordable housing units without rezoning.

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: [Chris Rogers](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Re: Rezoning Application #: 2022I-00151 for Parcel at 1465-1497 Knox Ct.
Date: Friday, April 7, 2023 1:50:33 PM

To Whom It May Concern,

I am a resident at 1411 Knox Ct., #1, Denver, CO 80204. I am writing to vehemently oppose the proposition of rezoning this property for 5-stories and 66 units of HUD Section 8 housing.

While I am aware of the necessary affordable housing needed in Denver, there are already hundreds of units on this same street within 2 blocks that already meet this need.

Thank you,

Chris Rogers
Sales Manager – Central and Southern United States
281-755-4500
chris.rogers@vrl.net

Planning Board Comments



Submission date: **5 April 2023, 12:27PM**
Receipt number: **507**
Related form version: **3**

Your information

Name	Dustan Beitey
Address or neighborhood	1440 Knox Ct
ZIP code	80204
Email	dustan.beitey@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1497 Knox Ct
Case number	2022I-00151

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:

Rezoning from townhomes to a 66 unit complex would negatively impact the quality of living in the neighborhood. It is a dangerous intersection to have that many families and vehicles located. There are multiple current and approved low income housing units already in West Colfax and the Sun Valley neighborhoods. The Knox Ct. and Colfax intersection is a main route for emergency vehicles. Multiple fire engines and ambulances use Knox to access Colfax. Having a unit of this size on that corner would restrict access. Please keep these units zoned for single families.

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



Submission date: **5 April 2023, 2:59PM**
Receipt number: **509**
Related form version: **3**

Your information

Name	Adam Johnson
Address or neighborhood	West Colfax Knox Ct
ZIP code	80204
Email	acjohnson@hotmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1465-1497 Knox Ct
Case number	#2022I-00151

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:

Speaking Points for Planning Board Hearing April 5, 2023 at 3:00pm regarding 1465-1497 Knox Ct Rezoning (Considering that it is very difficult to express all of this in 3 minutes speaking time at the meeting, I am including my talking points in this email)

Good Afternoon Planning Board Members, I'm the direct neighbor to the south of this parcel and on behalf of my neighbors.

It would be inconsistent with all current zoning, to make a special exception for this developer and their entire parcel to be rezoned for 5 stories halfway down the block, when all other lots abutting the south side of Colfax are only zoned for 5 stories A Quarter of the way into the block.

It would be consistent with the current zoning, context, and feel of the entire neighborhood and Knox Court to rezone the

north third of the parcel to 5 stories, but keep the south two-thirds as currently zoned. The zoning code has numerous references that emphasize that the zoning must stay consistent with the existing context and character of the street and neighborhood.

The zoning code has numerous references that emphasize public safety and welfare. If rezoned, and you consider adding in another 56 units and the potential 100 plus residents, there would likely be a tremendous increase in the amount of vehicles and traffic to the to the intersection of Knox and Colfax. The city is inclined to believe that Affordable housing residents are apt. to use public transit vs. having their own vehicles, however, the existing building only has 10 units, but the parking lot behind and the street in front are full of the residents cars. These residents all seem to have cars or even more than one. This is contrary to ensuring public safety and welfare. Knox is a very busy sidewalk and street with pedestrians, scooters, disabled persons, bikes, vehicle traffic, and emergency vehicles speeding down it daily. There is also a school zone along Colfax that the parcel is included in. We don't want to greatly increase the potential for pedestrian traffic accidents with the increase in automobile traffic at this corner. Children especially are at a greatly increased risk of injury/fatality by adding tons of vehicles to this corner, where they cross in the school zone. Let alone, where would all the cars park?

Within two blocks there are already 5 subsidized and affordable housing complexes, housing hundreds of residents. Affordable-subsidized housing complexes need to be equitably distributed among the entire city. It isn't fair to concentrate even more of it to one street, within a 2-block stretch. When other streets or areas of the city have little or no affordable units. The immediate need for affordable housing does not negate the need for the city to to avoid hasty, short-term decision making in developing it. It needs to be well thought out for the long-term effects and balanced with the existing property owner's who have already invested hundreds of thousands to buy their homes, that were not affordable. Our mortgage payments are often stretching us thin, as it is, and our property values matter for the short and long term to keep this neighborhood balanced with a mix of housing types and income levels. It can't be biased only towards affordable housing and in turn neglect all the existing

property owners.

Let it be noted, The Owner/Developer who has owned and managed the property since 2006, has consistently neglected the property and has deferred maintenance of the parcel in question, as can be seen in the several pictures I attached to my submitted comments. Also, the developer has had a fair housing complaint filed against them at another development of theirs.

Thank You for your time and thoughtful consideration of our concerns.

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.