

753 S Downing St. Rezone - Neighborhood Outreach

Email Dated: February 22, 2020

Hello Neighbors

I am writing you today in regards to the garage structure behind my house at 753 S Downing St. One of the original reasons Laurel and I were so keen on buying this place was the options this garage offered us in terms of storage, a workshop, and the potential for an income generating rental in the unfinished space above the garage. As you may know, the city has not designated our neighborhood as an area where Accessory Dwellings Units (ADU) such as this are allowed. Specifically, the majority of the property in our neighborhood is zoned U-SU-B indicating Urban Edge – Single Use – min. lot size 4500sf. There's a lot more that goes along with this zone description and I've attached it to this email if you're interested.

Therefore, in order for the city to allow me to finish the space, I need to re-zone my property from U-SU-B to U-SU-B1. This is a very public process and offers many opportunities for immediate neighbors, neighborhood organizations, and various city departments to opine on the proposed rezone. It is the same process big developers use when they buy a piece of land on the plains and turn it into a shopping center. However, the only difference between the two zone descriptions I mentioned earlier is that in the B1, I'm allowed an ADU for an apartment or short term rental (STR). Nothing else would change.

Now if you walk the alley and think to yourself, "This thing is huge! I don't want our alley lined with structures like these!" ... don't worry. The existing structure was built in 1984 and is 'grandfathered' or in other words, it's non-conforming in our current zoning and would be the same in the new zoning. This does not mean it won't be permitted. That's an entirely different issue. It means that if someone in our neighborhood were to go through the same process to rezone a different lot, the structure they would build would be shorter and not right up against the side and back property line. I've attached the dimensional standards for a conforming ADU for your reference.

I understand that you may have an aversion for one or many reasons to an apartment or STR off the alley, and I respect your opinion. Please feel free to speak your mind, and if you are opposed, I will not hold it against you. However, the City of Denver is very 'pro-ADU' and has identified them as one way to combat the affordability crisis we are seeing from the influx of new residents. While they are not currently allowed in many zone districts, there is movement in the city to allow them everywhere. Coined 'gentle density,' these ADU's provide infill density without changing the character of the neighborhood. It would seem this change is coming, with or without a rezone.

A rezone is a 6 month process after which I will need to go through permitting and then the renovation. So one way or another, there won't be an apartment in there until at least 2021. Plenty of time to discuss and prepare.

Please feel free to email me back or to come by the house to chat about this and walk around the structure out back. I would also like to offer for you swing by for a coffee in the morning or a glass of wine in the evening to discuss the merits of ADU's as a tool to fight affordability or, if you're opposed, to listen to your concerns about them in your neighborhood.

Thank you for reading and have a great day.

753 S Downing St. Rezone - Neighborhood Responses

Sean Sullivan – 783 S Downing St.

Steven - are you changing the dimensions of the current structure or just finishing it on the inside? If this went thru would it open the door for everyone else to build a similar structure? My only concern is the alley, over time, being full of 2 story ADUs.

I am not opposed to you finishing the space however. Thanks for reaching out about this.

Hi Sean,

We're not changing the structure, just finishing the inside. And it does not change the zoning for the neighborhood, only my lot. If someone else wanted to build an ADU, they would have to go through the same public process we are starting right now.

Thanks for reaching out with your concern.

*Steve Tawresey
206-669-7910*

Dan Unger – 793 S Downing St.

Thanks, I'll take a look. I thought that is a good idea. Let's talk about this, I'm all for your project.

Edric Starbird – 760 S Corona St.

Steven,

I really appreciate the note and our discussion in the alley. Liesl and I are comfortable with your plan. Good luck.

Alex and Dave North – 771 S Downing St.

Hi Steve,

Sorry for the delinquent response. Dave and I are good with your variance and let us know if we can help with anything else.

Thanks and good luck!

Alex and Dave

Hi Steven,

We are against this zoning change request.

Your garage is two story with windows looking down directly in to our back yard. Converting your space to an apartment/Airbnb will severely impact our privacy. The constant flow of unknown short term renters and vacationers will impact security (real or perceived) as well as noise levels. Assuming you don't want your renters smoking in the apartment or your back yard, that leaves smoking in the alley, right behind our back fence. Not okay with us. If your renters and their visitors park in front of your home, will they access the property through your yard or through the alley?

Assuming the zone change would apply to the entire block, additions of more Airbnbs will exhaust our street parking in addition to the issues noted above. If your requested zoning change doesn't apply to the whole block, it seems that its approval would make it easier for others to obtain similar zoning changes.

We purchased our home with the understanding that the zoning laws would prevent this sort of thing. A zoning change will negatively impact the character of the neighborhood from our perspective.

Sincerely,

Steve and Jan Costello

Steve and Jan,

First of all, thank you for sharing your concerns with us, and although we've never met, I hope we get a chance someday soon. I've decided to 'reply all' to this email to to give the entire block a bit more information. If you'd like to take our discussion offline, please let me know. We'd like to keep an open dialogue with you and the neighborhood about the items you brought up in your email and find a way to mitigate the issues you see as problems. Below, you will find I've responded to each of the concerns raised in your email. Think of this as a starting point of our discussion, not our final statement. I look forward to continuing the discussion.

1. Privacy
 - a. I've stood in the alley and looked up at the big triangular windows and thought the same thing. However, the window sills along the alley are at 60" above the finished floor. You have to be within 3 feet of the window to see down into your yard. I'd like to have you over to see for yourself. Additionally, we plan on replacing those windows with new ones. We could potentially 'frost' the bottom panes to let light in, but block the view into your yard.
2. Security
 - a. We don't currently know if we would use the apartment as a short term or long term rental so I will try to address both here.

- i. If we get a long term renter, there is no more security risk than any other renter on the block. 3 post college kids moved into Kara and Chris's place next door to us and while they are young, they are courteous and cordial. I have been a landlord for 13 years and I know how to properly vet a prospective tenant.
 - ii. If we use it as a short term rental, the most common websites for facilitating these rentals (AirBnB, VRBO) are essentially social responsibility rating services. As a host, you get to chose who you rent to based on a number of parameters. Ratings by previous hosts, number of previous stays, etc.) I have a 3 year old and just as much as you, if not more, we don't want someone to stay with us who is a security risk. We will be aggressively vetting any potential guests if we do go this route.
3. Noise
 - a. Not sure what you are worried about here. Music? Laughter? You will hear that from Laurel and I this summer in our backyard too. I hope we hear you having fun as well! Regardless, when we renovate the inside of the space, we will be adding insulation between the studs and drywall. This creates a pretty good sound barrier for noise originating from inside the apartment. If it eases your concern, we can consider limiting operable windows off the alley side of the apartment.
4. Smoking
 - a. There will be a small patio / balcony on the non-alley side of the house for smoking.
5. Parking and Alley Traffic
 - a. We will be creating a new parking space just to the south of the existing garage. It is a tight spot, but it will work for most small cars or rental cars. Therefore, the apartment would not affect accessibility through the alley, or parking on Downing Street. Laurel and I currently don't park cars in our garage and we don't plan to in the near future. So we are essentially offsetting the traffic created by the apartment already.
6. Zoning Precedence
 - a. The zoning change would only apply to our lot. The rest of the block and neighborhood would be un-affected. As for setting precedence, there are already a number of ADU lots dispersed throughout West Wash Park and they don't make it any easier for me to get my lot changed. Each subsequent zoning change request is treated by the city the same as the first. And each time, you will have an opportunity to participate in the same public, lawful process we are about to go through.
7. Character of the Neighborhood
 - a. The existing building was built over 35 years ago and was built with the same aesthetic as the original house built in 1912. I feel it's a bit of a stretch to say our specific zoning change would negatively impact the character of the neighborhood. I do understand the argument that new ADU's could impact the character of the neighborhood, however, the intent of the ADU zoning code is to prevent construction of these within eyesight of the primary street. So in the event of additional ADU construction in the alley between our streets, the aesthetic of the neighborhood would be minimally impacted.

October 5, 2020

STEVE TAWRESEY

753 S. DOWNING ST., DENVER, CO 80209

Dear Steve,

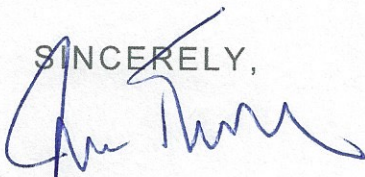
I recently learned that you have applied for a zoning change that would allow you to have an accessory dwelling unit (ADU) on your property. I want to confirm my support for this change.

I have been working on issues related to ADUs since my first year as Denver's Chief Sustainability Officer in 2012. I have personal experience with them. I lived in one during law school, and my grandmother's house had one. By renting out her ADU, my grandmother, a widow, was able to afford to stay in her own home. ADUs are an effective way of improving housing affordability for both the owner and the ADU renter. ADUs also make it easier for people to age in place, because caregivers can live in them.

I am aware that some neighbors oppose ADUs because of a belief that they will cause parking problems. Your house, however, fronts on a street with two RTD bus lines that provide relatively frequent service, particularly during rush hour. It is also a few blocks from the Cherry Creek bike trail that allows for easy bicycle access to downtown. There is no reason to believe that someone living in your ADU will automatically bring a car with them.

Please feel free to share this letter as you see fit.

SINCERELY,



JERRY TINIANOW

From: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
To: [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)
Subject: Fwd: [EXTERNAL] 743 S Downing garage conversion to air B and B
Date: Wednesday, August 26, 2020 11:02:44 AM

Begin forwarded message:

From: Jan Schorr <janschorr@comcast.net>
Subject: [EXTERNAL] 743 S Downing garage conversion to air B and B
Date: July 30, 2020 at 7:45:12 PM MDT
To: Jolon.Clark@denvergov.org

Jolon,

I just heard from my neighbor that there is some crazy proposal to allow Zoning for air B and B Rentals above garages. I urge you to not allow that to go through. Air b and B's bring down the value of our real estate and drastically change the make up of our community. We are currently dealing with this in our Vail community. I am president of my townhome community in Vail and have hired a lawyer to change our bylaws so that owners would not be able to use their homes as short term rentals. It has been awful!

Thank you.

Jan A. Schorr
835 S. Downing St.
720.254.7700 cell
Sent from my iPhone

From: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
To: [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)
Subject: Fwd: [EXTERNAL] 753 Downing St
Date: Wednesday, August 26, 2020 11:02:13 AM

Begin forwarded message:

From: <john@jpopc.com>
Subject: [EXTERNAL] 753 Downing St
Date: July 30, 2020 at 3:41:43 PM MDT
To: <zoning@wwpna.org>
Cc: <jolon.clark@denvergov.org>

Dear Ms. Fabreizio and Councilman Clark,
I reside at 834 S Corona St. I have owned my residence since 1980. I received the flyer describing the zoning change requested by the owner of 753 S Downing St. Since I received that flyer, I have been advised that my neighbor two doors to the South wants to tear down a 2 car garage and build a 3 car garage with an Air B& B unit above it. I believe both projects are contingent on a zoning change allowing an ADU. I strenuously object to the zoning change. Although I appreciate Denver's advocacy of density, allowing a dwelling unit on the alley for the purpose of generating income via an Airbnb was never contemplated in this neighborhood. It is an invasion of privacy to have a second floor on the alley overlooking contiguous backyards. There is a reason the ADU's have not been allowed to date. The prohibition shouldn't be changed.
Thank you.
John

John P. Oppenheim, PC
Attorney At Law
3457 Ringsby Court
Suite 208
Denver, Colorado 80216
Telephone: (303)860-0203
Fax: (303)860-0204
Website: www.jpopc.com

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From: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
To: [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)
Subject: Fwd: [EXTERNAL] 753 S Downing
Date: Wednesday, August 26, 2020 10:59:52 AM

Begin forwarded message:

From: sharon holdorf <sholdorf59@yahoo.com>
Subject: [EXTERNAL] 753 S Downing
Date: July 28, 2020 at 9:54:51 AM MDT
To: zoning@wwpna.org
Cc: jolon.clark@denvergov.org

Please do not allow this spot rezoning. I live one block away from this address and really supported all the work done in 2010 to get zoning that would reflect how our neighbor was built. Despite that work, a huge duplex that is just a big eyesore replaced an original duplex across the street from me. It stole my already small view of the mountains and just feels like a middle finger in our block. If any changes need to be made to zoning codes or variances it needs to be more restrictive so new construction will look like it belongs in the surrounding neighborhood not like a huge building that belongs on a much larger piece of land. If any single residence can change their zone requirements then the zoning code is pointless.

Sincerely,
Sharon Holdorf
818 S Corona

Sent from my iPad

From: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
To: [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)
Subject: Fwd: [EXTERNAL] 753 South Downing
Date: Wednesday, August 26, 2020 11:00:49 AM

Begin forwarded message:

From: costellos <costellos@q.com>
Subject: [EXTERNAL] 753 South Downing
Date: July 29, 2020 at 9:52:30 PM MDT
To: zoning@wvpa.org
Cc: Jolon.clark@denvergov.org

We are against the rezoning of Steve Tawresey's property at 753 S Downing as it will have a negative impact on us and the neighborhood:

Mr. Tawresey's garage is two story with windows looking down directly in to our back yard. Converting the space to an apartment/Airbnb will severely impact our privacy. The constant flow of unknown short term renters and vacationers will impact security (real or perceived) as well as noise levels.

Assuming he will not allow renters to smoke in the apartment or his back yard, that leaves smoking in the alley, right behind our back fence. Not okay with us.

The parking spot noted on the south side of the ADU is undersized and its questionable if an SUV could park there and open the doors and that is with the parking area going right up to the property line.

The personal driveway off of Downing will be for the owner's vehicles, funneling all ADU traffic through the alley away from the primary residence.

When Mr. Tawresey sells his home, the neighborhood would be stuck with this zoning change and not have any recourse with the new owner and their rental plans for the property.

If this spot rezoning is allowed it seems it would make it easier for others to obtain similar zoning changes impacting the neighborhood's already crowded parking.

The existing zoning played a part in our choosing this neighborhood and our house 28 years ago. We supported the 2010 zoning code amendments and its positive impact. Doesn't seem like one person should be able to come in and change his single lot because he sees a

financial opportunity.

Steve and Jan Costello
746 South Corona St. (since 1992)

From: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
To: [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)
Subject: Fwd: [EXTERNAL] 753 South Downing
Date: Wednesday, August 26, 2020 11:00:24 AM

Begin forwarded message:

From: Donna Gerich <donnager7@gmail.com>
Subject: [EXTERNAL] 753 South Downing
Date: July 29, 2020 at 12:20:11 PM MDT
To: zoning@wwpna.org
Cc: "Clark, Jolon M. - City Council" <jolon.clark@denvergov.org>

I am opposed to the rezoning of the above mentioned property which backs up to the alleyway behind my property on Corona Street. As WWPNA has stated, the 2010 zoning code amendments are established to reflect how the neighborhood was built. A spot rezoning will set a precedent that could allow more ADU (Accessory Dwelling Unit) rezoning which could create a negative impact for our neighborhood preservation. The lot is still too small for a second unit despite the changes to the R-2 zoning.

This alleyway is already congested much of the time so having both the existing garage access plus another access for the ADU parking with outside stairs will stress this busy passageway for other vehicles.

Being that this ADU will be on top of the existing garage, it is unnerving to know that these renters (strangers to the neighborhood) will be looking over our yards and properties from above. I have no idea how Mr. Tawresey plans to preserve the privacy of several homes that will be affected.

One of the criteria listed on the application for rezoning is to provide a place for parents to reside when visiting the Tawreseys. This home has four bedrooms and plans for a basement refinishing. Occupants are two adults and one child. That would appear to provide adequate space for visitors.

Donna Gerich - 764 South Corona Street

From: [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
To: [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)
Subject: Fwd: [BULK] [BULK] [EXTERNAL] Re: August 2020
Date: Wednesday, August 26, 2020 11:04:04 AM

Begin forwarded message:

From: Deborah Hart <debhart875@gmail.com>
Subject: [BULK] Re: [BULK] [EXTERNAL] Re: August 2020
Date: August 10, 2020 at 4:28:16 PM MDT
To: "Clark, Jolon M. - CC Member District 7 Denver City Council" <Jolon.Clark@denvergov.org>

Sorry! Yes. WWPNA asked us to send comments

Sent from my iPhone

On Aug 10, 2020, at 12:23 PM, Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org> wrote:

Thanks. Is this in reference to 753 Downing St?

JOLON CLARK
Denver City Council District 7

Phone:(720) 337-7777
Email: Jolon.Clark@denvergov.org

Sign up for the LD7 e-newsletter [here](#)

Keep up-to-date through our Facebook Page [here](#)

Dial 3-1-1 for City Services
Hablamos Espanol

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.

On Aug 5, 2020, at 4:16 PM, Deborah Hart <debhart875@gmail.com> wrote:

Jolon,

In answer to WWPNA request for input on the variance:

Normally I am all for as dense as we can go, but let's work towards getting more ADU's written into zoning regs, and at the same time regulate how they are used. I'm not for more Air BNB's in a residential neighborhood, especially when they are overhanging resident's yards. The vacation goers are here to party, and often are disrespectful of the neighbors. I want ADU's to provide more affordable living situations in a good neighborhood. We need that diversity in income among WWP residents.

My vote: no variance.

On Aug 5, 2020, at 7:00 AM, Councilman Jolon Clark <Jolon.Clark@denvergov.org> wrote:

[View this email in your browser](#)



August 2020



In light of recent data, Governor Polis issued a statewide mask order for Colorado. Denver's mask order has been and is still in effect. While so far, we've had slow, steady growth, Colorado is starting to see similar growth rates that happened right before the explosive exponential growth that our neighboring states are experiencing. Colorado and Denver have a **small window** to turn this around to save lives and prevent more economic damage. Denver's executive order:

- Face coverings required for all residents over age three who are interacting with businesses, government and health care services, mass transit and ride-share services. You must wear a face covering when:
 - Inside, or in line to enter, any retail or commercial business, or any facility to receive government, or healthcare services;
 - As a passenger on or while waiting for public transportation, paratransit vehicle, taxi, private car service, ride-sharing vehicle, or any other vehicle for hire;
 - You are working at a retail or commercial business or performing critical government functions.
- Mass gatherings of more than 10 people remain prohibited.

Thanks for doing your part Lucky District 7!

Stay updated:

[Denvergov.org/covid19](https://denvergov.org/covid19)

[Governor's Facebook Page](#)

[Covid19.colorado.gov](https://covid19.colorado.gov)

[Stay At Home Guide](#)

[Coloradosaferathome.com](https://coloradosaferathome.com)

[Página de Facebook del Gobernador \(EN ESPAÑOL\)](#)

LUCKY DISTRICT 7 UPDATES

West Area Plan

Valverde neighbors: the West Area Plan virtual open house is still open. By participating, you can review and weigh in on what planners have learned about land use, mobility, economy and quality of life in your West Area neighborhood. Use the links below to participate:

- [Mobility survey](#)
- [Quality of life survey](#)
- [Economy survey](#)



Members of the planning team will be holding virtual community office hours in August and September to answer questions about the West Area planning process. If you want to ask questions or offer comments in a small group setting, [sign up for a time here](#). Learn more at denvergov.org/westplan.

RNO Virtual Meetings

Many of our Lucky District 7 Registered Neighborhood Organizations are now hosting virtual meetings. [Please check with your RNO to learn how to connect with neighbors](#).



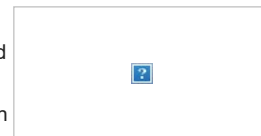
Denver Days Reimagined

Denver Days will look a lot different this year but that doesn't mean we can't celebrate and connect with our neighbors safely. This year, there will be nightly parades that will feature local musicians, artists, and celebrate culture. Please mark your calendar for the Lucky District 7 parade on **Thursday August 6, 6-8 PM** through the Ruby Hill and Athmar Park neighborhoods. We encourage you and your housemates to open your windows, get out on your balconies, front porches, and lawns and watch as the parade passes by. [View the parade route here here](#) and join us!

The City of Denver will not be issuing permits for road closures, providing free barricades, or encouraging public gatherings in parks for Denver Days 2020.

Virtual Rescue Runway

Rescue Runway, Denver Animal Shelter's largest fundraiser, is going virtual! All the animals featured on Rescue Runway are looking for loving homes and will be available for adoption. Join the party on August 12. Please help if you are able to support Denver's work to rehouse animals. [Click here](#) to register for Virtual Rescue Runway today!



CITY & STATE UPDATES

Denver City Council Goes Virtual & New Leadership

In order to ensure that Council can adhere to the State guidelines for public safety, Council meetings will be conducted virtually until further notice. The public can participate by visiting denvergov.org/councilpublicinput to sign up



for general public comment, required public hearings and to observe council business. Alternatively, you can watch it live on [Channel 8](#).

In these times of social change, it is critical that members of the public have more opportunities to be heard by leaders at all levels of government. Council members are committed to public engagement and have set aside additional time to hold virtual listening sessions ([Zoom links will be available here](#)):

- August 10 (Monday) from noon-1 pm
- August 22 (Saturday) from 10-11 am

Jolon's term as Council President ended on July 20. City Council elected a new all-female leadership. The new Council President is Stacie Gilmore and President Pro-Tem is Jamie Torres. [Read more here](#).

Complete Streets - Feedback

As Denver changes and grows, there are more and more demands on our streets and transportation system. The Complete Street Design Guidelines are the guiding principals for the city's public right of way, detailing how we allocate space to transportation, utilities and other public infrastructure. [Please review and provide comments by August 21](#).



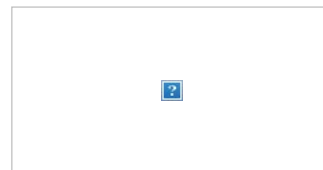
Census 2020- Fill Yours Out Today!

Starting last month, census takers will begin to visit homes that haven't yet responded to the 2020 Census. If you respond online or by phone today, a census taker is less likely to have to visit your home to collect your response. Everyone living in the United States is required by law to be counted in the 2020 Census. It only takes 5 minutes so fill it out today if you haven't done so. [Info here](#).



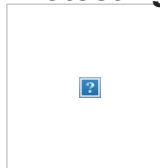
Outdoor Seating Expansion Program – Extended to October 31

Restaurants and bars have been some of the hardest hit businesses due to COVID-19. To comply with social distancing requirements, Denver has allowed restaurants to serve more customers by providing additional outdoor space in parking lots, right of way areas, etc. The program has now been extended an additional two months and now includes an option for outdoor entertainment. Businesses will be required to have a five-day public comment posting to allow neighborhood feedback if they're adding music or televisions, or planning on extending their outdoor seating to October 31. Restaurants can still apply on the [Excise & Licenses website](#).



Protecting Against Emerald Ash Borer

The urban canopy in Denver is critically important for our overall quality of life. Trees produce oxygen, reduce smog, cool our neighborhoods and homes and increase our property values. There are an estimated 1.45 million ashes in the Denver metro area, meaning that one in six are ash trees. To combat the impending arrival of the EAB, the Denver City Forester's Office launched the [Be A Smart Ash](#) campaign in May 2016, to actively educate and enlist the help residents identify, treat and replace ash trees. Residents can [apply for a free tree](#) of a different species to



plant on their private the right-of-way adjacent to their property to help do their part. For more information visit BeASmartAsh.org.

New Denver Sheriff - Elias Diggins

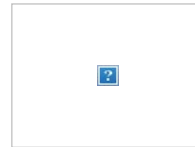


There is a new sheriff in town and his name is Elias Diggins. Diggins is a 25-year veteran of the Denver Sheriff Department and previously held the position of Chief of Operations. Diggins also served as interim Sheriff from July 2014 to October 2015. Throughout his career with the DSD, he has supported the creation of the Denver Justice Center, co-lead the creation of the video visitation program, overseen the DSD training academy and Denver County Jail, and spearheaded the implementation and execution of reform

recommendations for the department stemming from the department-wide reform effort ordered by the Mayor in 2014. The new sheriff has committed to prioritizing equity, diversity and inclusion building in the department. [Learn more here.](#)

COVID-19 RESOURCES

- **2-1-1:** [Mile High United Way](#) is a confidential and multilingual service connecting people to vital resources (housing, food assistance, utility help etc.). Call 2-1-1 or (866) 760-6489. Text your ZIP CODE to 898-211.
- **3-1-1:** To request city services (reporting potholes, trash/recycle services etc.), to request enforcement of the public health order for parks, businesses and neighborhoods, or to ask general questions call 3-1-1.
- Colorado's **call line for general questions about COVID-19**, provides answers in many languages. CO-HELP operators cannot help with medical advice. Call 303-389-1687 or 877-462-2911.



Support Services

Get information on assistance for Businesses, Employment, Food, Housing, Rent & Utilities, Handwashing Stations, and more [here](#).

Volunteer & Donations

Learn how to help in your community through valuable donations and volunteer opportunities [here](#).



Lucky District 7 en Español

¡Hablamos español! [Visite nuestro sitio web en español para obtener información.](#)

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Denver City Council District 7
1437 Bannock St, Room 451
Denver, CO 80202

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You can [update your preferences](#) or [unsubscribe from this list](#)



From: [costellos](#)
To: [Van Hooser, James - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] 753 South Downing rezoning/#2020I-00023
Date: Sunday, November 1, 2020 9:59:55 AM

Dear Mr. Van Hooser,

I'm writing to you to oppose 753 South Downing rezoning/#2020I-00023.

My wife and I have owned 746 So Corona for the last 29 years.

- We chose this neighborhood in part because of the zoning laws in place since it provided safe guards that are being challenged in this rezoning application.
- Spot zoning like this will undermine the purpose of zoning, and allows developers and house flippers with re-zoning experience a process to chip away at the spirit of the zoning.
- Even if the rezoning applicant supposedly agrees to actions that lessen alley impact, they will not be enforceable. Now or when the property is sold.
- The property requesting rezoning is directly behind our house with west facing windows looking directly into our back yard and house.
- The sloping landscape creates an even more intrusive overlook into our yard.
- The proposed plan funnels all traffic through the ally, with no car or foot traffic impacting the rezoning applicants' living area, only impacting the neighbors surrounding them.
- The parking space identified is maybe 9 ft. wide, bordered by brick walls on both sides which would not allow most cars to park and open doors.
- Parking is a major problem in this area and this rezoning will add to an already increasing issue for the neighborhood.
- With limited outdoor, on-site space available, the alley directly behind our back fence will become a natural spot for smoking and outside partying.
- Bringing unknown individuals into this areas will impact safety. Although the rezoning applicant claims an expertise in choosing occupants, the introduction of transient short term renters increases safety concerns of area owners.

Thanks for your time,
Steve and Jan Costello
746 South Corona
Denver, Colorado

From: [Donna Gerich](#)
To: [Van Hooser, James - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Rezoning 753 South Downing Street
Date: Thursday, October 29, 2020 11:20:57 AM

The following comments are in reference to the proposed zoning changes to be heard by the Planning Board on November 4.

Application #: 20201-00023

I am opposed to the rezoning of the above mentioned property which backs up to the alleyway behind my house on Corona Street. As has been stated by the WWPNA, the 2010 zoning code amendments are established to reflect how the neighborhood was built. A spot rezoning will set a precedent that could allow for more ADU (Accessory Dwelling Unit) rezoning which could create a negative impact to our neighborhood preservation. The lot is still too small for a second unit despite the changes to the R-2 zoning.

This alleyway is already congested much of the time so having both the existing garage access plus an additional access for the ADU parking with outside stairs will stress this busy passageway for other vehicles.

Being that this ADU will be on top of the existing garage, it is unnerving to know that these occupants (strangers to the neighborhood) will be able to view our yards and property from above. It is questionable as to how Mr. Tawresey plans to preserve the privacy of several homes that will be affected.

One of the criteria listed on the application for rezoning is to provide a place for parents to reside when visiting the Tawreseys. This home has four bedrooms and a basement renovation that has been in progress since they moved into the home. The number of permanent occupants is two adults and one child. That would appear to allow adequate space for visitors and extended family.

Donna Gerich- 764 South Corona Street

From: [JANET MCINTYRE](#)
To: [Van Hooser, James - CPD CE0429 City Planner Senior](#); [costellos](#)
Cc: [hanastasakis@gmail.com](#); [gertiegrant@estreet.net](#); "Ed Ohrt"
Subject: RE: [EXTERNAL] Re: FW: 753 South Downing rezoning/#2020I-00023
Date: Friday, October 30, 2020 3:12:04 PM
Attachments: [image001.png](#)

Dear Mr. Van Hooser,

Thanks for your response below. The purpose of my writing is to let you know my concern and opposition to the proposed rezoning.

As a longtime dog walker, I frequently use the alleys to walk my one or two dogs-, or any fosters I may have. Alleys generally have less traffic than the street and I'm less likely to encounter other dogs. Also, I enjoy the many children that use the alley to learn to ride bikes or skateboards, play catch with adults, toddlers practicing their first steps, elderly people recovering from joint replacement moving along tentatively, etc. I don't want excess vehicles parking in or travelling these alleys, which is a danger or detriment to the aforementioned.

As a longtime resident in the 800 block of S. Corona, many of my neighbors are my friends. I know 10-12 of them that are vehemently opposed to this rezoning and share my concerns. I've asked them to speak up and/or show up Nov. 4.

If I can provide any more information, just let me know!

Thank you,

Janet McIntyre
824 S. Corona St.
Denver, CO
C: 720-301-7130

From: Van Hooser, James - CPD CE0429 City Planner Senior <James.VanHooser@denvergov.org>
Sent: Friday, October 30, 2020 10:50 AM
To: [costellos <costellos@q.com>](mailto:costellos@q.com)
Cc: janetmc@msn.com; hanastasakis@gmail.com; gertiegrant@estreet.net
Subject: Re: [EXTERNAL] Re: FW: 753 South Downing rezoning/#2020I-00023

Good Morning Mr. Costello,

I have informed our GIS staff that you need this information, and I anticipate having it for you by the end of the day. I will be in touch. Have a great day! -James

James Van Hooser | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720) 865.2853 | james.vanhooser@denvergov.org



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Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: www.denvergov.org/cpd

From: costellos <costellos@q.com>

Date: Thursday, October 29, 2020 at 10:49 AM

To: "Van Hooser, James - CPD CE0429 City Planner Senior"
<James.VanHooser@denvergov.org>

Cc: "janetemc@msn.com" <janetemc@msn.com>, "hanastasakis@gmail.com"
<hanastasakis@gmail.com>, "gertiagrant@estreet.net" <gertiagrant@estreet.net>

Subject: [EXTERNAL] Re: FW: 753 South Downing rezoning/#2020I-00023

Mr. Van Hanhooser,

I'm Steve Costello, a neighbor of the 753 South Downing residence looking to rezone their property. I'm trying to get the information of which residences are considered within 200 ft of the 753 South Downing lot by the city. I need this information in order to secure a 20% response to the zoning application. Is there a form for these property owners to complete to authenticate their opposition to the rezoning.

Thank you,
Stephen Costello
746 So Corona
Denver, CO

753 S Downing St. Rezone - Neighborhood Outreach

Email Dated: February 22, 2020

Hello Neighbors

I am writing you today in regards to the garage structure behind my house at 753 S Downing St. One of the original reasons Laurel and I were so keen on buying this place was the options this garage offered us in terms of storage, a workshop, and the potential for an income generating rental in the unfinished space above the garage. As you may know, the city has not designated our neighborhood as an area where Accessory Dwellings Units (ADU) such as this are allowed. Specifically, the majority of the property in our neighborhood is zoned U-SU-B indicating Urban Edge – Single Use – min. lot size 4500sf. There's a lot more that goes along with this zone description and I've attached it to this email if you're interested.

Therefore, in order for the city to allow me to finish the space, I need to re-zone my property from U-SU-B to U-SU-B1. This is a very public process and offers many opportunities for immediate neighbors, neighborhood organizations, and various city departments to opine on the proposed rezone. It is the same process big developers use when they buy a piece of land on the plains and turn it into a shopping center. However, the only difference between the two zone descriptions I mentioned earlier is that in the B1, I'm allowed an ADU for an apartment or short term rental (STR). Nothing else would change.

Now if you walk the alley and think to yourself, "This thing is huge! I don't want our alley lined with structures like these!" ... don't worry. The existing structure was built in 1984 and is 'grandfathered' or in other words, it's non-conforming in our current zoning and would be the same in the new zoning. This does not mean it won't be permitted. That's an entirely different issue. It means that if someone in our neighborhood were to go through the same process to rezone a different lot, the structure they would build would be shorter and not right up against the side and back property line. I've attached the dimensional standards for a conforming ADU for your reference.

I understand that you may have an aversion for one or many reasons to an apartment or STR off the alley, and I respect your opinion. Please feel free to speak your mind, and if you are opposed, I will not hold it against you. However, the City of Denver is very 'pro-ADU' and has identified them as one way to combat the affordability crisis we are seeing from the influx of new residents. While they are not currently allowed in many zone districts, there is movement in the city to allow them everywhere. Coined 'gentle density,' these ADU's provide infill density without changing the character of the neighborhood. It would seem this change is coming, with or without a rezone.

A rezone is a 6 month process after which I will need to go through permitting and then the renovation. So one way or another, there won't be an apartment in there until at least 2021. Plenty of time to discuss and prepare.

Please feel free to email me back or to come by the house to chat about this and walk around the structure out back. I would also like to offer for you swing by for a coffee in the morning or a glass of wine in the evening to discuss the merits of ADU's as a tool to fight affordability or, if you're opposed, to listen to your concerns about them in your neighborhood.

Thank you for reading and have a great day.

753 S Downing St. Rezone - Neighborhood Responses

Sean Sullivan – 783 S Downing St.

Steven - are you changing the dimensions of the current structure or just finishing it on the inside? If this went thru would it open the door for everyone else to build a similar structure? My only concern is the alley, over time, being full of 2 story ADUs.

I am not opposed to you finishing the space however. Thanks for reaching out about this.

Hi Sean,

We're not changing the structure, just finishing the inside. And it does not change the zoning for the neighborhood, only my lot. If someone else wanted to build an ADU, they would have to go through the same public process we are starting right now.

Thanks for reaching out with your concern.

*Steve Tawresey
206-669-7910*

Dan Unger – 793 S Downing St.

Thanks, I'll take a look. I thought that is a good idea. Let's talk about this, I'm all for your project.

Edric Starbird – 760 S Corona St.

Steven,

I really appreciate the note and our discussion in the alley. Liesl and I are comfortable with your plan. Good luck.

Alex and Dave North – 771 S Downing St.

Hi Steve,

Sorry for the delinquent response. Dave and I are good with your variance and let us know if we can help with anything else.

Thanks and good luck!

Alex and Dave

From: Holm, Greg @ Denver
To: [Van Hooser, James - CPD CE0429 City Planner Senior](#)
Cc: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#)
Subject: [EXTERNAL] Supporting Zoning Change Approval for 753 S. Downing St. -Case # 2020i-00023
Date: Monday, December 28, 2020 11:19:12 AM

James,

Good morning – hope you had some nice time with friends and family over the holiday last week! I’m writing in support of the application for rezoning of 753 S. Downing St. from U-SU-B to U-SU-B1. I fully support this rezoning and was happy to hear that the Planning Board has approved the rezoning. I’m now writing to support final approval of the zoning change by City Council.

The construction of Accessory Dwelling Units and other types of multi-family housing will contribute to increasing the supply of housing in Denver generally and specifically in the West Washington Park neighborhood. ADU's are our most effective tool for immediately adding to the supply of affordable housing in West Washington Park. ADU's are also consistent with Blueprint Denver, and with the Comprehensive Plan 2040, which are more up to date than the West Washington Park Neighborhood Plan, which has not been updated for nearly 30 years.

It is essential that the West Washington Park neighborhood offer lower cost housing options and also increase the density of our neighborhood. We need to acknowledge the racist history of single family zoning, and the racist impact of continuing to insist on limiting development in the West Washington Park neighborhood to single family houses.

In the event there are negative comments submitted from persons who are worried about their property values, I feel those comments should be rejected. The overall interest of society to provide housing to all citizens outweighs the personal financial interests of individual homeowners. We should also reject comments based on neighborhood character, which has been used for decades as code words to justify policies restricting construction of multi-family housing. We should also reject comments based on parking, this is another frequently cited reason for rejecting increases in density. Rather than rejecting density because of parking impacts we should be focusing on both increasing density and increasing commuting options so that we can reduce our need for cars and parking. There is no worse use for real estate than parking.

Whether people justifying denial of applications to construct ADU's and multi-family housing based on property values, neighborhood character, parking have racist intent or not does not matter. Continuing to insist on single family only zoning is racist in its impact, and therefore must be rejected, regardless of the intent of persons demanding the policy be continued. The number one guiding principle in planning decisions should be to focus on how we can fairly and affordably house the most people regardless of race, sex, sexual orientation, religion, income etc.

Best regards,

Greg Holm

1325 S. Downing St.

Denver, CO 80210

720-244-7200



January 6, 2021

Re: 753 S. Downing Street, Proposed Map Amendment (Rezoning) for ADU from U-SU-B to U-SU-B1
Case #20201-00023, Set for final hearing February 16, 2021

Dear City Council Representative Jolon Clark and other City Council Representatives,

This letter is written in **opposition to the proposed map amendment and rezoning of 753 S. Downing Street** to permit an ADU in a single-unit zone where ADUs are not presently allowed. The applicants propose to convert an existing two-story structure to an ADU. It had been expanded in the 1980s to a multi-car garage with storage above after an earlier denial for a second unit in the house due to the deficient lot size when zoned R-2. The applicants plan on using the ADU for visiting parents and as a short-term rental.

WWPNA opposes the proposed map amendment and rezoning of the subject property for the following reasons:

1. Neighbor feedback demonstrates significant opposition to the rezoning.

In July 2020, a flyer was distributed door-to-door to near neighbors of the subject property requesting feedback to the WWPNA Zoning Committee, by email due to covid restricted meetings. Eight of the ten responses opposed the rezoning. Two subsequent virtual meetings were held, attended by 25 people, to discuss this proposed rezoning. Based on feedback from the two neighbor meetings, a motion to oppose the rezoning was presented to WWPNA Board members and passed by a vote of 11-0-1 (held via email between October 27 and 28, 2020 among the Board's 12 members).

2. Blueprint guidelines encourage ADUs in areas characterized as "vulnerable to displacement." This area of WWPNA is not vulnerable in this way and so is not an area where city plans encourage ADUs.

The 2019 DenverRight characterizes the area as "low" density, not forecast for growth, and already has a mix of single- and multi-unit dwellings that distinguishes its character from other "low" density areas in the city. WWP residents concur with the city's plan to encourage ADUs in areas of the city that are vulnerable to displacement.

3. Amendments to the ADU design standards do not sufficiently respect surrounding neighbors' privacy.

Per Land Use and Built Form ("LUBF"): Housing Recommendation 05.C, Blueprint Denver states that detached ADU form standards should be revised to be more context-sensitive, including standards for height, mass and setbacks. We suggest additional standards are needed to protect the privacy of near-by neighbors.

While we support the detached ADU form standards that establish side and rear setbacks and prohibit decks and stair-top landings in the rear 35% of lower density zone lots, additional transparency requirements are needed. ADU form standards could control the location of windows that better protect the privacy of near neighbors by requiring the property owners shoulder the bulk of the privacy burden they create by building an ADU.

We propose that a variation of the minimum transparency requirements, currently enforced at the street level for various multi-family and mixed-use building forms in the Urban context, be added to the ADU form standards. These new transparency requirements for ADUs would require windows on the property side, skylights in the roofs and require clerestory styled windows on the interior lot sides and rear of a second story ADU.

The current COVID crisis has emphasized just how significant open space is to residents' health and quality of life. Private outdoor space allows people another healthy way to utilize their living spaces, which gains importance as more family members stay and work from home. In addition to using their outdoor space for activities such as exercise, gardening, or reading, many residents now also use this space to work or to educate/entertain their children. Given this subject property's geography, if allowed, this particular ADU would allow a full view, day and night, of surrounding neighbors' living space. Revised ADU form standards can address window placement to curtail or eliminate this type of intrusion.

4. For the 2010 Blueprint rezoning, a neighborhood-wide canvas was performed demonstrating significant mismatches between existing zoning categories and land use patterns. Based on strong neighbor support, some areas were specifically rezoned to align with established land use patterns.

As part of the zoning code update prior to 2010 to implement the original Blueprint Denver, members of West Washington Park Neighborhood Association (WWPNA) surveyed with city staff the entire neighborhood (I-25 north to Speer Blvd, Downing west to Broadway). The mix of housing stock interspersed with the streetcar commercial development (especially along Pearl Street) and a categorization by federal home loan association that this was a "higher" risk area, much of the neighborhood had been zoned R-2 and R-3 in the 1950s.

This zoning did not match the predominant existing land use pattern and spawned a speculative era of demolitions and incompatible new development. An attempt to correct this misalignment was made in concert with the 2010 zoning code update. Very intentionally, some areas within the neighborhood were rezoned as single-unit, other areas rezoned to allow ADUs and still others for more dense development. There is strong community sentiment that the current city planning effort to allow ADUs anywhere would negate and contradict this recent, conscious, community-based planning effort undertaken at the city's behest.

5. ADUs used as short-term rentals do not address Denver's need for affordable housing.

ADUs used as short-term rentals (STRs) will not resolve Denver's affordable housing shortage. To the contrary, it is more likely to only increase the cost of purchasing a house in Denver. Creating a new zoning district category allowing ADUs but prohibiting their use as STRs could address these concerns. This type of prohibition could also work to minimize other concerns about ADUs becoming "party houses", a significant risk for properties close to Washington Park or near Broadway's burgeoning entertainment district.

The West Washington Park Neighborhood Association's boundaries are I-25 to Speer, Downing to Broadway, encompassing over 9,000 residences with over 444 dues paying households. Annual dues are \$20.00 per household, \$10.00 for seniors. All our meetings are open to the public. The Board voted 8 in support of sending this letter of opposition to this rezoning, 0 opposed and 2 abstained at our regular monthly meeting held virtually Jan 5, 2021, and that it could be signed either by our President or Vice President. Ten is a quorum of the twelve member Board. Notice of the meeting was emailed to members and posted on facebook and nextdoor.

Allowing the subject property to be rezoned could have the effect of creating precedent that is not desired or supported by residents. We respectfully ask the Denver City Council to decline to approve this map amendment for the reasons set forth above.

Sincerely,



Sherri Way, WWPNA President or Sarah McCarthy, WWPNA Vice-President,
President@wwpna.org

