

Planning Board Comments



Submitted on	20 June 2023, 11:41AM
Receipt number	554
Related form version	3

Your information

Name	Luke Karcher
Address or neighborhood	1626 Grove St.
ZIP code	80204
Email	lkarche2@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1600 North Hooker Street
Case number	2023-00003

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 proposed rezoning of this lot to G-RX-5 would directly affect the overall character of this neighborhood. My opposition lies in the proposed height of the new zoning. Capping the height of the structure to be built there at 3 stories is more consistent with the neighborhood as a whole.

In particular, the townhouse complex directly to the east across Grove St. will suffer reduced views and increased traffic. Three large apartment buildings (over 3 stories) have already been constructed to the south and southwest of these units to the detriment of our complex. The increase in traffic and scarcity of parking availability will only be exacerbated by a new 5 story complex.

A large 5 story building will create a "canyon effect," with our units, as we will be surrounded by structures taller than ours. The views we have will undoubtedly be compromised. In addition the 5 story building will cast a shadow and limit the natural light on our unit.

To summarize, my opposition lies in the height of the proposed zoning change, and not to the G-RX change itself. My feelings are echoed by my neighbors and I look forward to voicing my opposition tomorrow at the meeting. Thank you.

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.

DATE: May 16, 2023
TO: Members of CPD, Planning Board, and Council President Jamie Torres
FROM: Boys & Girls Clubs of Metro Denver
SUBJECT: Support for Rezoning Townview Apartments from R-2-A to G-RX-5

Dear Members of CPD, Planning Board, and Council President Jamie Torres:

My name is Brynja Seagren. I am contacting you to register my support for the proposed rezoning of Townview Apartments near 1700 N Hooker St to G-RX-5. As a member of this community, I have seen firsthand the growing need for safe and affordable housing options, particularly for low-income families and individuals. I understand that Townview is one of the last income-restricted communities, and I value Rocky Mountain Communities' commitment to maintaining affordability in the West Colfax neighborhood by expanding affordable housing opportunities here.

Denver's affordable housing crisis regrettably forces low-income families to compromise between shelter, transportation, employment, health care, and community services. These compromises are particularly acute in West Colfax, where recent development has prompted increased property values that threaten naturally occurring affordable housing. As a result, income-restricted housing like Townview are all the more critical to maintaining affordability.

Maintaining affordability for low-income households is vital to the success of the West Colfax neighborhood and its community-service providers, who have long served this quickly changing neighborhood. Stakeholders like Denver Public Schools (Cheltenham Elementary School and Lake Middle School), Denver Public Library, Boys & Girls Club, and Girls Inc rely on low-income households in particular to meet their shared missions for public service. Rezoning Townview would benefit not only low-income households but also the critical partners in community development.

Rezoning Townview also would promote the Denver Zoning Code's, Blueprint Denver's, and the West Area Plan's respective recommendations for future land use, urban design, and multimodal mobility. The property's proposed consistency with these community guides further earns my support.

For these reasons I support Rocky Mountain Communities' rezoning request and urge your approval.

Sincerely,



Brynja Seagren
Chief Operating Officer
Boys & Girls Clubs of Metro Denver

DATE: April 11, 2023
TO: Members of CPD, Planning Board, and Council President Jamie Torres
FROM: Amanda McDonald, Principal, Lake Middle School
SUBJECT: Support for Rezoning Townview Apartments from R-2-A to G-RX-5

Dear Members of CPD, Planning Board, and Council President Jamie Torres:

My name is Amanda McDonald. I am contacting you to register my support for the proposed rezoning of Townview Apartments near 1700 N Hooker St to G-RX-5. As a member of this community, I have seen firsthand the growing need for safe and affordable housing options, particularly for low-income families and individuals. I understand that Townview is one of the last income-restricted communities, and I value Rocky Mountain Communities' commitment to maintaining affordability in the West Colfax neighborhood by expanding affordable housing opportunities here.

Denver's affordable housing crisis regrettably forces low-income families to compromise between shelter, transportation, employment, health care, and community services. These compromises are particularly acute in West Colfax, where recent development has prompted increased property values that threaten naturally occurring affordable housing. As a result, income-restricted housing like Townview are all the more critical to maintaining affordability.

Maintaining affordability for low-income households is vital to the success of the West Colfax neighborhood and its community-service providers, who have long served this quickly changing neighborhood. Stakeholders like Denver Public Schools (Cheltenham Elementary School and Lake Middle School), Denver Public Library, Boys & Girls Club, and Girls Inc rely on low-income households in particular to meet their shared missions for public service. Rezoning Townview would benefit not only low-income households but also the critical partners in community development.

Rezoning Townview also would promote the Denver Zoning Code's, Blueprint Denver's, and the West Area Plan's respective recommendations for future land use, urban design, and multimodal mobility. The property's proposed consistency with these community guides further earns my support.

For these reasons I support Rocky Mountain Communities' rezoning request and urge your approval.

Sincerely,

Amanda McDonald
Principal
Lake Middle School



SLOAN'S LAKE CITIZENS' GROUP

June 9, 2023

To: Members of Denver CPD, Planning Board, and Council President Jamie Torres
Re: Support for Rezoning of Townview Apartments 1699 Hooker Street from R-2 to G-RX-5

Sloan's Lake Citizens Group (SLCG) is the Denver Registered Neighborhood Organization for the area bounded by West 29th Avenue on the north and West 10th Avenue on the south running from Federal Boulevard to Sheridan Boulevard. The Townview Property at 1699 Hooker Street is within the boundaries of our RNO. It is our understanding that the replacement of the existing aging units will occur with many more income restricted apartment units. At the April 12, 2023 monthly SLCG meeting John Hersey with Starboard provided our group with information about the proposed project which will require the change in zoning from R2-A and GMU-3 to GRX-5.

Denver's affordable housing crisis regrettably forces low-income families to compromise between shelter, transportation, employment, health care and community services. These compromises are particularly acute in the West Colfax Neighborhood, where recent development has prompted increased property values that threaten naturally occurring affordable housing. As a result, income restricted housing like Townview is all the more critical to maintaining affordability.

Maintaining affordability for low-income households is vital to the success of the West Colfax neighborhood. Stakeholders like Denver Public Schools (Cheltenham Elementary School and Lake Middle School), Denver Public Library, Boys and Girls Club, and Girls Inc rely on low-income households in particular to meet their shared missions for public service. Rezoning Townview would benefit not only low-income households but also the critical partners in building and maintaining our community.

The neighbors who were present (and by Zoom) at our April 12, 2023 meeting responded positively (with one abstention and one opposed) to a straw poll in support of the proposed rezoning.

Rezoning the Townview property also would promote the Denver Zoning Code's, Blueprint Denver's and the West Area Plan's recommendations for future land use, urban design, and multi-modal mobility. The property's proposed consistency with these community guidelines earns the support of our RNO. For these reasons the Sloan's Lake Citizens' Group supports Rocky Mountain Communities' rezoning request and urges your approval.

Sincerely,

Thomas R. Brunn – President – Sloan's Lake Citizens' Group

**Catherine Wiersma
1617 Hooker Street
Denver, CO 80204**

September 20 2023

Denver City Council
c/o Council President Jamie Torres
Denver City & County Building
1437 Bannock Street, Room 451
Denver, CO 80202

RE: Rezoning Application 2023i-00003 for 1600 N Hooker St. (CB 23-0963)

Dear Members of City Council,

I am contacting you to offer my support for the rezoning of 1600 N. Hooker St., Rezoning Application 2023i-00003 /CB 23-0963. I live at 1617 Hooker, directly across the street from the property being rezoned. Last night I attended the Townview Rezoning Open House at Confluence Ministries and learned more details about the rezoning.

The buildings are in poor condition and are typical of an outdated and low-density suburban housing type. The Townview buildings need to be replaced with new, modern, efficient, sustainable and more dense 100% affordable housing, which is exactly the intention of RMC.

Blueprint Denver and the West Area Plan both recognize this and call for greater density with base zoning of up to five stories at this location. The old R-2-A zoning with a PBG makes it impossible to do any upgrades here and so the property needs to be rezoned. Rezoning to G-RX-5 is the first step to implementing the recommendations in these adopted plans.

I respectfully ask City Council to vote to approve this rezoning at your September 25 hearing.

Sincerely,

Catherine G. Wiersma

cc: Rob Haigh, CPD
Bruce O'Donnell, STARBOARD Realty Group, LLC