CAPITOL HILL
UNITED NEIGHBORHOODS
Planning. Preserving. Improving.

1290 Williams St, Ste 102
Denver, CO 80218
303.830.1651
chun@chundenver.org
www.chundenver.org

July 7, 2020

Scott Robinson, AICP
Senior City Planner | Community Planning and Development
City and County of Denver
201 W Colfax Ave
Denver, CO 80202

RE: CHUN Support for the East Central Area Plan

Dear Mr. Robinson,

Capitol Hill United Neighborhoods, Inc. ("CHUN"), Denver's largest, oldest registered neighborhood organization (RNO), is pleased to announce its support for the East Central Area Plan (the "Plan"). We cite the following as just a few reasons for our organization lending its endorsement for the Plan:

- **Community engagement is paramount to successfully planning neighborhoods for future generations.** At the heart of CHUN's mission is citizen participation. Our organization's leadership has closely monitored the level of citizen engagement throughout this process. With more than 9,500 online responses, 54 community meetings, 14 focus groups, 11 walking audits, etc., city planners have delivered on their commitment to an open, fair, and participative process. CHUN was proud to provide free meeting space at 1290 Williams St.—our historic Tears-McFarlane House—throughout this process and was host to a number of membership meetings where the East Central Area Plan was a core component of the agenda.

- **Preserving historic, architectural assets is essential to maintaining neighborhood character and enduring legacy.** The Plan encourages the preservation of historic and character-defining buildings by promoting the adaptive reuse of historic structures and allowing a broader range of uses. CHUN was integral to the efforts to preserve Tammen Hall and recently endorsed the restoration/reuse of the former Cathedral School at 18th Ave. and Grant St. We are excited to see other innovative uses for many of our city's oldest, treasured structures.

- **Bringing Denverites together at the local level makes our community stronger.** The Plan is comprehensive and provides a framework by which creating new neighborhood gathering spots will be central to future planning. Enhancing existing community open spaces, parks, and recreation facilities is equally important. These public assets, like Cheesman Park for example, should be made readily available to a broad, diverse range of Denverites regardless of race, class, or other socioeconomic background.

- **In 2019, CHUN reaffirmed our commitment to environmental sustainability.** We love living in an urban setting and believe that neighbors should not be precluded from enjoying the many beautiful, natural settings we cherish. Our RNO encourages smart, environmentally friendly neighborhood design. Trees, climate appropriate landscaping, and preserving Denver's tree canopy will be a defining feature of this new plan.

- **CHUN joins thought-partners like the Denver Streets Partnership in a shared mission to ensure safe streets for everyone – no matter their zip code, their financial means, or how they may get from one point to the next.** The Plan makes modifications to myriad mobility systems with an emphasis on safety, mobility, and accessibility. We are pleased to see that key areas like 23rd Ave and Gaylord St., Montview Blvd. and Colorado Blvd., 8th Ave. and Sherman St., and many others within (or near) CHUN's geographic boundaries will be improved subsequent to the adoption of this Plan.

- **Access to affordable housing is paramount to achieving economic self-sufficiency**. Adopting this Plan will facilitate stronger partnerships with nonprofit agencies and direct service providers. Such relationships will complement the city's infrastructure and capacity to deliver more affordable housing units for years to come. We are hopeful that integrating missing-middle housing into some residential areas, coupled with discouraging demolitions and encouraging affordability, will promote greater access to home ownership.

- **Finally, a diverse, thriving workforce bolstered through locally owned businesses and collaborative work culture is the heart of Denver's evolving economy.** Recruiting new small to mid-sized businesses provides opportunities for workforce development and economic opportunity. We agree that diversity of housing and jobs captures our shared vision for neighborhoods with equitable access to quality employment options and housing choices that accommodate households of different ages, sizes, and incomes.

On Thursday, June 18, 2020, the Capitol Hill United Neighborhoods Board of Directors held a regularly scheduled board meeting. Sarah Wells moved to endorse the East Central Area Plan and issue a letter of support; the motion was seconded by James LaRue.

- Votes **favoring** the motion: 24
- Votes **opposing** the motion: 1
- Votes **abstaining** from taking a position: 4
- Absent Votes: 6

CHUN's mission is ***Preserving the Past, Improving the Present*, and *Planning for the Future*** of Greater Capitol Hill through historic preservation, affordable housing and tackling homelessness, promoting smart land use and zoning, advancing public safety, and encouraging community enhancements.

We acknowledge some may have concerns about this Plan and its implementation. However, it's important to examine this initiative in a thoughtful, comprehensive way. In doing so, the proposed East Central Area Plan brings a fresh, forward looking perspective to vexing City issues while maintaining the qualities and characteristics that make Denver unique. Moreover, RNOs including CHUN, will be fully engaged in the Plan's implementation and future development within our boundaries.

**We urge responsible City leaders—including members of the Denver Community Planning and Development, Denver City Council, Denver Planning Board, et al—to adopt this plan.**

Should you or other members of your team have questions, please do not hesitate to contact us at chun@chundenver.org or call 303-830-1651.

Sincerely,

Travis Leiker, MPA
President, Board of Delegates
Capitol Hill United Neighborhoods, Inc.

August 19th, 2020

Mayor Hancock,

The Denver Sustainable Policy Council (SFPC), tasked with making recommendations on food policy and programs to the Mayor, is pleased to announce support for the East Central Neighborhood Plan. SFPC's mission is to influence policy that fosters food security for all community members and promotes a healthy, equitable, and sustainable local food system with consideration for economic vitality and environmental impact. As such, we believe the East Central Plan is in alignment with our mission.

The following aspects are some of the specific food-related recommendations we especially support in the plan:

- improve and maintain healthy options at existing East Central food retailers;
- improve the physical connections to grocery stores and other locations with healthy food options (e.g. complete sidewalks and bike lanes);
- support food growing and production in East Central neighborhoods (including food grown in public spaces like parks and rezoning specific areas, which aligns with SFPC's current policy platform we promote across the City of Denver);
- recruit new small- to mid-sized grocery retailers and specialty stores;
- support innovative community food access projects; and
- support initiatives that address food insecurity (e.g. the Blueprint to End Hunger, Closing the SNAP Gap, and supporting food banks and food pantry coordination in East Denver).

In addition, SFPC recommends support for the LiveWell Colorado - Dahlia partnership to pilot a Farm to Corner Store program going on in the same neighborhoods.

On August 18th, 2020 the Sustainable Food Policy Council members held a general meeting and voted to support the East Central Plan with this letter. We urge responsible City leaders to adopt the East Central Neighborhood Plan.

Should anyone on your team have questions, please do not hesitate to contact us at denversfpc@gmail.com

Sincerely,

Kristin Lacy, Co-Chair SFPC
Doug Wooley, Co-Chair SFPC
Members of the SFPC

| | |
|---|---|
| **From:** | Rijo, Stephen A. - DOTI CE0429 City Planner Senior |
| **To:** | Upton, Curt C. - CPD City Planner Principal |
| **Cc:** | Weigle, Elizabeth K. - CPD City Planner Senior; Robinson, Scott D. - CPD City Planner Senior; Forthofer, Ellen M. - DOTI CE0371 City Planner Associate |
| **Subject:** | FW: NPI Plan Endorsement(s)? |
| **Date:** | Tuesday, August 4, 2020 12:13:50 PM |
| **Attachments:** | image008.png<br>image009.png<br>image010.png<br>image001.png<br>image002.png |

Hi Curt and team – Plan endorsement from Stuart at Transportation Solutions below.

Best,

**Stephen Rijo**
Department of Transportation & Infrastructure | Transportation Planning
720.913.0721 Phone | 303.829.6645 Cell

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**From:** Stuart M. Anderson <Stuart@transolutions.org>
**Sent:** Tuesday, August 04, 2020 11:02 AM
**To:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <stephen.rijo@denvergov.org>
**Subject:** [EXTERNAL] RE: NPI Plan Endorsement(s)?

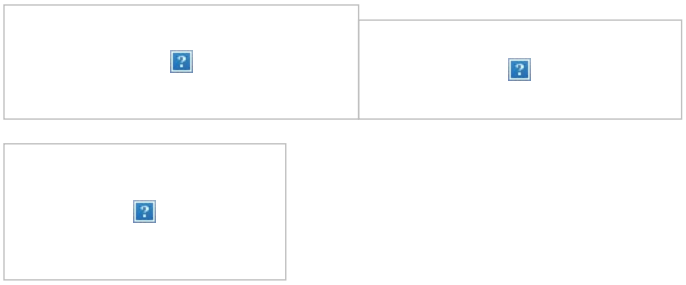
No questions. We were involved in the ECAP and EAP planning, and we believe that the effort aligns with our mission of sustainable transportation. It is with pleasure that we endorse the NPI plans.

Our service area goes from Lincoln to Quebec on the southside of Colfax.

Thanks!

**Stuart M. Anderson**
Executive Director

Transportation Solutions Foundation
P.O. Box 8448 | Denver, CO 80202
D: 303.472.0639



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**From:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <stephen.rijo@denvergov.org>
**Sent:** August 3, 2020 5:13 PM
**To:** Stuart M. Anderson <Stuart@transolutions.org>
**Subject:** RE: NPI Plan Endorsement(s)?

Hi Stuart – Turns out we don't need a formal letter on letterhead, unless you prefer to go that route, and can simply take an email saying you support the plan as I think Curt wants to read endorsements during our hearings vs. publish them with the plan. Your first email would probably suffice, but I also want to give you an opportunity to ask questions etc. or provide different wording for your endorsement if you prefer.

Let me know your preference and happy to set up 30min to chat in the near future.

I hope you enjoyed your staycation and appreciate your support!

Best,

**Stephen Rijo**
Department of Transportation & Infrastructure | Transportation Planning
720.913.0721 Phone | 303.829.6645 Cell

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**From:** Stuart M. Anderson <Stuart@transolutions.org>
**Sent:** Tuesday, July 14, 2020 8:36 AM

**To:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <stephen.rijo@denvergov.org>
**Subject:** [EXTERNAL] RE: NPI Plan Endorsement(s)?

Go ahead and send me the sample letter, and I will follow up with questions. I'm out right now, but back in the office toward the end of the month. I'm happy to prepare the letter any time – I'm on 'staycation' – and check in daily.

Thanks!

**Stuart M. Anderson**
Executive Director

Transportation Solutions Foundation
P.O. Box 8448 | Denver, CO 80202
D: 303.472.0639


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**From:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <stephen.rijo@denvergov.org>
**Sent:** July 13, 2020 11:00 AM
**To:** Stuart M. Anderson <Stuart@transolutions.org>
**Subject:** RE: NPI Plan Endorsement(s)?

Many thanks Stuart. Do you want to "meet" to discuss anything specific about the plan, or are you happy with the current drafts?

I assume we will draft an example endorsement letter that you can tweak accordingly and will be in touch with that in the near future.

Best,

**Stephen Rijo**
Department of Transportation & Infrastructure | Transportation Planning
720.913.0721 Phone | 303.829.6645 Cell

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**From:** Stuart M. Anderson <Stuart@transolutions.org>
**Sent:** Tuesday, July 07, 2020 11:50 AM
**To:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <stephen.rijo@denvergov.org>
**Subject:** [EXTERNAL] RE: NPI Plan Endorsement(s)?

Yes, we would be happy to endorse. Thanks!

**Stuart M. Anderson**
Executive Director

Transportation Solutions Foundation
P.O. Box 8448 | Denver, CO 80202
D: 303.472.0639


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**From:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <stephen.rijo@denvergov.org>
**Sent:** July 7, 2020 11:36 AM
**To:** Stuart M. Anderson <Stuart@transolutions.org>
**Subject:** NPI Plan Endorsement(s)?

Hi Stuart – Long time no talk, and I hope you had an enjoyable holiday weekend! How are you holding up these days?

I am reaching out to see if TS feels comfortable making a formal endorsement of the East Central Area (and East Area if TS overlaps with that boundary?) NPI Plans. I know we worked with you at several steps along the planning process and assume you are somewhat familiar with the ECAP & EAP NPI efforts, but want to offer my time in case you have any questions or comments on the current drafts. We are hoping to have endorsements together by the end of the month and I am happy to find time to discuss in the near future. Does that make sense?

Hope all is well and talk soon!

Best,

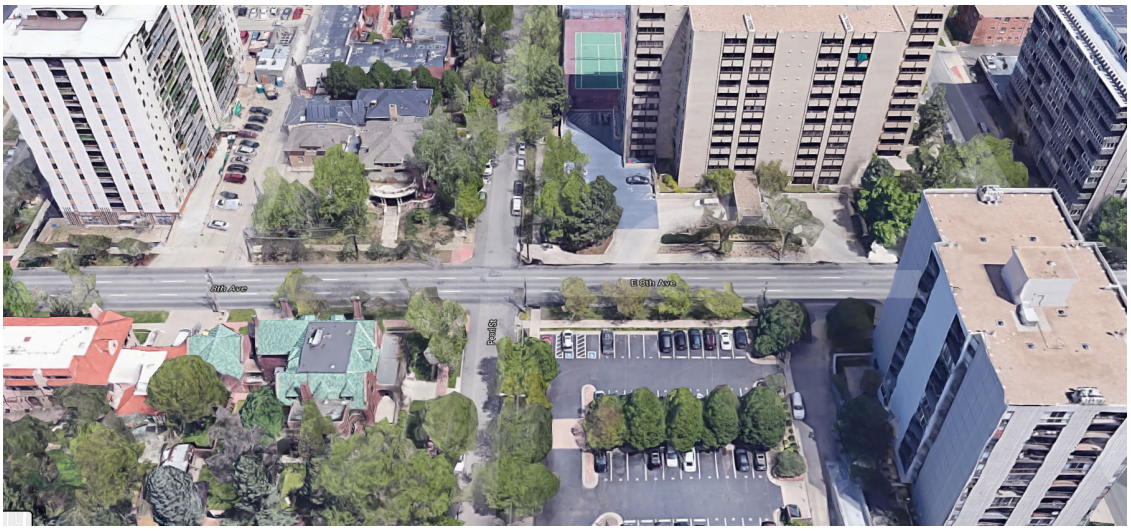
**Stephen Rijo**| Senior City Planner
City & County of Denver
Department of Transportation & Infrastructure | Planning
Phone: 720.913.0721 | Mobile: 303.829.6645
Stephen.Rijo@denvergov.org

**Robinson, Scott D. - CPD City Planner Senior**

**From:** Bruce O'Donnell <bodonnell@starboardrealtygroup.com>
**Sent:** Friday, July 31, 2020 11:37 AM
**To:** Robinson, Scott D. - CPD City Planner Senior
**Subject:** [EXTERNAL] Comment on East Central Area Plan

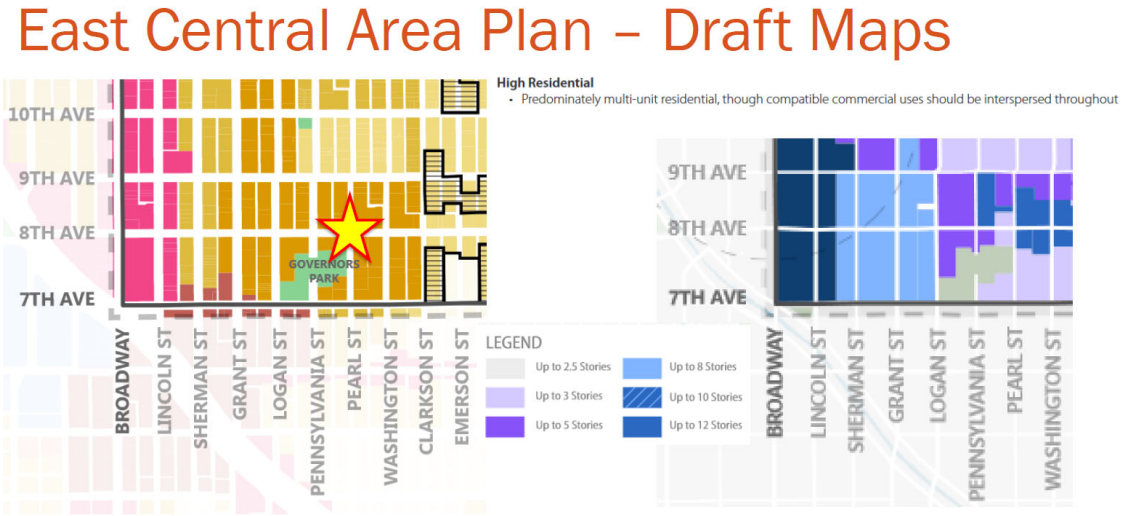
Scott - I'm contacting you to request that the East Central Area Plan building heights recommendation of 3 stories at the intersection of E 8th AVe & Pearl St be revised and changed to 5 stories.
Here is my rational:

1. This property today is subject to a PUD allowing 4 stories
2. 555 E 8th, at the NWC of 8th & Pearl exceeds the height limit allowed in 3 story zoning. It is underway on a rezone with UO-3 and Landmark designation, but can't fit under 3 story.
3. CPD wants the entire PUD rezoned. Rezoning to 3 stories would be a down zoning in a Blueprint "Residential High" area.
4. The SEC of the PUD property has a 5 story height recommendation in the ECAP. This should be consistent for all the property in the PUD.
6. This small area is surrounded by 12 story height recommendations. Transitioning from 12 to 3 is too big a step.
7. This location has good access to transit and is close to downtown and employment centers.
8. As you can see from the photo below, the site is surrounded today by 12 and 14 story buildings, so the existing context is not supportive of 3 story zoning.



9. The rezoning from the PUD will make more sense if the entire property is rezoned to the same height - 5 stories.
10. Two buildings will be Landmarked - so height is protected.

Here is the hight map page from ECAP. This little site is a hole in the donut where 3 stories is too few.




Thank you for your consideration of this request. Please let me know if you require additional information.

Bruce

Bruce C. O'Donnell

STARBOARD Realty Group, LLC
Work: 720-441-3310
Cell: 303-810-3674
E Mail: bodonnell@starboardrealtygroup.com

Web: www.starboardrealtygroup.com www.denverzoning.com

| | |
|---|---|
| **From:** | D V |
| **To:** | Robinson, Scott D. - CPD City Planner Senior; cpnboard@congressparkneighbors.org; Hinds, Chris - CC Member District 10 Denver City Council |
| **Subject:** | [EXTERNAL] ECAP Draft #3, Specifically Dry Cleaner Lot, Adams and Colfax |
| **Date:** | Tuesday, August 4, 2020 10:50:36 AM |

I have been recently made aware of proposals that would allow an 8 story building to be constructed at the dry cleaners location at Adams and Colfax. As this is a very large change to the dynamic, infrastructure, and skyline of the neighborhood, I have many concerns. Why are the city and/or developers not engaging the surrounding community to inform them of the proposed changes, hear feedback, and address concerns? Have studies been done to show shadows on the nearby properties? These are just a few of many concerns that could be addressed with more review time and involvement with existing property owners and residents.

Best Regards,
Daniel B. Vujnovich
Cell: 251-510-4346
1455 Cook St.
Denver, Co 80206

**From:** Emilie Helms
**To:** Robinson, Scott D. - CPD City Planner Senior
**Subject:** [EXTERNAL] Bike Mobility in the East Central Plan
**Date:** Wednesday, August 5, 2020 9:56:17 AM

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Good morning,

I am a resident of Congress Park and have attended two of the meetings on the East Central Area Plan. When there is not a pandemic, I commute via bicycle to downtown for work unless it is less than 40 degrees.

I do not believe it is smart to add bike lanes to 13th and 14th avenues. There has to be a collaborative effort between bikers and cars on street designation. Not every road should be used for biking, just like bike lanes are not for cars.

Bikers need to respect cars. The road network is primarily built for cars, and there are roads that people should not bike on. In Congress Park, these car priority roads are 8th, 13th, 14th, Colfax, and Josephine, York and Colorado. The biking community cannot assume they should be given lanes on primary roads.

13th and 14th are designated Collector roads for cars to drive in and out of the city. Taking away lanes for traffic will only slow down transit into the city and push traffic onto 12th in the future. 12th is designated to maintain a neighborhood quality, with two small business nodes. Adding traffic from 13th and 14th will destroy that character.

Pre-COVID stay at home; 13th avenue would back up for 5 blocks in the morning rush hour waiting to get to the lights at Josephine. If bikes are added to this mix, there will be additional blocks of backups and numerous bike / car accidents. This intersection is also difficult as it is access to East High School. No-one can safely bike in front of East High school as parents and students are coming and going to school.

An additional issue is the conversion of lanes on Colfax for BRT is also going to push cars down to 13th and 14th, and even to 12th if the traffic is not moving.

One of my strongest complaints about this project is that there are already bike lanes provided in this area. People can bike on 12th, 16th and 10th. I find it disrespectful that someone will bike down 13th avenue, when there is a bike lane one block away. Denver had more cars than bikes. There is not a need for taking away a lane on a priority car road as there are already several bike options.

I do note that the bike lane on 12th avenue could be greatly improved. It only lasts about 8 blocks, and then disappears and you are forced to merge with traffic. This is a smarter option than 13th and 14th.

I went downtown for the first time in months a few weeks ago and could not believe that there was a bike lane added to 13th between Grant and Speer. This does not make any sense. I did not see any advertisement or notification that this was happening. At the same time, there were cables across the road collecting data for a traffic count. I hope that the people analyzing the data factor in all of the people who are working from home at this time. Traffic counts are not accurate.

Lastly, I do not support the closure of 11th avenue for pedestrians between Josephine and Colorado. This is a very quiet street that has wide sidewalks with safe crossings at every corner. If you are a resident of Congress park, without notice, you were not allowed to cross 11th avenue. This project is bound by Colorado - where you cannot turn left or right easily and Josephine / York - two one way streets. This closure does not make sense in this neighborhood and very negatively impacts local residents traveling to their homes. The multi-use street is not multi - used - please study the foot and bike traffic; almost everyone continues to walk on the sidewalk in this area. The 11th avenue COVID closure should end terminate at York.

I am happy to talk more about my concerns with the planning department and biking.

Sincerely,
Emilie E. Helms
1244 Milwaukee Street

720-454-5253

**From:** Jan Reiley
**To:** Robinson, Scott D. - CPD City Planner Senior
**Subject:** [EXTERNAL] Comments on East Neighborhood Plan
**Date:** Monday, July 27, 2020 3:49:36 PM

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Hi Scott.

I was given your email as the contact for comments on the East Neighborhood Plan.

I live on the south side of City Park. I love all the work you and your group has done. Very nice. Very detailed.

My comment: I would love to see all homes or buildings around/near East High school be 3 or less stories so that we can continue to see the beautiful East High School clock from the park and around the neighborhood. That clock is beautiful. At night, it is lit up, and gives off a feeling of "home". I would hate to see it blocked from
view with buildings or homes that are too high. I don't know how high that should be. I'm thinking no more than 3 stories. It is a historic building and so many people love the view of the school when in the park. Please please consider. Thanks so much. Appreciate all your work.

Jan Reiley

| | |
|---|---|
| **From:** | Jo Untiedt |
| **To:** | Robinson, Scott D. - CPD City Planner Senior |
| **Subject:** | [EXTERNAL] Comments ECAP |
| **Date:** | Friday, August 14, 2020 10:18:11 PM |
| **Attachments:** | notes from 8.7 meeting with non-profits.pdf |

Scott,
Comments for ECAP.

Entire Affordable Housing Section is lacking and for profit driven. CPW pulled together several non profit housing agencies and have these comments for the ECAP on Affordable Housing (attached) Please provide to steering committee. This affordable housing section should have input from all housing providers - maybe hold a summit or something and allow them to prioritize efforts versus the private developers.

1.1.3 Planning Context should explain the view ordinances history and how they restrict height regardless of zoning

1.1.4 applying plan to rezone - the common citizen has no idea what a legislative amendment or a text amendment is - need one sentence explaining each

Im not sure where this fits but I have heard several residents comment about closing of roads in City Park is causing parking issues for residents (many are seniors) on Gaylord, 22nd and 21st. Additionally, some people with age and/or mobility issues are not able to use facilities (horseshoe, lake, playgrounds with grandchildren) because it is too far to walk into the park. We need to make sure the public places are accessible to all.

Dedicated bike lane on Franklin will create parking issues. There us at least one Multifamily complex on each block of Franklin

Additionally, I have my same comment regarding exclusion of many longtime residents and people of color. In this time of COVID we can't do outreach nor should this all fall on RNO. I would like to see a change in policy at CPD about notification on any changes AND less of a top down approach. This should be a written policy including outreach plans for underserved and minorities and followed anytime there are major zoning changes. The steering committee involvement should be open to all and not appointed and outreach to underserved communities. The non profit housing agencies should always be involved in these conversations

Thank

Jo Untiedt
(303) 437-0131

Begin forwarded message:

> **From:** Jo Untiedt <jo@affordablehousingconsultants.org>
> **Date:** August 7, 2020 at 12:18:00 PM MDT

**To:** Christopher Spelke <cspelke@denverhousing.org>, "hjordahl@denverhousing.org" <hjordahl@denverhousing.org>, Jeff Martinez <jeff@brothersredevelopment.org>, Dominique Acevedo <dacevedo@nedenverhousing.org>, Gete Mekonnen <gmekonnen@nedenverhousing.org>, Michelle Mitchell <MichelleM@chaconline.org>
**Cc:** Eleni Sarris <evsarris@aol.com>, "gary@gcmartyn.net" <gary@gcmartyn.net>, "McCubbin, Tracy - RD, Hays, KS" <tracy.mccubbin@usda.gov>, "jeannerlee@aol.com" <jeannerlee@aol.com>, "Janna Goodwin (jannalgoodwin@ymail.com)" <jannalgoodwin@ymail.com>, "Brendan Cady (brendan.cady@macmillan.com)" <brendan.cady@macmillan.com>, "scott@dauphinehotel.com" <scott@dauphinehotel.com>, "Alyssa Knutson (alyssa.knutson@yahoo.com)" <alyssa.knutson@yahoo.com>, "rubyb721@hotmail.com" <rubyb721@hotmail.com>
**Subject: notes from 8.7 meeting with non-profits**

Thank you all for participating this morning. We hope this can be a continued relationship. Here are notes from our meeting and as we stated we will copy you on comments to the City. Please feel free to share this with anyone in the affordable arena and have them get in contact with me so that we can add them to our commication list.

Thank you for your work!

Jo Untiedt

Affordable Housing Consultants, Inc. – a women-owned business since 1995
1915 E 22nd Avenue
Denver, CO 80205
(303) 437-0131
Like us on Facebook and Twitter
www.affordablehousingconsultants.org

NOTES FROM MEETING WITH MISSION DRIVEN NON-PROFITS HOSTED BY CITY PARK WEST RNO ON August 7, 2020

Haley Jordahl and Chris Spelke – Denver Housing Authority cspelke@denverhousing.org, hjordahl@denverhousing.org

Jeff Martinez – Brother's Redevelopment – jeff@brothersredevelopment.org

Dominique Acevedo– Northeast Denver Housing Dacevedo@nedenver-housing.org

Michelle Michelle – Colorado Housing Assistance Corporation michellem@chaconline.org

Jo briefly explained the history of ECAP and EAP and the concerns that the plans were for-profit developer driven breeding more gentrification and RNO concerns about needing to create and retain affordable housing.

How many of you have been involved in area plans? DHA explained they are mostly concentrating on West side due to the large public housing project at Sun Valley Homes and haven't been involved in east plans. Brother's has been working with Colfax Partnership due to housing project they are working on for brain injured tenants that will be on East Colfax. Other than that, they are not participating on steering committees or actively involved in the plans. We agreed to share notes and encouraged them to comment.

Michelle Mitchell of CHAC explained that under the current economic conditions in Denver metro area – about the only down payment assistance they are participating in is deed restricted units at Lowry and Stapleton, occasionally a condo under $300,000 in SE area. There is a need to create truly affordable ownership options that are deed restricted as City did on Lowry and Stapleton. With the affordability issues, deep down payment is needed. The RNOs can advocate for home ownership retention and creation as a priority and more deed restricted development

Chris Spelke of DHA and Dominique Acevedo explained that going over five stories puts projects in a different classification for Davis Bacon Wage Rates – they go from "residential" to "building" and both he and Dominque of NE Denver Housing explained that five or more stories makes a project VERY COST PROHIBITED due to this reclassification of wages. We heard all the non-profits say that up-zoning does not create affordable housing.

We asked about land use restrictions all were in favor of adding additional land use restrictions on affordable housing – City of Denver is striving for 60 years of affordability and CHFA is looking to expand affordability life.

Jeff Martinez from Brother's Redevelopment suggested the City identify parcels of land and affordable housing be a priority for those parcels.

Dominique Acevedo of NE Denver Housing explained the difference between "mission-driven" non - profits and what we refer in the industry to "shell non-profits" Mission driven non-profits have staff,

mission, funding that all allows them to create affordable housing. She suggested the City target the mission-driven non-profits

Everyone explained the difficulty in developing a small neighborhood sized project in that they are too small for LIHTC to be cost effective (under 40 units). Without LIHTC Haley Jordahl of DHC explained there is a huge funding gap. This seems to be an area us RNOs can advocate for additional funding and as a priority for affordable development.

Everyone agreed the cost of land in downtown area is a reason why the affordability is so difficult. Another reason for the City to prioritize city-owned land for affordable housing.

Additionally, with the new Group Living Amendment these non -profits are exploring a more congregate approach create housing. It was stated that the average cost per unit for a development is around $300,000 per unit.

Michelle Mitchell of CHAC explained that affordable needs to also address larger families. She has seen the affordable units of 1-2 bedrooms not be sufficient as the families grows but there is no "next step" in affordability with the average cost of a single-family home exceeding $500,000 - $600,000

NEXT STEPS

The RNOs will share their comments with this housing group – additional funds for down-payment, additional land trust properties, prioritization of city land for mission-driven non-profits to create housing and to create small neighborhood projects, increased affordability years

The Non-profits will consider commenting on these plans

| | |
|---|---|
| **From:** | Jo Untiedt |
| **To:** | Robinson, Scott D. - CPD City Planner Senior; Laura Aldrete |
| **Cc:** | CdeBaca, Candi - CC Member District 9 Denver City Council; Calderon, Lisa - CC Senior City Council Aide; Hinds, Chris - CC Member District 10 Denver City Council; kniechatlarge |
| **Subject:** | [EXTERNAL] Page 45 of Plan |
| **Date:** | Sunday, August 16, 2020 8:46:33 PM |

East Central Area Plan on page 45.

Support City Council led efforts to reform the RNO ordinance to make all RNOs in Denver more inclusive and representative of their neighborhoods.
1. Consider rules requiring membership from residents at risk of involuntary displacement and demographics representative of the neighborhood.
2. Review and adopt best practice RNO policies in cities that have increased equitable representation.
3. Innovate and pursue pilot projects that may reduce barriers to participation for underrepresented residents.

I agree the City should support the effort of helping RNOs with outreach if an RNO has capacity to do this AND there is not a pandemic going on and it is part of coordination with City and planning process . BUT it is the responsibility of the City to make the City processes inclusionary and have a written policy of outreach to underserved communities and then follow that plan (outreach to churches, non profits, housing authorities, minority newspapers and radio, etc). RNOs are one mechanism BUT IT IS NOT always feasible to do a lot of work as these are volunteer organizations and often have difficulty getting membership and involvement. Please acknowledge the ONLY reason the approval of ECAP has not happened yet is because RNOs raised the inequality issue. Please look at some best practices to create the City Notification Process and THEN pull RNOs together for input On how they can enhance that process before you change policy.

Jo Untiedt
(303) 437-0131

**From:** Kris Vogel
**To:** Robinson, Scott D. - CPD City Planner Senior; Hinds, Chris - CC Member District 10 Denver City Council
**Subject:** [EXTERNAL] Fwd: RE: Dry cleaner apartments
**Date:** Friday, July 31, 2020 3:47:40 PM
**Attachments:** 20.07.28_ECAP Draft #3_CPN Colfax_MT.pdf

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Hello Scott,

I would like to provide some feedback to the ECAP. I am the current owner at 1475 cook st, and have concerns with the plans for development of the former Paradise Cleaner site. My house is directly behind the site and adjacent to the parking lot. My understanding of the ECAP is that zoning would now allow for a structure up to 8 feet in height to be built. My top concerns include privacy, sunlight, traffic(parking) and general impact to quality of life. There has been zero information shared with the neighborhood regarding the plans (outside of the ECAP - which has no specifics) for this parcel.

I have seen several of these projects go up over the years - a prime example being the condo building a few blocks east on Madison and Colfax. This building has been plagued with exterior issues and now is definitely a negative to the aesthetic of the neighborhood. I purchased my home here due to its neighborhood feel, proximity to east high school and its location adjacent to a great historic business district. As high rises fill in - this quality is continually diminished.

I am in favor of limiting the height of a new structure to 4 feet. I also am requesting there is neighborhood involvement in design. We are learning that trusting the development and zoning process has not been a successful approach to maintaining the character of our and surrounding neighborhoods.

Thank you for your consideration of this feedback. Please advise on how I can continue to pro

Thanks.

> ---------- Original Message ----------
> From: myles tangalin <mylestangalin@outlook.com>
> To: "Daniel B. Vujnovich" <danielvujnovich@gmail.com>, Kris Vogel <krisvogel@comcast.net>
> Date: 07/29/2020 3:02 PM
> Subject: RE: Dry cleaner apartments
>
>
> Hello Daniel & Kris,
>
> Please see attached PDF on East Central Area Plan (ECAP) and what it is recommending for those parcels. I do not currently know what is being proposed for the Paradise site, but I expect Buzz is working with the city on a plan that will include recommendations of the ECAP.
>
> If you or your neighbors disagree with the recommended 8 story height for that lot, you need to comment on the current ECAP Draft #3. You and others can also let them know you were unaware of this plan, what is being proposed and ask for more time to review. This comment period is ending and the plan will go to City Council for a vote in the coming weeks.
>
> You can also contact Chris Hinds and let him know your concerns because he will be voting on this plan.
>
> These recommendations are important because they will be used for new zoning.
>
> East Central Area Plan
> https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/Neighborhood_Planning_Initiative/Planning-Areas/East_Central_Area_Plan.html
>

> Let me know if you have any questions.
> Myles
>
> -----Original Message-----
> From: Daniel B. Vujnovich <danielvujnovich@gmail.com>
> Sent: Friday, July 24, 2020 10:07 AM
> To: Kris Vogel <krisvogel@comcast.net>; mylestangalin@outlook.com
> Subject: Dry cleaner apartments
>
> Per our conversation Mr. tangalin.. Info on the dry cleaner Apartments plan for Kris.

**From:** Mark Cavanaugh
**To:** Robinson, Scott D. - CPD City Planner Senior
**Subject:** [EXTERNAL] East Central Area Plan
**Date:** Friday, August 14, 2020 5:00:25 PM

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Hi Scott,

My comments are brief!

I've been following and participating in this process for months and I want to say I think you and the planning team and the Steering Committee have done a very good job! I was at meetings when things were rocky and also there were when meetings were a real time example of local civic engagement in action. Through it all the Denver planning staff was always professional, approachable and helpful.

It is a thoughtful plan and balances many interests. I'm proud to be part of a community that is engaged and proud of the City of Denver. I know the process is not over but this seemed like a good time to express my gratitude.

Thank you and I look forward to saying hello when we can finally do that in person!

Stay safe and best regards,

Mark

--

Mark Cavanaugh
*1050 Monroe Street*
*Denver, CO 80206*
*303 717-7239 Cell*

**From:** skulihansen@hotmail.com
**To:** Robinson, Scott D. - CPD City Planner Senior
**Subject:** [EXTERNAL] East Central Plan - Draft 3 Comment
**Date:** Saturday, July 25, 2020 12:25:29 PM

---

Hello Scott,

I would like to comment on the proposed building height on the South side of Colfax between Adams and Cook. This lot is proposed to go from a current zoning height of 3 stories to 8 stories with a neighborhood incentive.

I would strongly discourage such a significant increase and don't believe an 8 story building is appropriate. This would be the only 8 story height allowed along this stretch and is nearly tripling the size of the current zoning. An increase to 5 stories seems much more appropriate for this lot and would better align with development along this stretch. An increase to 5 stories would still nearly double the height of the current zoning and neighborhood incentives would remain in place.

I strongly encourage you to reduce the proposed height to 5 stories if the neighborhood incentive is provided.

Thank you,
Richard Hansen
1526 Madison Street
Denver, CO 80206
303-903-5696

**From:** Rob Parker
**To:** Robinson, Scott D. - CPD City Planner Senior
**Subject:** [EXTERNAL] Comments on July 22 East Central Plan
**Date:** Friday, August 14, 2020 10:13:25 PM

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Mr. Robinson, thank you and your team for drafting the draft East Central Plan. I have provided some comments for your and the steering committee's consideration. I appreciate your efforts to incorporate community feedback into the planning document. Please feel free to reach out if you have any questions about these comments. Thanks, Rob Parker

1. General Comment: Overall, the Congress Park neighborhood is significantly different than the other neighborhoods of the east central area; specifically, the Congress Park neighborhood has a higher percentage of single family homes, increased tree canopy, reduced car traffic, reduced number of cars parked on street and most uniform neighborhood as compared to other neighborhoods that have a significantly higher number of apartments and condo buildings that utilize the entire lots and result in higher density. I recognize it's likely too late to do this, but the City should consider either moving Congress park neighborhood to a neighboring "area," or blending the plans between the East Central area with neighboring areas to the east. At the least, recognition that the current character of Congress Park is significantly different than other neighborhoods and may need significantly different policies.
2. General Comment: Most of the figures would be benefited by being neighborhood specific, rather than area wide to improve the scale and make them more reader friendly. Also, some of the figures have very similar color schemes, making the difference colors hard to depict. Figures such as the one on page 103 are not helpful at this scale. Jobs diversity on page 19 highlights a number of blocks that are residential in nature. This figure is confusing.
3. Street repurposing comment: Policy M1: Expand the concept of repurposing streets to neighborhood streets as well. The recent closure, due to COVID, of 11th Avenue provided an interesting opportunity for recreational opportunities through Capitol Hill, Cheeseman and Congress Park Neighborhoods. Consider permanently making streets such as 11th Ave between Broadway and Colorado a formal biking/walking only street which would create a major east west biking/pedestrian corridor, taking biking/pedestrian traffic off of nearby streets such as 12th-13th Ave, which could be repurposed for other specific uses. Completely remove car traffic from the street, encouraging bikers/pedestrians to utilize 11th, which will provide greater opportunity for repurposing 12th Ave for specific transit oriented repurposing (removing biking pressure caused by M(2)(F) - the road is only so wide) and 13th and 14th for car oriented repurposing. The city could plant flower boxes/trees in the middle of the street to increase canopy and make it a unique recreational corridor right in the middle of the East Central neighborhoods. It could look like the picture on page 86, with wide bike lanes running right down the middle of the road, adding pedestrians, and subtracting car traffic. The concept isn't to try to make cars, bikes, and pedestrians work together on every street; instead, it's to route cars and bikes/pedestrians onto completely different streets. (Well, geez, now that I wrote all of this I see M3(A). Strongly support it)
4. Street Repurposing Comment: Extend M7(B)(3) to Colorado Boulevard (or at least 12th and Madison Shops) according to image on page 112.
5. Street Repurposing Comment: Recommend Q2(A)(3)(b) (contemporary parkways) be focused on 11th avenue rather than 12th from downtown to Colorado boulevard. Rationale, as discussed in number 3, above, is to completely isolate bike/pedestrian from car and transit oriented roads to reduce likelihood of serious accidents. 12th could

be further developed as a transit oriented road for RTD route 10, 13-14th car oriented and Colfax multi modal.

6. Street Repurposing Comment: Consider repurposing the southern portion of Cheesman Park road for biking and pedestrian use, similar to Washington Park.
7. Density Comment: Page 32 - places. Most of the Congress Park neighborhood should be labeled as Low Residential - Single unit. In the draft proposal, the area from 11th Avenue to Colfax is labeled as "Low Residential," which according to the description provided on page 30 means " Predominantly two-unit uses on smaller lots." While there are sporadic multi unit uses within the area, the predominant use is single unit uses, especially between 11th Avenue and 13th Avenue. According to page 238, 61% are single use within the neighborhood as a whole and a fairly clear trend up to 13th at least. Most of the residences in this part of the city are traditional Denver bungalows or single family Denver squares, not multi unit structures. Please revise this defined area of Low Residential - Single Unit to extend at least north to 13th, possibly even further. This is supported by the information presented on page 238, in section 3.7.2
8. Density Comment: I'm concerned that Policy E11 may be inconsistent with maintaining the look and feel of the neighborhoods and potentially against preserving the existing tree canopy.
9. Density Comment: Multiple policies (e.g L5 and L6) encourage maintaining the character of various places and neighborhoods. Further, Policy L5 recognizes that "Residents are concerned about losing the great neighborhood character that could change due to new construction." While I agree with this sentiment, I urge the planning department to consider factors other than new construction, such as the resulting parking, noise, stormwater and sanitation needs related to increased density through ADUs and multi unit structures that might have impacts on the existing character of places and neighborhoods. The great neighborhood character that I am interested in retaining, for example in Congress Park, are the single family, less dense use as compared to other east central neighborhoods in order to maintain the quiet streets, and increased tree canopy in front and back of homes.
10. Density Comment: It's unclear where in Congress Park ADUs will be favored. Page 243 indicates the southern portion of the neighborhood has affordability issues, and ADUs would be favored, but on page 39, under policy L5, Strategy A, the strategy is intended to integrate missing middle housing in "Low Residential Places" which is limited to the northern portion of the neighborhood. In order to properly comment, this uncertainty or inconsistency needs to be resolved. Overall, I believe Single Use housing should remain single use and it's incorrect to assume that "middle housing" is "missing." I think it's important to note that, according to p. 61, only 15% of respondents indicated support for an increase in the variety of housing types.
11. Density Comment: Policy E11 is more appropriate in multi unit neighborhoods. Single family neighborhoods such as Congress Park will lose its character with increased density. I also think it's noteworthy that, according to page 61, only 14% of respondents indicated support for encouraging more accessory dwelling units so I think it's fair to reconsider the language as written in the background section that states: " the most desired types were live-work units, detached ADUs, and townhouses." Even if it was one of the "most desired," the language likely overstates the support.
12. Procedural Comment: Policy L3 - The policy shouldn't dictate what the "primary community benefit" should be. It should be done on a case specific basis, as green space, restoration, or other cultural benefits may be more appropriate than low income housing in some circumstances.
13. Quality of Life Comment: Policy E4, strategy B references neon signage. I suggest

neon signage may be appropriate for certain corridors but not all storefront locations, especially those in residential neighborhoods.

14. Quality of Life Comment: I very much support Policy E10, Strategy H: Park and recreation access is key for all areas of Denver. Overall, spreading out the quality of life infrastructure to every neighborhood in Denver will have the best benefit for housing issues discussed throughout this document. Rather than pack people into areas with rising rents (deemed "desirable"), improve the quality of life in other neighborhoods using the techniques described. This will alleviate housing costs by "spreading the quality of life wealth" to every neighborhood in the city. Welcome to the best City in the Country.
15. Safety Comment: Add a visual street crossing light at the intersection of 11th Ave and Josephine (similar to that at 11th and York). Cars come down the hill from Josephine very fast and crossing can be dangerous.

**From:** Vicki Kelley
**To:** Robinson, Scott D. - CPD City Planner Senior
**Subject:** [EXTERNAL]
**Date:** Friday, July 24, 2020 10:12:19 PM

---

Scott,

On this the thrice iteration of this woefully determined plan why is this not just a ballot measure?

Vicki Kelley

| | |
|---|---|
| **From:** | Planningboard - CPD |
| **To:** | Upton, Curt C. - CPD City Planner Principal; Robinson, Scott D. - CPD City Planner Senior |
| **Subject:** | FW: Denver"s Planning Board Comment Form #13234298 |
| **Date:** | Thursday, August 27, 2020 2:38:14 PM |

**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>
**Sent:** Thursday, August 27, 2020 1:35 PM
**To:** Planningboard - CPD <planningboard2@denvergov.org>
**Subject:** Denver's Planning Board Comment Form #13234298

**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.**

| | |
|---|---|
| **Name** | Andy Cox |
| **Address** | 1386 Birch Street |
| **City** | Denver |
| **State** | Colorado |
| **ZIP code** | 80220 |
| **Email** | andyindenver@gmail.com |
| **Agenda item you are commenting on:** | Plan |

| | |
|---|---|
| **Plan area/neighborhood** | ECAP and EAP |
| **Would you like to express support for or opposition to the project?** | Strong opposition |
| **Your comment:** | I extend my gratitude for everyone who has put in so much work on the East and Central East Area Plan. It is very impressive. I am grateful for your openness to comments and criticisms.<br><br>I think it would be very shortsighted for Denver to continue moving this plan ahead. I fear all the assumptions made in the plan are based on the before times (pre-Covid). It would be foolish to proceed without knowing how are world has changed. Urban living may not be envious in the near future. Our assumptions about density are changing rapidly. Our concepts of work, socializing and entertainment may not be in an urban setting in the future. We just don't know.<br><br>Please do not move forward on this plan during these unsettled times.<br><br>Thank You, |



January 25, 2020

On January 21,2020 City Park West RNO hosted a session at Vine Street Pub for interested neighbors to learn about the East Central Plan. We showed them how to provide their individual comments on the plan. The conversation however, quickly changed from the difference in neighborhood outreach and public meeting formats between East Area Plan and East Central Area Plan. A neighbor who has attended the planning meetings around the City explained that a meeting for East Plan, held at Johnson and Wales, was very informative with small breakout sessions and workshops. Apparently, the entire East Area neighbors were sent postcards educating about the Plan, meeting options, and how to get more information.

We confirmed with the City that this type of outreach has not been done in East Central, and the majority of East Central residents do not know about the Plan. We realize the East Central Plan was the first to be rolled out, AND we also believe there should be another pause on the deadline for final comments to June 5th for these reasons:

1) There was not equity in the process of notification to neighbors and education of Plans between East and East Central Plan.

2) The East Central Area Plan, by virtue of the proximity to downtown, has huge impact in terms of density and up-zoning, and we don't feel the residents have been adequately notified. We have found many neighbors who do not utilize Facebook and Nextdoor do not know about the Plan. Therefore, we suggest a more traditional method of notification i.e. postcards as utilized for East Area Plan, and more (well-publicized, well-promoted) opportunities to hear about the Plan and have a chance to comment.

3) Each area of the City should have the same process offered so not to create inequity of information gathering from one area to another. If not, at least residents have the right to clearly understand what strategies and thinking was involved with the decision to spend more money and other resources informing, say, Park Hill and less on active outreach to, say, City Park West.

4) The City has the responsibility to residents to assure all means of communication have been taken to communicate to ALL residents: owners, renter, young, old, non-social media users, etc. and this should be included in the budget of this Citywide planning

Our proposal is for the City to pause, take in and be responsive to these comments, extend the same civic outreach and courtesies to all areas equally (not postcards and structured stakeholder charettes for

selected areas) and that the deadline be moved until these fair measures have been taken. The RNO would coordinate with the City on these efforts, but the RNO has a newly-reformed board and does not yet have resources.

Sincerely

CPW RNO

February 6, 2020

City of Denver CPD
City and County of Denver
Senior Planner

Dear Curt Upton,

Thank you very much for taking time to talk with City Park West RNO on Monday afternoon. We believe this East Central Area Plan is very important. Per our conversation, we would contribute the following in effort to better inform our neighborhood about the Plan:

- Email our limited neighborhood list with information on the Plan including how to review, comment, attend informational sessions;
- Continue reaching out on CPW social media platforms like Facebook and NextDoor with information on commenting and any informational meetings.
- Contact local businesses and churches in the area and making a hard copy of the plan available to them if they think that is appropriate. For example, St. Mark's Café, Vine Street Brewing, Weathervane Café, the Carla Madison Center, Coffee Shops, barber and beauty shops, 17th Street businesses, Whittier Café, Welton Street Café, local churches (we would see if they would make announcements)
- Contact with local radio, newspapers (Life on Capital Hill, Westword, Urban Spectrum, La Voz) and TV (local stations and Colorado Public Radio) to explain the Plan, how to review and how to comment and ask for their help in providing information (realizing this might or might not happen)
- Hand distribute flyers to mailboxes in the neighborhood in the City Park West boundaries.
- Encourage neighboring and overlapping RNOs that are in the East Central Area to provide additional outreach and communicate our efforts with them and visa versa (if they so choose)

In order to accomplish this, we ask the following of the City of Denver:

- Provide several copies of the full proposed plan for people who do not utilize the internet and for any businesses or service providers (library, etc) that find it appropriate to have the plan on hand.
- Cover the cost of flyers for door-to-door distributions
- Staff neighborhood sessions in various formats (drop-in meetings, informational meetings)

- Create (if not already done) a press release and share with RNOs. City staff contact local radio (including Colorado Public Radio), newspapers (Denver Post, Life on Capitol Hill, Westword, Urban Spectrum, La Voz, etc.) and TV to explain the Plan, how to review and how to comment.
- Agree that there will be no voting at the City level on any portion of this plan UNTIL such time this process is completed.

We thank you again for your time, and we would like to do our part to help with this process.

Best,

City Park West RNO

Sent Via email from CPD 1/31/20

Hi Jo,

Thank you for the email, I'm sorry for the delayed response. As I've communicated to you previously, we have done community outreach in the East Central area consistent with other successful area plans. This has included a variety of methods including email newsletters, Council newsletters, print and TV news media, YouTube videos, partnerships with RNOs, apartment management companies, and other organizations - in addition to nearly 100 community meetings and events.

That said, we're open to discussing this issue with you further - in particular, what you are hoping another time extension (there have been two already) and additional outreach will help accomplish. Please let me know if this is of interest to you.

Thanks again for your constructive engagement in this process -

Respectfully,

**Curt Upton** | Principal City Planner
Planning Services, Community Planning & Development | City and County of Denver
p: (720) 865-2942 | curt.upton@denvergov.org




**From:** Jo Untiedt <jo@affordablehousingconsultants.org>
**Sent:** Friday, January 31, 2020 4:05 PM
**To:** Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>; Robinson, Scott D. - CPD City Planner Senior <Scott.Robinson@denvergov.org>; Laura Aldrete <Laura.Aldrete@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Candi CdeBaca <candiforcouncil@gmail.com>; Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>
**Cc:** Janna Goodwin <jannalgoodwin@ymail.com>; Brendan Cady <brendan.cady@macmillan.com>; Alyssa Knutson <alyssa.knutson@yahoo.com>
**Subject:** [EXTERNAL] Request to extend 2/5 East Central Plan comment period

On Sunday I sent the attached letter to our City Council Representatives for District 9 and 10 and everyone listed here regarding our concern for notification about the Plan and how that differs from East Area. I have not heard back from anyone except our Council office. Please advise.

Jo Untiedt
(303) 437-0131

Received 2/1

Curt, thank you for being open to hearing this request. What it we are hearing from constituents wanting an extension is that those residents on the north side of Colfax did not get the same type of outreach as those on the south side which put those who did not have access to electronic means of communication at a disadvantage.

Councilwoman CdBaca is supportive of the request to move back the deadline to ensure that everyone as an equal opportunity to be heard that is not dependent on which side of Colfax you live.

Thank you,

Lisa

Lisa M. Calderón, MLS, JD, EdD | Chief of Staff
Councilwoman Candi CdeBaca, District 9|Denver City Council
2855 Tremont Pl., Ste. 201 | Denver, CO 80205
c) 720-933-7764|o) 720-337-7709
Lisa.Calderon@denvergov.org

Thank you for the follow-up Curt. We heard from Jo and it sounded like a very productive conversation. We appreciate you being responsive to their feedback and request. I've included Brea who will assist with scheduling the meeting.

Thank you,

Lisa

**Lisa M. Calderón, MLS, JD, EdD | Chief of Staff**
**Councilwoman Candi CdeBaca, District 9|Denver City Council**
2855 Tremont Pl., Ste. 201 | Denver, CO 80205
c) 720-933-7764|o) 720-337-7709



---

**From:** Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>
**Sent:** Tuesday, February 4, 2020 12:02 PM
**To:** Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>; Jo Untiedt <jo@affordablehousingconsultants.org>
**Cc:** Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; kniechatlarge

<kniechatlarge@denvergov.org>; Robinson, Scott D. - CPD City Planner Senior <Scott.Robinson@denvergov.org>; Laura Aldrete <Laura.Aldrete@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Candi CdeBaca <candiforcouncil@gmail.com>; Janna Goodwin <jannalgoodwin@ymail.com>; Brendan Cady <brendan.cady@macmillan.com>; Alyssa Knutson <alyssa.knutson@yahoo.com>; Nurmela, Sarah - CPD CE3124 City Planning Manager <Sarah.Nurmela@denvergov.org>
**Subject:** RE: [EXTERNAL] Request to extend 2/5 East Central Plan comment period

Thank you Lisa,

I had a good conversation with Jo and Brendan yesterday to better understand the outreach concerns in City Park West and we discussed a few proposed solutions. We're encouraged that the City Park West Neighborhood Association wants to partner with us on this so we have agreed to extend the process. We previously worked with CM Hinds to help address similar concerns in his district and we would like to discuss a similar approach with you and CM CdeBaca. I'll follow up with you separately to set this up. Once we have an agreed upon approach, I'll follow up with City Park West and other organizations on specific next steps.

Respectfully,

**Curt Upton** | Principal City Planner
Planning Services, Community Planning & Development | City and County of Denver
p: (720) 865-2942 | curt.upton@denvergov.org



Hi Jo, that's correct – we will not be moving forward with approval until after additional outreach is complete. We've tried to communicate that in the announcement under "Next Steps" in the email. We'll send out a follow up announcement with the specifics of the additional engagement opportunities and extended comment period in the near future.

**Curt Upton** | Principal City Planner
Planning Services, Community Planning & Development | City and County of Denver
p: (720) 865-2942 | curt.upton@denvergov.org

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**From:** Jo Untiedt <jo@affordablehousingconsultants.org>
**Sent:** Wednesday, February 05, 2020 11:20 AM
**To:** Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>; Foster, Alexandra O. - CPD Marketing Commun Splst <Alexandra.Foster@denvergov.org>; Laura Aldrete

<Laura.Aldrete@denvergov.org>
**Cc:** Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>; Alyssa Knutson <alyssa.knutson@yahoo.com>; Janna Goodwin <jannalgoodwin@ymail.com>; Brendan Cady <brendan.cady@macmillan.com>; tom@werge.law
**Subject:** [BULK] [EXTERNAL] 2/5/20 deadline still in place

Curt,

I understand you have been on the 2/5 deadline path and have many comments and that proceeding with the deadline might be logistically the way to accommodate the current comments. But, I want to clarify that this will not move forward with City approval until AFTER the additional timing and outreach is granted. It is important for the City to communicate this sooner rather than later. Several RNOS and concerned neighbors have expressed their concerns about the inequity of notification between East and East Central and we need to be able to communicate today if possible that they have been heard – we don't necessarily need the details (dates, etc.) but I think an official statement about extended outreach, extended comment period AND extended City approval is in order.

Sincerely,
Jo Untiedt, CPW President
303 437 0131

**From:** Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>
**Sent:** Wednesday, February 05, 2020 10:14 AM
**To:** Jo Untiedt <jo@affordablehousingconsultants.org>; Foster, Alexandra O. - CPD Marketing Commun Splst <Alexandra.Foster@denvergov.org>
**Subject:** RE: [BULK] [EXTERNAL] Re: One more day!

Hi Jo,

Yes, we are going to extend the process; but we are still going to close the commenting period on this draft today for residents who have been involved and took the time to get their feedback in before the deadline. Once we decide on the specifics of the additional outreach and timeline for residents who haven't been involved or who just recently heard about the project (and I'll circle back with you to include you in that before we make a decision) we'll make an announcement and have an additional period of commenting on the draft. Let me know if you have any additional questions or thoughts on this.

Respectfully,

**Curt Upton** | Principal City Planner
Planning Services, Community Planning & Development | City and County of Denver
p: (720) 865-2942 | curt.upton@denvergov.org

**From:** Jo Untiedt <jo@affordablehousingconsultants.org>
**Sent:** Tuesday, February 04, 2020 8:05 PM
**To:** Foster, Alexandra O. - CPD Marketing Commun Splst <Alexandra.Foster@denvergov.org>; Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>
**Subject:** [BULK] [EXTERNAL] Re: One more day!

Is the 2/5 date going to be extended? When and how will that be publicized?

Jo Untiedt
(303) 437-0131

Hi Jo,

We've discussed the requested process extension and outreach and appreciate the emphasis on getting more voices involved. Here is what we propose: (which I think includes everything in your letter)

**Purpose of the additional time and outreach**: Reach additional under-represented residents, in particular those with limited access to electronic communication and younger, lower income renters (the demographic that is the most under-represented in participation)

1. CPD will produce print binders of the draft plan and leave them at community gathering places along with comment sheets, pens, and boxes for people to leave their comments and contact info to get questions answered. We would like CPW RNO's suggestions and assistance finding and contacting locations to set this up.
2. CPD will hold a series of meetings in the "community office hours" format during both daytime and evening hours. Meeting locations should prioritize locations with convenient access to under-represented demographics. The focus of these meetings will be for residents who have not been involved or who just recently became aware of the plan. Residents will be encouraged to sign up for a specific appointment time to ensure they receive sufficient individual attention. Appointments will be able to be made online or via phone. We would like CPW RNO's suggestions on meeting locations.
3. CPD will re-open the online document for additional comments.
4. The comment period will be extended until March 31st
5. CPD will print flyers and will email a "share kit" to RNO partners (newsletter, social media, press release content) that communicates items 1-4 above.

Here is our proposed schedule for the above:

- Week of Feb. 18th: Print materials, reserve meeting spaces, set up online appointment scheduling, identify and contact locations for printed plan copies, re-open draft plan online for comments

- Week of Feb. 24th: Provide flyers and share-kits to RNOs. Distribute printed plan copies and comment boxes to locations.

- March 1st – March 31st: hold community office hours meetings throughout East Central area.

CPD will then review the additional comments, make updates to the draft plan, and prepare the 2nd draft of the plan for the public hearing/approval process.

Please let me know if you have any questions or suggestions about the above – thank you again and we look forward to partnering with you on the additional community outreach -

**Curt Upton** | Principal City Planner
Planning Services, Community Planning & Development | City and County of Denver
p: (720) 865-2942 | curt.upton@denvergov.org


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**From:** Jo Untiedt <jo@affordablehousingconsultants.org>
**Sent:** Friday, February 07, 2020 2:52 PM
**To:** Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>
**Cc:** Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>; Brendan Cady <brendan.cady@macmillan.com>; Alyssa Knutson <alyssa.knutson@yahoo.com>; Janna Goodwin <jannalgoodwin@ymail.com>; tom@werge.law
**Subject:** [EXTERNAL] 2.7.20 letter to CPD re call on 2.4.docx

Curt, attached is a letter outlining what we as CPW commit to in assuring as people as possible are notified about the Plan. These efforts will take awhile and as we discussed on Monday, we seriously doubt a 30 day extension will be sufficient. I have seen a wave of emails from various neighbors and RNOs…… Perhaps we can have a conference call with all involved to work out the details so that everyone feels we are providing sufficient outreach.

Thank you and I look forward to hearing from you as we have not yet officially heard of an extension of time.

Sincerely,

Jo Untiedt
CPW President
303 437 0131

Hi Jo and CPW board – I've copied your letter in the email below, and for clarity I've responded under each item in blue. Thank you again and we look forward to partnering with you on this outreach.

CPW had their monthly board meeting 2/18/20. We received notice on the afternoon of February 13th that the City would extend the comment period to March 31, 2020. This is a very tight schedule to reach our goal of making sure as many neighbors know about the ECAP as possible. We could be much more efficient if given even 30 more days. It was not until after the holidays we realized how few people knew about the ECAP. With this being a City plan we believe efforts should be put forth to reach ALL

citizens. On our call we compromised with the City about the inequality of the postcards delivered in East Area and not in East Central Area and agreed to help flyer neighborhood. CPW has mobilized citizens and we have volunteers to deliver flyers door-to-door. Our efforts will include schools, service providers, churches and business within our boundaries of 23rd to Colfax and York to Downing. We feel it is very important for the City to notify Denver Post, Urban Spectrum, La Voz, Life on Capital Hill to run informational stories about the Plan, meetings and how to comment to meet the affirmative marketing outreach.

We have extended the planning process 3 times and are now on month 27 on what was initially supposed to be an 18-24 month process. That said, I understand your point and can push this extension to April 12th to provide some additional time.

CPW RNO is requesting the following:
1) City host and scheduled a CPW-specific informational meeting that is culturally sensitive, formatted with informational presentation, questions, stations for info, comment cards. The recent meeting in City Park South by Mr Robinson was very well done and very well received. This should will be advertised on flyer and give at least two weeks notice. This should also be located on City website with two weeks notice. It is very important time and location do not change. We suggest the City check theses possible locations: PSL or Saint Joseph, Loyola both of these have auditorium seating with large hallways for stations. Or, there are the following schools: St Ignatius Loyola school, Wyman School (limited parking) or Manual.

We have concluded our workshops for the project but we can attend a CPW RNO meeting. We can provide all items requested above, including informational presentation, questions, stations for info, comment cards – with content focused specifically on the City Park West neighborhood. We can also help support the CPW RNO with finding a space for this meeting and advertising flyers. Please let us know if CPW RNO is interested in hosting this meeting and we will provide the information, materials, and staffing.

2) Community Office Hour. The flyer will include information about how to register for these sessions, locations and times. Possible locations for these meetings: Metro Caring on 18th, Marion Plaza Apartments run by Archdiocese Housing, Wyman School or Loyola School (23rd and York), Campbell AME Church 1500 22nd, True Faith Cleaves Memorial CME Church 2222 Marion, Anchor of Hope Church 2101 High, Scoops Ice Cream on 22nd, Saint Mark's Coffee on 17th,

The community office hours meetings will ask residents to schedule a time for individual or small group discussion – with priority given to those who have not yet had an opportunity to participate in the process. As such, the flyer will provide our contact info so residents can either call us for an appointment or sign up for one on the project website – in English and Spanish.

3) Copies of plan. We would like one for each of our area captains (15). Each captain will utilize in their area. Also possibly 5 more and we will place in local businesses with info on how to comment.

The purpose of printing copies of the draft plan is to provide them to residents who have limited access to the internet. As such, we will be placing them in locations such as rec center, the library, shelters, schools and other community destinations. The flyer will also inform people that they can call us to request a printed copy. So, we are not sure why 15-20 printed copies will be needed for other purposes – but please let us know and we will consider.

4). Flyer created by City and includes the information specific for CPW including community meeting; Community Office Hour information, location and how to sign up; how to comment. The City will pay for the cost of copies for door to door distribution to neighbors and businesses and for students at Loyola and Wyman schools. An estimated 5,000 copies.

The purpose of printing the flyers is to reach under-represented residents (lower income, younger renters and residents with limited access to the internet). So, we want to target the flyering to locations such as senior housing, rec centers, schools, shelters, income-restricted housing, and other community gathering places. We are happy to print the flyers needed to target these residents – please let us know which locations you plan to flyer and we will print accordingly.

5). The City send a press release to La Voz, Urban Spectrum, Life on Capital Hill, Westword, Denver Post, explaining plan and how to commentate.

The East Central plan has been reported in Life on Capitol Hill, Westword, Denver Post, Denverite, local TV news stations and several other news publications. As has been our practice throughout the process, we will include media organizations – including La Voz and Urban Spectrum – in our announcement and share-kit distribution communications.

**Curt Upton** | Principal City Planner
Planning Services, Community Planning & Development | City and County of Denver
p: (720) 865-2942 | curt.upton@denvergov.org

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Scott,

Due to the constraints this virus has put on EVERYONE. We request the City provide an accommodation for this situation, halt the process or at the very least provide an extension until such time we can safely continue our efforts. We had volunteers organized to hit the streets this weekend (Israel provided a box of flyers) and for the remainder of month our volunteers were going to be knocking on doors and talking to as many people as possible, attending churches and schools. Now we do not feel comfortable with this situation. Saint Joseph Hospital in our area, has a positive case as of yesterday. Even the Mayor has directed postponement of any optional public meetings. Governor Jared Polis has declared a state of emergency.

I look forward to a favorable response regarding this accommodation and health request for the safety of our community and volunteers.

Sincerely,

Jo Untiedt
303 437-0131

**From:** Robinson, Scott D. - CPD City Planner Senior <Scott.Robinson@denvergov.org>
**Sent:** Thursday, March 12, 2020 9:41 AM
**To:** Jo Untiedt <jo@affordablehousingconsultants.org>
**Cc:** Cruz, Israel - CPD City Planner Associate <Israel.Cruz@denvergov.org>; Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>
**Subject:** East Central Plan office hours update

Jo,

Thanks for your work informing folks about the East Central Area Plan. I wanted to let you know we are converting our remaining office hours to phone appointments. People can still sign up through the website, but it will be to schedule a phone call with a planner instead of an in-person meeting. Folks can also participate through the website (www.denvergov.org/eastcentralplan) by commenting directly on the draft document (https://colfaxareaplans.konveio.com/east-central-area-plan) or submitting general comments (https://colfaxareaplans.konveio.com/general-feedback). Also, for people who don't have internet access or aren't comfortable with computers, they can request a hard copy to review by calling 720-865-2801. Please let us know if you have any questions.

Thanks

**Scott Robinson, AICP** | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720) 865.2833 | scott.robinson@denvergov.org
DenverGov.org/CPD | Twitter | Instagram | Take our Survey

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From: Jo Untiedt <jo@affordablehousingconsultants.org>
Sent: Friday, April 3, 2020 9:55 AM
To: Laura Aldrete <Laura.Aldrete@denvergov.org>; theresa.marchetta@denver.gov; lisa.calderon@denvergov.org; Candi.CdeBaca@denvergov.org; paul.kashmann@denvergov.org; chris.hinds@denvergov.org; district8@denvergov.org; district7@denvergov.org; district5@denvergov.org; district4@denvergov.org; district3@denvergov.org; district2@denvergov.org; district1@denvergov.org; District11@denvergov.org; Scott.Robinson@denvergov.org; curt.upton@denvergov.org
Cc: Brendan Cady <brendan.cady@macmillan.com>; Janna Goodwin <jannalgoodwin@ymail.com>; Alyssa Knutson <alyssa.knutson@yahoo.com>; Jane Potts <janepottsconsulting@gmail.com>
Subject: Re: Moving forward with ECAP? Seriously?

CPW sent this email on Monday and have heard back from NO ONE - probably because al City officials are working hard to keep us safe from COVID 19 and we appreciate the efforts and progress. This is not the time for ECAP comments!

CPD posted a reminder in Nextdoor about the Plan and comment period but the discussion/comment section is "closed". The biggest issue with this entire process is lack of communication with the neighborhood and the feeling we are being steam rolled in this important process.

I want to reiterate, this is back burner at this time while we are all trying to get through Coronavirus emergency!

Jo Untiedt
(303) 437-0131

> On Mar 31, 2020, at 10:42 AM, Jo Untiedt <jo@affordablehousingconsultants.org> wrote:
>
> I received the CPD Newsletter last night and was appalled! We in the ECAP area have been working to get the word out about the Plan but out efforts were halted three weeks ago when COVID 19 hit.
>
> As you are aware, there was a serious civil rights violation when notification of the East Plan and East Central Plan differed from neighborhood to neighborhood. We were working with the City to help correct this situation but at this time for the health and safety of the neighborhood, NO ONE IS GOING DOOR TO DOOR with flyers, there are no meetings and we are not able to knock on doors. We have had little communication with City staff. So, when I saw that the City was moving forward with this ECAP plan in April it was as if saying "We are going to move forward no matter what."
>
> People are scared right now and the ECAP is the furthest thing from their minds. We are all trying to hold on to our neighbors, shop for the elderly, and assist the medical staff needs anyway we can. NO! ECAP IS NOT TOP ON THE PLATE RIGHT NOW
>
> Please vote at your council meeting to halt all the big processes that are requiring input from the community - Plans, Group Living, until we get through this health crisis and THEN let's make sure it is done systematically and equal for all.
>
> Sincerely,
> Jo Untiedt, CPW President
> (303) 437-0131

**From:** Laura Aldrete <Laura.Aldrete@denvergov.org>
**Date:** June 8, 2020 at 4:16:46 PM MDT
**To:** "jeffharbaugh@hotmail.com" <jeffharbaugh@hotmail.com>, "evsarris@gmail.com" <evsarris@gmail.com>, "mike@michaelomeuntiedt.com" <mike@michaelomeuntiedt.com>, "bwillcameron@aol.com" <bwillcameron@aol.com>, "ccschomp@yahoo.com" <ccschomp@yahoo.com>, "jheagstedt@icloud.com" <jheagstedt@icloud.com>, "mardi48@gmail.com" <mardi48@gmail.com>, "congressparkunited@gmail.com" <congressparkunited@gmail.com>, "cpnboard@congressparkneighbors.org" <cpnboard@congressparkneighbors.org>, "jo@affordablehousingconsultants.org" <jo@affordablehousingconsultants.org>, "ggarnsey@ecentral.com" <ggarnsey@ecentral.com>

**Cc:** "Foster, Alexandra O. - CPD Marketing Commun Splst" <Alexandra.Foster@denvergov.org>, "Upton, Curt C. - CPD City Planner Principal" <Curt.Upton@denvergov.org>, "Robinson, Scott D. - CPD City Planner Senior" <Scott.Robinson@denvergov.org>
**Subject: Response to your concerns on East Central Area planning process**

Greetings:

First and foremost, thank you all for your ongoing participation in the East Central Area planning process and your thorough review of our engagement in your neighborhoods. Our goal in Community Planning and Development is to create plans and policies by and for our community members, and we welcome all criticism that is constructive, collaborative and offered in good faith. From the start of this process in the summer of 2017, planners have sought to engage the community in each of the East Central Area neighborhoods in a way that offered multiple convenient and accessible avenues for participation—in person at traditional meetings, at events where community members congregate naturally, as well as online. Additionally, we surveyed participants and conducted research throughout the process to ensure we were reaching every corner of these neighborhoods in all their geographic and demographic diversity, and when we have noticed gaps, we have taken specific steps to address them.

The following list of activities, I believe, shows the intent and effort of our planning team to conduct an inclusive process.

- 6 community-wide workshops
- 14 focus group meetings with local subject matter experts on key issues, such as small business
- 11 online surveys and activities
- 27 steering committee meetings; although these are not meetings that always involve public participation, they are always open for the public to observe
- 24 RNO and other community group meetings to which we were invited to present on the plan
- 6 office-hours sessions
- 11 field surveys with community members
- 23 CPD newsletters
    - Each of these updates was shared on social media, and links to the information and shareable content were forwarded to City Council members, RNOs and local media organizations, including the area-specific Life on Capitol Hill. Most of these recipients amplified these messages on their on social networks, webpages and newsletters.
- 3 Denver Planning Board meetings at which we presented informational updates; all Planning Board meetings are broadcast on Denver's public access channel and online
- 81 locations and pop-up events provided with flyers and other printed materials advertising how to get involved in the process (in 2018 and 2019, before the COVID-19 pandemic)
- At least 8 stories by local media including the Denver Post, Denver's 7, 9News and Fox31. Our staff have no control over when local news channels choose to publish or broadcast

a story, but have done all we can to be responsive to questions and keep all print and TV reporters who cover the city beat up to date on the plan from the start and at every major milestone.

Along with the efforts detailed above, we have tried to be responsive to the substance of community concerns. At each point that community members, including you, asked for more time and outreach to comment on the first draft of the plan, we provided it, lengthening this process by a total of a full year already and culminating in more than 3,500 individual participants and more than 10,000 comments.

We know there are always more people we can reach and more we can do, but our intent is to open our doors as widely as possible while being strategic with our limited resources. Because we made the effort to track gaps in our engagement, we know that there are groups within the area who are under-represented. The largest demographic mismatch between plan participants and East Central residents has been younger, lower income renters in Capitol Hill and North Capitol Hill. We have responded by targeting additional outreach to this group through partnerships with apartment communities and Councilman Hinds' office.

We also know that online resources, effective in engaging a lot of people who can participate on their own time if they have a computer with internet or a smartphone, don't help everyone. To address that, numerous events with printed information about the East Central plan were held including at Residences at Franklin Park (a Senior Living community), Renaissance Uptown Lofts (supportive housing for residents experiencing homelessness), the Atlantis Community (an independent living center), Carla Madison Recreation Center, DC-21 school, East High School, and the Seniors in September Educational and Resource Fair at Denver Botanic Gardens to name a few.

Equity is a value that drives all our processes, and we know addressing the needs of under-served communities and those experiencing homelessness is something community members have highlighted as a priority. To address this in the plan, we partnered with Christ in the City to conduct outreach to residents experiencing homelessness in the East Central area to inform the recommendations in the draft plan, in addition to holding focus groups with social services and affordable housing providers. Additionally, Spanish language interpretation, food and childcare were provided at every community workshop. Bilingual flyers were distributed throughout the East Central area, including libraries, recreation centers, schools, apartment buildings and community-serving businesses to promote each workshop. Our electronic communication, web materials and online activities are compatible with smart phones, ADA accessible and available for auto-translation via a Google widget we added to all our pages. We made print copies of materials and language translation available to any resident who requested it.

Lastly, I want to address your question about not sending a mass mailer in the East Central area in detail. We typically do not send mailers as part of our outreach for city planning processes because our experience has been that their effectiveness is limited compared to the resources required to produce and mail them. We took this step in the East Area and found that it did not

result in a significant change in our engagement numbers. In the East Area, the mailer went to more than 15,000 households, inviting them to visit the project website to learn more about the plan and join the plan's email list. In the weeks that followed, we didn't see a significant boost in the page's web traffic with only 234 unique website views and only 141 additional email sign ups (out of more than 2,000 sign ups prior to the mailer). Additionally, the participants who joined the process after the mailer further tilted representation in our engagement to higher income white residents from South Park Hill, who were already over-represented, relative to the demographics of the entire East Area. More anecdotally, we continue to receive complaints from East area residents who say they did not receive a mailer. So although the mailer did bring some people to the process, it did not help us make meaningful strides in terms of achieving the goals of ensuring a diverse, representative cross-section of residents. Given this experience, we made the decision to focus our resources in East Central on better, more targeted outreach, based on what the steering committee had discussed and approved.

Moving forward, our new challenge is continuing to do robust engagement within the guidance of the city and state to stem the transmission of COVID-19. To keep the community safe and healthy, in-person events have been changed to virtual and phone meetings. We know that all of you are also working on new ways to conduct business and participate during these stressful times, and we want to work with you to ensure everyone remains engaged in this process. We do not believe, however, that further delay will help our communities. More than ever, we need plans and policies that promote equity, support the health of our residents and our planet, keep community members connected to the services they need and help address the short- and long-term economic challenges the city and its residents will be facing in the wake of the pandemic. Several of the priority policy recommendations in the East Central draft plan, such as assistance to small locally owned businesses, preventing involuntary displacement of low-income residents, enhanced social services for residents experiencing homelessness, access to quality jobs and job training, a strong healthcare sector and affordable housing for hospital employees are now even more important.

It's also important to note that East Central neighborhoods have gotten less diverse over the past decade with fewer and fewer people of color and lower income residents living in the area. This troubling trend is due in large part to rapidly rising housing prices in every neighborhood. Currently adopted neighborhood plans in the East Central area do not prioritize affordable housing, or equitable and inclusive neighborhoods. Denver Public Schools cites a lack of affordable housing as a top factor driving declining enrollment in schools. The top priority of the East Central plan includes policies to create more affordable, diverse, and inclusive neighborhoods. Stopping or significantly delaying the adoption of these policies is a decision that maintains the status quo, which is clearly not working for many under-represented residents and marginalized communities.

I want to conclude by apologizing for taking so long to respond. As you can imagine our team has spent the last few weeks reviewing not just your request, but hundreds of other questions and comments about the first draft of the plan. These are challenging times for all of us, and we want to move forward

with great care and sensitivity to what all our community members are facing, not just with regard to the virus, but also to the work being done to address racial inequity and injustice in our city and across the country. I hope that you find the information in this letter useful and that it provides a factual foundation from which we can continue to collaborate as we move toward a long-term vision for the East Central Area that supports equitable, healthy and connected neighborhoods for everyone.

Best regards,

Laura E. Aldrete

**Laura E. Aldrete** | Executive Director
Community Planning and Development | City and County of Denver
p: (720) 865.2714 | laura.aldrete@denvergov.org
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NOTES FROM MEETING WITH MISSION DRIVEN NON-PROFITS HOSTED BY CITY PARK WEST RNO ON August 7, 2020

Haley Jordahl and Chris Spelke – Denver Housing Authority cspelke@denverhousing.org, hjordahl@denverhousing.org

Jeff Martinez – Brother's Redevelopment – jeff@brothersredevelopment.org

Dominique Acevedo– Northeast Denver Housing Dacevedo@nedenver-housing.org

Michelle Michelle – Colorado Housing Assistance Corporation michellem@chaconline.org

Jo briefly explained the history of ECAP and EAP and the concerns that the plans were for-profit developer driven breeding more gentrification and RNO concerns about needing to create and retain affordable housing.

How many of you have been involved in area plans? DHA explained they are mostly concentrating on West side due to the large public housing project at Sun Valley Homes and haven't been involved in east plans. Brother's has been working with Colfax Partnership due to housing project they are working on for brain injured tenants that will be on East Colfax. Other than that, they are not participating on steering committees or actively involved in the plans. We agreed to share notes and encouraged them to comment.

Michelle Mitchell of CHAC explained that under the current economic conditions in Denver metro area – about the only down payment assistance they are participating in is deed restricted units at Lowry and Stapleton, occasionally a condo under $300,000 in SE area. There is a need to create truly affordable ownership options that are deed restricted as City did on Lowry and Stapleton. With the affordability issues, deep down payment is needed. The RNOs can advocate for home ownership retention and creation as a priority and more deed restricted development

Chris Spelke of DHA and Dominique Acevedo explained that going over five stories puts projects in a different classification for Davis Bacon Wage Rates – they go from "residential" to "building" and both he and Dominque of NE Denver Housing explained that five or more stories makes a project VERY COST PROHIBITED due to this reclassification of wages. We heard all the non-profits say that up-zoning does not create affordable housing.

We asked about land use restrictions all were in favor of adding additional land use restrictions on affordable housing – City of Denver is striving for 60 years of affordability and CHFA is looking to expand affordability life.

Jeff Martinez from Brother's Redevelopment suggested the City identify parcels of land and affordable housing be a priority for those parcels.

Dominique Acevedo of NE Denver Housing explained the difference between "mission-driven" non - profits and what we refer in the industry to "shell non-profits" Mission driven non-profits have staff,

mission, funding that all allows them to create affordable housing. She suggested the City target the mission-driven non-profits

Everyone explained the difficulty in developing a small neighborhood sized project in that they are too small for LIHTC to be cost effective (under 40 units). Without LIHTC Haley Jordahl of DHC explained there is a huge funding gap. This seems to be an area us RNOs can advocate for additional funding and as a priority for affordable development.

Everyone agreed the cost of land in downtown area is a reason why the affordability is so difficult. Another reason for the City to prioritize city-owned land for affordable housing.

Additionally, with the new Group Living Amendment these non -profits are exploring a more congregate approach create housing. It was stated that the average cost per unit for a development is around $300,000 per unit.

Michelle Mitchell of CHAC explained that affordable needs to also address larger families. She has seen the affordable units of 1-2 bedrooms not be sufficient as the families grows but there is no "next step" in affordability with the average cost of a single-family home exceeding $500,000 - $600,000

NEXT STEPS

The RNOs will share their comments with this housing group – additional funds for down-payment, additional land trust properties, prioritization of city land for mission-driven non-profits to create housing and to create small neighborhood projects, increased affordability years

The Non-profits will consider commenting on these plans

*8/30/20*

*Dear City Officials,*

*CPW is writing to you today to let you know that CPW is opposed to the East Central Area Plan as it is currently written. City Park West's attempts to provide feedback and participate in the planning process were thwarted or ignored by the Community Planning and Development. The CPW RNO got involved in the ECAP process in late 2019 to address many of the community's concerns we were receiving regarding density and demolition of much of the neighborhood. CPW held a community meeting in January 2020. It was there we learned most people in attendance were not aware of the Plan and there was inequity in notification about the plan to residents based on area of town. On January 25, 2020 we sent a letter to City explaining this potential civil rights violation/fair housing. CPW requested equity, more outreach and extension of the comment deadline. The City declined a meeting with the RNOs but staff spoke with CPW and agreed to extend the date, participated in an outreach plan for CPW whereby the RNO would help the City with outreach with door-to-door flyers, flyers for schools and churches. The first week of March CPW went to the City and picked up a box of flyers for distribution. Neighbors were called to action, area captains organized for flyer distribution the 2nd weekend in March, appointments were made at local churches. Then, March 12th the COVID shutdown hit and EVERYONES priorities became that of keeping healthy and staying in. We called off the outreach and sent and email to CPD to please halt this process until after COVID. The process continued.*

*June 1, 2020 CPW sent an email asking Laura Aldrete to meet with the RNOs to discuss the affects of COVID on our outreach and discuss outreach to underserved communities – no response to our request rather and email that the City was moving forward.*

*The City has stated this plan is needed to create affordable housing. So, in July CPW held a meeting of non-profit housing developers. All of them agreed that the proposed up-zoning would not create affordable housing – quite the contrary – it creates gentrification and high cost housing. Many of these organizations had not been involved in the planning process and offered some possible remedies for affordable housing demand. The notes are attached.*

*We have read the 284-page document, commented every time, participated in countless Zoom meetings with RNOs expressing their concerns, talked to neighbors, hosted virtual meetings, written City Council and CPD, talked with Council representative. It appears, the public comments go to the Steering Committee (of which is appointed and takes no public comments at their meetings) and they and CPD decide what gets changed in the plan. In the last Steering Committee, CPD read the comment about involving more affordable housing developers in the process and staff stated, "that comment is just not true so we will move on." This a stacked deck. We asked CPD how many comments they received to hold off on approval of the plan until after COVID as we personally know of many that were made. Once again, no response. So, who decided this be ignored? The steam roller moves on.*

*Here is where one gets VERY tired and so frustrated with the top down approach of all of this. Many of us have lived City Park for several decades and our proud of our neighborhood, but sadly many people are being pushed out. During this ECAP process, I learned most of the older and*

*many minority neighbors did not know about the plan, had no way of reviewing the document and many could not face the almost 300 page document with interest and understanding. Yet, these are residents who have invested years and multi-generations in the neighborhood. One woman stated, "I remember the day when no one gave a damn about this area, now, they want to take our neighborhood and give to the developers destroying the already-there affordable housing before they leveled down a block or two – to hell with them!"*

*We wish there was not a feeling of defeat with the ECAP process and we wish there was not a feeling of "us against them" The truth is many on Steering Committee, City Council and likely the Planning Board have been told this is what is best for our city and made up their minds this is going through, despite the concerns of citizens. All are ignoring COVID and civil unrest and acting as if "we need to move forward". These are unprecedented times that call for extreme measures. This should not be a priority move by the City at this time. I do not know the answer to this situation, nor do I have a magic bullet to get people involved. I do know that we all MUST analyze our motive and policies. What is OUR purpose? Who are WE serving? Who are WE destroying? Is there a better way? Is this the time with COVID and civil unrest? Can WE do better?*

*AT THE VERY LEAST, THE CITY SHOULD IMMEDIATELY ADDRESS THE LACK OF PUBLIC OUTREACH AND THE SYSTEMIC FLAW IN THIS PROCESS. CPD SHOULD HALT ALL PROCESS about zoning ordinance changes and planning document changes AND DEVELOP (WITH CITIZEN INPUT) A WRITTEN policy for outreach that, at the very least includes:*

1) *Written notice to all resident*
2) *Include ALL RNOs and any interest citizens in the development of this policy*
3) *Outreach to minority and low-income residents – housing authorities, non-profit housing developers, service providers churches, schools,*
4) *Public notice to major newspapers, minority newspapers, majority radio and minority radio*
5) *Translation services when requested*
6) *Community Meetings in all areas of City that are affected*

*Sincerely,*

*Jo Untiedt, President*
*CPW*

| | |
|---|---|
| **From:** | Holder, Scott (FHWA) |
| **To:** | jo@affordablehousingconsultants.org; Hinds, Chris - CC Member District 10 Denver City Council; District 9; Calderon, Lisa - CC Senior City Council Aide; Deborah Ortega - Councilwoman At Large; kniechatlarge; Sawyer, Amanda - CC Member District 5 Denver City Council; Sandoval, Amanda P. - CC Member District 1 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Black, Kendra A. - CC Member District 4 Denver City Council; jolon.cloark@denvergov.org; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; Upton, Curt C. - CPD City Planner Principal; Robinson, Scott D. - CPD City Planner Senior; Laura Aldrete; Planningboard - CPD; Kashmann, Paul J. - CC Member District 6 Denver City Council |
| **Cc:** | contact@sanadenver.org; "South City Park"; news@cpfan.org; info@neighbors4caphill.com; Judy Trompeter; "Marty Jones"; cbrantigan; congressparkunited@gmail.com; Janna Goodwin; Alyssa Knutson; Brendan Cady; rubyb721@hotmail.com |
| **Subject:** | [EXTERNAL] Additional CPW comments on ECAP Process for Planning Board Meeting September 2020 |
| **Date:** | Monday, August 31, 2020 6:40:52 AM |
| **Attachments:** | ECAP Comments.docx |

---

Please assure the attached letter are sent to Planning Board Meeting.

Sincerely,
Scott Holder
CPW RNO Board
Landmark Committee

**Major Points:**

Plan is still predicated on BRT. BRT is a pipe dream and yet, the density being forced into sections will not be adequately served even by a setup as problematic as BRT. Without BRT, upzoning and the density scale in the proposed plan is a) not supportable and b) will result in a traffic nightmare not only along Colfax but every side street within 4 blocks.

CPD Director Laura Aldrete's 8 June 2020 email indicated that community feedback and engagement were significant and part of an "inclusive process". And yet, there is *nothing* in the subsequent drafts of the plan that are any different from the first draft. We know from public submissions visible on the plan's web site as well as networking among people who submitted comments directly to CPD that no changes were made and no criticism or changes accepted. This makes it very clear that the first draft of the plan was the only draft of the plan to be adopted and that the "inclusive process" outlined by Aldrete was simply posturing.

Preservation of existing structures is not guaranteed and current plan does nothing to ensure consistency much less have any attempt at design review. Scrapes and atrocious pop tops can still happen--there's not even any attempt at preventing it.

No process is defined for getting "Community Benefit" input. You need to be as flexible as possible with this from effected area to effected area. And actual residents of the affected area, not business interests appointed by the City as "speaking for" actual residents need to be the ones dictating what Community Benefits are most desired when giving any given development something (like added height). The so-called Steering Committee is, as inferred prior, consisted solely of business owners or development interests like AirBnB.

Historical preservation is not even close to being guaranteed in the draft language. Everything is "encouragement" but nothing is binding. We've seen the disasters across the city when things are simply "encouraged". Unless there are meaningful regulations for design review, this will not happen. At a minimum, better control on design/materials should be required.

The ADU language was clearly written by an Airbnb lobbyist, most likely the head of the "Short Term Housing Advisory Council". As most comments on the first draft show, loosening of ADU restrictions simply brings benefits to wealthy homeowners and add to an already problematic parking situation in the affected neighborhoods. If CPD had really listened to resident input during various outreach efforts outlined by Aldrete, you would know that parking is issue #1 for actual residents followed by an outright dislike if not hatred of what Airbnb's are doing to neighborhoods regardless if the owner lives onsite or not.

**Text**

The driving force behind much of the density/height changes in the current draft is BRT. It is smart planning to link growth and transit and infrastructure improvements but BRT is effectively a pipe dream at this point. Without BRT, there shouldn't be any immediate need for wholescale upzoning and changing height restrictions. BRT isn't sufficiently funded and there's no guarantee it ever will be. Moreover, the planning to date assumes that by building dense and significantly restricting parking that people will give up their cars. There is no evidence to suggest that will happen. It will simply result in parking nightmares (think Capitol Hill).

The City's track record of developing corridors is problematic at best: Northside, Sloans Lake, Quebec being prime examples of anything but quality planning. The current draft plan has the thinnest veil of planning jargon but otherwise still screams developer-driven. The result is what density currently looks like in Denver: Tennyson. The plan "encourages" a lot of things but delivers only one things for sure: density, which alone is not a means to many positive ends. The only thing planned is density and development, not infrastructure.

Originally, Tennyson starting at 44$^{th}$ going north is a cautionary tale regarding application of zoning/height restriction changes. The cheaply done, badly proportioned buildings along Tennyson (and in various clusters around Sloan's Lake and developing along the West Colfax corridor and out Lakewood Gulch) give the

appearance of the tickiest-tackiest collection of “density” metro-wide. The most recent cluster of this kind of development is north of Lakewood Gulch centered around 13th and Quitman.

What currently happens piecemeal, 500K (or less) houses being torn down and replaced with du or triplexes that sell for 800K+, does nothing for attainability and this plan simply enshrines that approach in a formal document. An intelligent plan would have started with a survey of the area to identify historic, cultural and architectural equities that exist, and to get a buy-in from the residents, but neither of those things happened. Instead, a one-size-fits-all approach is being taken, with no regard for the existing neighborhoods.

The preservation of historic structures in the blocks off Colfax is of major concern. The plan encourages preservation but it’s overwhelmingly achieved through pop tops and nothing in the plan indicates that a resulting pop would have any relevance to the neighborhood character. Why? There’s no design review or standards associated with the plan. The result could easily be the horrendous pop tops done throughout the city. This isn’t any improvement.

Furthermore, while no one might take my house, what about the neighbor next door that either decides to scrape and build something enormous or pop to something enormous? If upzoned, there’s nothing stopping the scrape of a bungalow and replacing with two, 2.5-story, million dollar townhomes. If this happens up and down the block, all that character is gone within a couple of years. Prime examples of this are along the 1700 block of North Williams and between 18th-20th blocks of North G a y l o r d.

The language for preservation is vague with constant references to “standards will be developed” but nothing about those standards are given. Moreover, input from the first draft that asked for more definitions has been ignored in the second draft. It’s one giant loophole.

"Community Benefit" is vaguely worded in the current draft. Furthermore, there is no process for getting the community's input for such a benefit as the horse trading with developers occurs. These "benefits" could differ from area to area up and down Colfax. A process were in place to identify spots most affected by upzoning/height restriction changes *and* a way to reach out to residents in those immediate areas to determine what they want in return for giving developers literally "more stories".

ADUs should be permitted only very selectively where the lots are very large and the ADU does not negatively impact adjoining properties. There needs to be individual zoning applications for each one and notice and opportunity for neighbors to weigh in. Many people will use them for short term rentals and they will not provide any long-term housing and therefore will be detrimental to the neighborhood, both from a value and quality of life perspective.

Everything is “encouraged” meaning nothing must be done and again, the track record of relying on “encouraging” certain aspects of development has repeatedly shown developers will take the path of least resistance and cost. The results are not what the “encouragement” was designed for.

The plan pushes density above all else with a promise that infrastructure is on the way…in ten years…if then. You are asking to double and triple the population of the neighborhood and we’re supposed to see this plan as an equitable attempt to mitigate concerns. It does nothing of the sort. It’s taking the piecemeal approach, putting it all into one document which reflects the worst practices of development in Northside Denver, Sloans Lake, the Quebec Corridor, the ongoing work in the “opportunity zone” on the north side of Lakewood Gulch.

**From:** Planningboard - CPD
**To:** Robinson, Scott D. - CPD City Planner Senior
**Subject:** FW: Denver"s Planning Board Comment Form #13247613
**Date:** Tuesday, September 1, 2020 4:59:29 PM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>
**Sent:** Tuesday, September 1, 2020 3:26 PM
**To:** Planningboard - CPD <planningboard2@denvergov.org>
**Subject:** Denver's Planning Board Comment Form #13247613

**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.**

| | |
|---|---|
| **Name** | Caroline Schomp |
| **Address** | 1166 Gaylord ST |
| **City** | Denver |
| **State** | Colorado |
| **ZIP code** | 80206 |
| **Email** | ccschomp@yahoo.com |
| **Agenda item you are commenting on:** | Plan |

| | |
|---|---|
| **Plan area/neighborhood** | East Central |
| **Would you like to express support for or opposition to the project?** | Strong opposition |
| **Your comment:** | Members of the Planning Board:<br><br>I was appointed to the East Central Neighborhood Planning Initiative Steering Committee by former Councilman Wayne New, representing the Cheesman Park neighborhood. Our committee's work culminated in August with a vote to support the plan in its third and final iteration. I dissented – Myles Tangalin from Congress Park joined me in dissenting – and I wanted to explain some of my reasoning.<br><br>In my opinion, the process encountered problems from the very beginning.<br>•It began three years ago and was supposed to take 18 months. However, real work could not begin for many months. We were told the reason was that the consultant hadn't been hired because the funding was coming from a federal grant funneled through RTD that was attached to bus rapid transit. Rather than delay the process, the committee engaged in a series of exercises that were informative but I'm not sure figured materially into the actual plan.<br>•Because the funding was attached to bus rapid transit, the focus of the plan was Colfax Avenue, rather than the neighborhoods. Attention was paid to the neighborhoods, but it has been clear throughout the process that Colfax was paramount.<br>•That Colfax was the focus was made apparent at the first meeting when the committee was told that then-Councilman Brooks had arbitrarily appointed as committee chair the executive director of the Colfax Business Improvement District. I questioned Councilman New about this and he told me he had not been consulted. Frank Locantore has an obvious conflict of interest, and while I believe he has striven to be even-handed in his chairmanship, the committee should have chosen its own chair. Moreover, Frank Locantore's wife is the head of the Denver Streets Partnership, an advocacy group that opposes private transportation, which I believe is also a conflict of interest.<br>•I believe the committee was weighted toward business owners, developers and their representatives rather than neighborhood representatives. For example, only one resident each from Capitol Hill, Cheesman Park, Congress Park, etc. To formulate a "Neighborhood Plan" there should be more neighborhood residents.<br>•The six neighborhoods – three on either side of Colfax – were lumped |

together simply because of their proximity to Colfax. They are wildly different in nature and in any other context would not be included in the same plan. Capitol Hill and Congress Park have few similarities, for example. Uptown and South City Park are not much alike. Trying to build one plan relevant to six different neighborhoods was very unsatisfying. But…well, Colfax.

•The resulting plan is unwieldy. It covers too much territory. And that made it impossible for any but the most motivated and informed citizens – including a great many who do not reside in the affected neighborhoods – to read it and comment on it.

•The process was so lengthy that by the end of it, many of the original Steering Committee members had simply stopped coming, and did not bother to read or comment on the plan. I confess that by the third draft I was beat down and decided that my participation was of no use, especially since I often made dissenting remarks at meetings.

•The COVID-19 pandemic drove the last several meetings onto WebEx and it was even more difficult to participate. If you look at the final vote, you will see how few committee members bothered to participate.

•The CPD planners and consultants, in my opinion, did not do a very good job of marshalling an adequate public response. Even though PUMA was paid to manage outreach, they expected registered neighborhood organizations to do a great deal of it. RNOs and Steering Committee members were volunteers, most of whom have regular jobs, and should not have been expected to do the job, nor were they able.

•The draft plan represents the latest trends in urban planning and transportation much more than it represents what the majority of residents of the six neighborhoods actually want. CPD planners cite the survey they did as representing the will of the neighborhoods, but compared to actual population, the survey response was pretty pitiful and should not be considered a representative sample.

•Late in the process, when residents finally began to understand that a process was going on that could steer the future of their neighborhoods, people started to ask why there hadn't been more outreach. CPD refused to send postcards to East Central residents because of the expense and because they said response to a similar effort for the East Plan was weak. They offered in-person meetings to individuals, which then morphed into phone meetings when the pandemic hit. A handful of copies of the plan were placed in a few public locations, but with the pandemic, those quickly became inaccessible for public examination. It was assumed that most people would have and would use online access, but there is still a significant portion of the population that does not have easy computer access. They were shut out.

•Spanish-speaking residents asked for a translation of the plan; given that federal funding was used this should have been a given. Instead, CPD made only a very brief explanation available with the offer to explain it in

a phone conversation. Those people were shut out.

These represent just a few of the issues I had with this process. I realize that you are loath to discard the work of many months and the considerable funds that have been expended. I don't think that is necessary. I do think it would be a reasonable move to table the plan until the pandemic is over and then reopen the public review process with much greater publicity. Trying to move this plan – which will guide planning and development in six city-close neighborhoods for at least 20 years – forward without better public participation would be a travesty.

Sincerely,

Caroline C. Schomp

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|---|---|
| **From:** | Jo Untiedt |
| **To:** | Hinds, Chris - CC Member District 10 Denver City Council; District 9; Calderon, Lisa - CC Senior City Council Aide; Deborah Ortega - Councilwoman At Large; kniechatlarge; Sawyer, Amanda - CC Member District 5 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Black, Kendra A. - CC Member District 4 Denver City Council; Kashmann, Paul J. - CC Member District 6 Denver City Council; jolon.cloark@denvergov.org; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; Upton, Curt C. - CPD City Planner Principal; Robinson, Scott D. - CPD City Planner Senior; Laura Aldrete; Planningboard - CPD |
| **Cc:** | cpnboard@congressparkneighbors.org; contact@sanadenver.org; "South City Park"; news@cpfan.org; info@neighbors4caphill.com; congressparkunited@gmail.com |
| **Subject:** | [EXTERNAL] Personal Citizen Comments on ECAP for Planning Board Meeting - please forward to planning |
| **Date:** | Sunday, August 30, 2020 5:20:35 PM |

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***To Whom it May Concern***

***Here are comments I have as a citizen of the East Central Area.***

***Upzoning and Affordability:***

- ***Upzoning is not needed to accommodate future growth. The idea of exchanging favorable zoning for "community benefits" is a vague term that gives developers too much leverage to receive beneficial zoning. Community benefits must be defined specifically in the plan and should only be considered for the construction of affordable housing. Other potential benefits discussed in the Plan are not needed and already paid for by taxpayers through other means.***
- ***What constitutes "affordable housing" must also be defined. To receive upzoning, a developer must construct units for residents whose incomes are 30% to 60% of the Adjusted Median Income or AMI and at least 35% of all units constructed need to be affordable. This will accommodate health care workers, paramedics, teachers, restaurant workers, customer service agents, and retail employees.***
- ***Upzoning increases land values and thereby increasing property taxes for local business operators and homeowners. In addition to displacing those on fixed incomes, the plan will displace renters when existing housing stock is replaced with high-end luxury housing. For every current unit of housing that is rented at below market but is lost due to upzoning of areas within East Central Area Plan, it must be replaced with two units of affordable housing at 60% AMI or below.***
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- ***Plan should call for an increase linkage fees (developer impact fees) imposed on new construction to grow the city's fund to construct its affordable housing. Denver's rates are pennies on the dollars while other comparable cities charge $7 to $30 per square foot. Denver's fees are .46 to $1.00 per square foot.***
- ***City must partner with nonprofit housing developers, such as Brother Redevelopment, Mercy Housing, Northeast Denver Housing, rather that giving away beneficial zoning to for-profit developers. Nonprofit housing developers say that it is NOT economically feasible for them to construct high rises. Nonprofit housing developers have told us that they prefer to***

***build five story units, which is what our current zoning accommodates on the Colfax corridor in East Central. Their mission-driven model will ensure that housing will stay affordable rather than be converted later for more luxury housing.***

- *City must articulate and define its anti-displacement strategy and implementation plan for homeowners, local businesses, and renters. This should includes resources and proven strategies for foreclosure and eviction prevention, assistance for small business development and stabilization, and the provision of financial education.*
- *City must impose a moratorium on the construction of luxury housing. If luxury housing is built and units sit vacant for more than 60 days, it must be repurposed for low-income housing or property owners must pay fees to generate funding for housing vouchers for those in need.*

***Equity, Mobility, and Inclusion.***

- ***East Central residents living with disabilities and elderly residents need access to parking. The over-representation of ableism in the ECAP is discriminatory and designed to push out elderly and those with disabilities who live in our neighborhoods. The preference of bike lanes over the needs of seniors is an ageist approach. However city planners have pitted neighbors against neighbors without taking in account how best to achieve a balance given that more than 20% of residents have some form of physical disability.***
- ***Studies regarding Bus Rapid Transit or BRT, parking and traffic studies have not been disclosed to the public to know how it will impact our neighborhoods when one lane each way of Colfax is closed to cars. We can easily implement bus lanes along Colfax now and continue "express or limited" service without making making changes that aren't funded. City and RTD should focus on how to make transit more affordable, reliable and accessible with lower bus fares or free service rather than the reconstruction of Colfax Avenue to a center running bus lane. BRT is another vanity project the City cannot afford while many are suffering in our community.***
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- *Plan does NOT adequately address any of the following: traffic, congestion, parking, infrastructure, increase in property taxes, increase in rents, lack of diversity on ECAP Steering Committee, encroachment of high rise buildings from Colfax Avenue onto residential streets, lack of design standards, and increased risk of flooding risks due to increase in impermeable surfaces.*
- *Notifications of Steering Committee meetings were published at the last minute on the website. This undermines any goals of transparency, inclusion, or equity.*
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- *When requested, interpreter services were **not** provided. Out of thousands of pages of documents available for download about the plan, the City only produced one page in any other language besides English.*
- ***Many serving on the Steering Committee are wealthy developers, members of Business Improvement Districts, and holders of lucrative city contracts for construction. The Steering Committee composition and process failed to represent our community especially when it is tainted by numerous conflicts of interests and lack of transparency.***
- ***Black, Ingenious and People of Color, immigrants, experts in affordable housing development, disabled residents, senior citizens, youth, advocates for our unhoused neighbors, renters, and those at risk for displacement were never appointed to the Steering***

***Committee. There were only a few Steering Committee members who brought diversity to the table and didn't have a conflict of interest.***

***Green Infrastructure:***

- ***As part of a green building strategy to promote adaptive reuse, City should pursue the adoption of a deconstruction ordinance that requires developers to reuse building materials before demolition; otherwise, they must pay a fee that can be used for construction of affordable housing, green infrastructure, adaptive rehabilitation of existing buildings, historic preservation, and climate change mitigation strategies.***
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- *The plan relies a racist policy from 1960 of Crime Prevention through Environmental Design (CPTED). When implemented, this policy exacts its punishment on people of color and residents who appear out of place in the built environment, leading to over policing and surveillance in public spaces. This is not an equitable way to address years of disinvestment and discrimination in housing, employment, criminal justice, and lending practices. In fact, this plan does nothing to preserve housing and businesses that have been historically-owned (and in some cases built) by people of color, immigrants, women, and minorities. In one draft of the plan, city planners drew areas and marked them "business and housing replacement" signaling the intent was to move current residents and businesses out of the neighborhood rather than promote strategies of stabilization, investment, and anti-displacement.*

**Sincerely,**

**Joella Untiedt**
Affordable Housing Consultants, Inc. – a women-owned business since 1995
1915 E 22nd Avenue
Denver, CO 80205
(303) 437-0131
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www.affordablehousingconsultants.org

| | |
|---|---|
| **From:** | jvictor@netcourrier.com |
| **To:** | Hinds, Chris - CC Member District 10 Denver City Council; District 9; Deborah Ortega - Councilwoman At Large; kniechatlarge; Sawyer, Amanda - CC Member District 5 Denver City Council; Sandoval, Amanda P. - CC Member District 1 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Black, Kendra A. - CC Member District 4 Denver City Council; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; Upton, Curt C. - CPD City Planner Principal; Robinson, Scott D. - CPD City Planner Senior; Laura Aldrete; Planningboard - CPD |
| **Subject:** | [EXTERNAL] East Central Plan |
| **Date:** | Saturday, August 29, 2020 3:22:39 AM |

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***Dear City Officials,***

***We are writing to you today to let you know that we are opposed to the East Central Area Plan as it is currently written. Our attempts to provide feedback and participate in the planning process were thwarted or ignored by the Community Planning and Development:***

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- ***Upzoning is not needed to accommodate future growth. The idea of exchanging favorable zoning for "community benefits" is a vague term that gives developers too much leverage to receive beneficial zoning. Community benefits must be defined specifically in the plan and should only be considered for the construction of affordable housing. Other potential benefits discussed in the Plan are not needed and already paid for by taxpayers through other means.***
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Thank-you for listening.

Sincerely,
Jacqueline Victor
CPFAN board member and Park Hill resident of 30 years

**From:** noreply@fs7.formsite.com on behalf of evsarris at gmail.com
**To:** Planningboard - CPD
**Subject:** Denver"s Planning Board Comment Form #13250393
**Date:** Wednesday, September 2, 2020 10:53:17 AM

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**Denver Logo**

**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.**

| | |
|---|---|
| **Name** | Eleni Sarris |
| **State** | Colorado |
| **Email** | evsarris@gmail.com |
| **Agenda item you are commenting on:** | Plan |
| **Plan area/neighborhood** | East Central Area Plan |
| **Your comment:** | Dear City Officials,<br><br>We are writing to you today to let you know that we are opposed to the East Central Area Plan as it is currently written. Our attempts to provide feedback and participate in the planning process were thwarted or ignored by the Community Planning and Development:<br><br>Upzoning and Affordability:<br>Upzoning is not needed to accommodate future growth. The idea of exchanging favorable zoning for "community benefits" is a vague term that gives developers too much leverage to receive beneficial zoning. Community benefits must be defined specifically in the plan and should only be considered for the construction of affordable |

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City must articulate and define its anti-displacement strategy and implementation plan for homeowners, local businesses, and renters. This should includes resources and proven strategies for foreclosure and eviction prevention, assistance for small business development and stabilization, and the provision of financial education.

City must impose a moratorium on the construction of luxury housing. If luxury housing is built and units sit vacant for more than 60 days, it must be repurposed for low-income housing or property owners must pay fees to generate funding for housing vouchers for those in need.

Equity, Mobility, and Inclusion:
East Central residents living with disabilities and elderly residents need access to parking. The over-representation of ableism in the ECAP is discriminatory and designed to push out elderly and those with disabilities who live in our neighborhoods. The preference of bike lanes over the needs of seniors is an ageist approach. However city planners have pitted neighbors against neighbors without taking in account how best to achieve a balance given that more than 20% of residents have some form of physical disability.

Studies regarding Bus Rapid Transit or BRT, parking and traffic studies have not been disclosed to the public to know how it will impact our neighborhoods when one lane each way of Colfax is closed to cars. We can easily implement bus lanes along Colfax now and continue "express or limited" service without making making changes that aren't funded. City and RTD should focus on how to make transit more affordable, reliable and accessible with lower bus fares or free service rather than the reconstruction of Colfax Avenue to a center running bus lane. BRT is another vanity project the City cannot afford while many are suffering in our community.

Mobility should also include free assistive devices, bikes and bike accessories, free transit, subsidized rideshare, and economically equitable access to zero-emissions vehicles.
Plan does NOT adequately address any of the following: traffic, congestion, parking, infrastructure, increase in property taxes, increase in rents, lack of diversity on ECAP Steering Committee, encroachment of high rise buildings from Colfax Avenue onto residential streets, lack of design standards, and increased risk of flooding risks due to increase in impermeable surfaces.

Notifications of Steering Committee meetings were published at the last minute on the website. This undermines any goals of transparency, inclusion, or equity.

Information posted on the City's website regarding virtual Steering Committee Meetings was often incorrect and didn't allow for any feedback or questions from the public.
When requested, interpreter services were not provided. Out of thousands of pages of documents available for download about the plan, the City only produced one page in any other language besides English.

Many serving on the Steering Committee are wealthy developers,

members of Business Improvement Districts, and holders of lucrative city contracts for construction. The Steering Committee composition and process failed to represent our community especially when it is tainted by numerous conflicts of interests and lack of transparency.
Black, Ingenious and People of Color, immigrants, experts in affordable housing development, disabled residents, senior citizens, youth, advocates for our unhoused neighbors, renters, and those at risk for displacement were never appointed to the Steering Committee. There were only a few Steering Committee members who brought diversity to the table and didn't have a conflict of interest.

Green Infrastructure:
As part of a green building strategy to promote adaptive reuse, City should pursue the adoption of a deconstruction ordinance that requires developers to reuse building materials before demolition; otherwise, they must pay a fee that can be used for construction of affordable housing, green infrastructure, adaptive rehabilitation of existing buildings, historic preservation, and climate change mitigation strategies.

City must assist residents financially whose properties are impacted by the increase in development, resulting in the increase in flooding risks for their properties. In the alternative, the City must mitigate any flooding risk in advance or provide cash assistance to homeowners to purchase costly flood insurance needed to remain in their homes.

Crime Prevention and Safety:
The plan relies a racist policy from 1960 of Crime Prevention through Environmental Design (CPTED). When implemented, this policy exacts its punishment on people of color and residents who appear out of place in the built environment, leading to over policing and surveillance in public spaces. This is not an equitable way to address years of disinvestment and discrimination in housing, employment, criminal justice, and lending practices. In fact, this plan does nothing to preserve housing and businesses that have been historically-owned (and in some cases built) by people of color, immigrants, women, and minorities. In one draft of the plan, city planners drew areas and marked them "business and housing replacement" signaling the intent was to move current residents and businesses out of the neighborhood rather than promote strategies of stabilization, investment, and anti-displacement.

The Plan needs more work and more opportunities for people of color to weigh in on the plan. Attached correspondence regarding issues related to the East Central Area Plan.

Eleni Sarris

| | |
|---|---|
| | Board Member, South City Park Registered Neighborhood Organization |
| **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 20MB.** | 2020_ECAP_FTA_CCD_Letters.pdf (264k) |



**From:** noreply@fs7.formsite.com on behalf of congressparkunited at gmail.com
**To:** Planningboard - CPD
**Subject:** Denver"s Planning Board Comment Form #13250334
**Date:** Wednesday, September 2, 2020 10:38:13 AM

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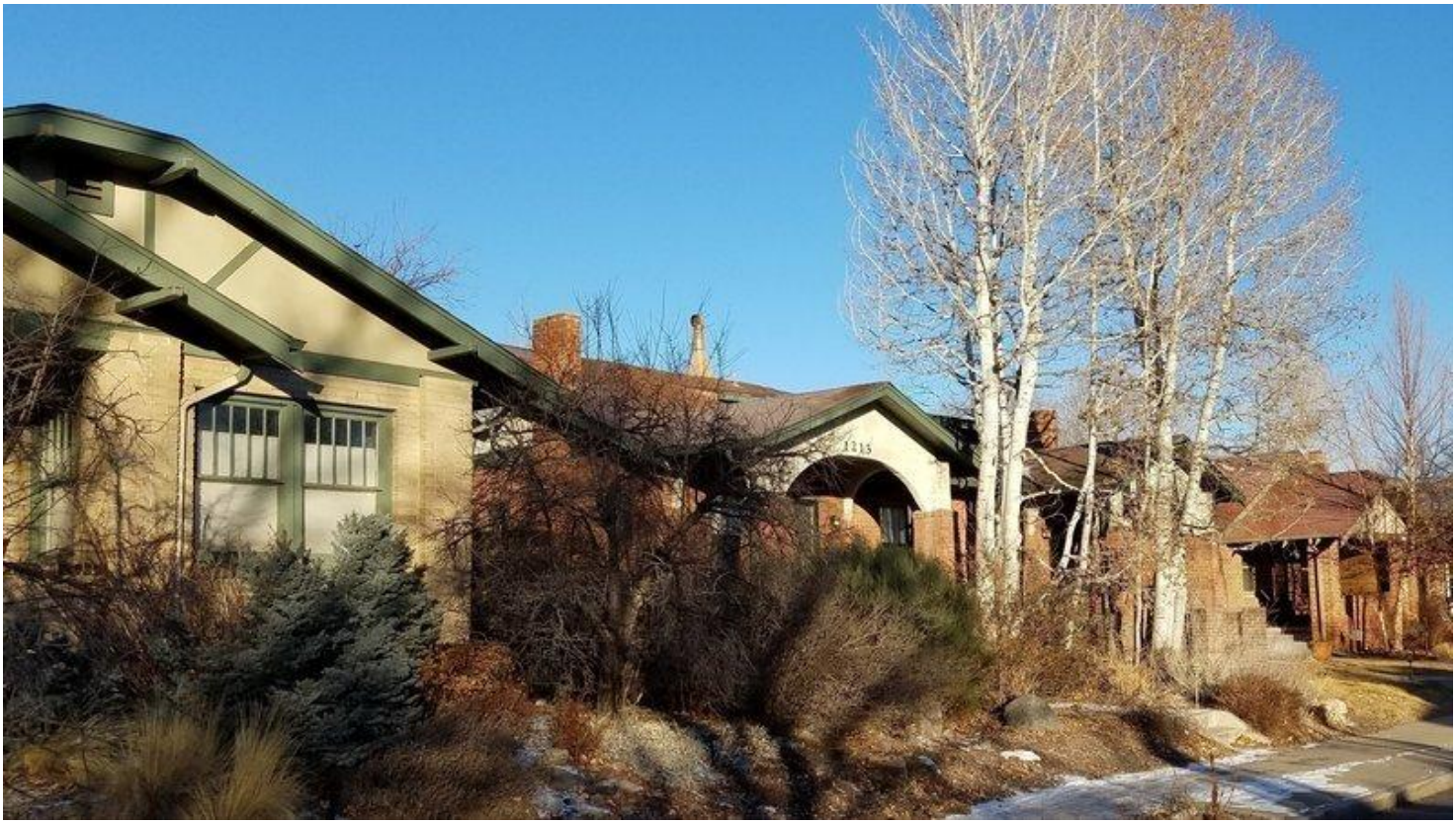
**Denver Logo**

**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.**

| | |
|---|---|
| **Name** | Jeff Harbaugh |
| **State** | Colorado |
| **Email** | congressparkunited@gmail.com |
| **Agenda item you are commenting on:** | Plan |
| **Plan area/neighborhood** | East Central Area Plan |
| **Would you like to express support for or opposition to the project?** | Strong opposition |
| **Your comment:** | 582 people have signed the attached petition in opposition to the plan as it is currently written. That is almost twice the number of people who have commented on the plan with Community Planning and Development. Many feel ignored or many were shut out of the process. We need more time to facilitate a better plan and more outreach. 300 people responded to CPD with comments. The Plan area is 50,000 residents. 300 residents represents is .006 of the entire population. The plan should be tabled or voted down. |

| | |
|---|---|
| **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 20MB.** | Petition__City_and_County_of_Denver_-_...ommunity_Needs_and_Values__Change.pdf (354k) |

# Produce a Neighborhood Plan that Supports Community Needs and Values



**582 have signed.** Let's get to 1,000!

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**Congress Park United for Sustainable and Inclusive Neighborhoods started this petition to City and County of Denver - Community Planning and Development and 1 other**

**We do NOT support the current draft version of the East Central Area Plan (ECAP) for the following reasons:**

(**1) There is NO need to increase building heights and density within East Central Area neighborhoods.** City planners have acknowledged that anticipated growth can be accommodated under the current 2010 zoning code by building up to the allowed density and height along Colfax Avenue over the next 20 years.

(**2) Density does NOT equate to affordability. The construction of affordable housing CANNOT be mandated by ECAP as a "community benefit" by giving incentives to developers.** Since state law prohibits the imposition of income restrictions, this is an illusory goal that cannot be achieved by rezoning neighborhoods. We SUPPORT statewide legislative changes to provide affordable and income-restricted housing operated by nonprofit and public agencies.

**(3) We do NOT support the elimination of two traffic lanes along Colfax Avenue to accommodate Bus Rapid Transit (BRT) without further study of impacts on our neighborhoods.** We DO support efforts to improve bus transit with dedicated "peak-hour" bus lanes, kiosks, and improved crosswalks and intersections. Lane closures and the elimination of bus stops will result in the diversion of traffic through neighborhood streets, causing increased congestion and exacerbating safety risks to pedestrians and cyclists.

**(4) The City does NOT need to provide incentives to developers to create green space and parks**. The City already has the funding to acquire, develop, and maintain park land, trails and open space as a result of the passage of Measure 2A, Denver Parks and Open Space Sales Tax, that provides $46 million annually restricted to this purpose.

**(5) The City has FAILED to inform many residents regarding the East Central Area Plan, its disparate impacts on working poor families, and potential for displacement despite accepting federal grant funds that require transparency, access, and outreach.** As a result of the lack of notice to East Central residents, less than .001 of all residents have made comments to the draft plan as of December 31, 2019.

**(6) The plan FAILS to address the need for community infrastructure to support the proposed density and population increases in our neighborhoods.** The plan does NOT identify or recommend resources for schools, sidewalks, safety, parking, libraries, water supplies, sewer, or the power grid.

**Therefore, we respectfully request that the City notify every resident within the East Central Plan area and substantially revise the current draft of the plan to reflect community needs.**

change.org

# Congress Park United for Sustainable and Inclusive Neighborhoods

Recipient: City and County of Denver - Community Planning and Development, Denver City Council

Letter: Greetings,

Produce a Neighborhood Plan that Supports Community Needs and Values

# Signatures

| Name | Location | Date |
|---|---|---|
| Congress Park United | US | 2019-12-14 |
| Jeff Harbaugh | DENVER, CO | 2020-01-15 |
| Anna McCaffery | Denver, CO | 2020-01-15 |
| Eleni Sarris | Denver, CO | 2020-01-15 |
| Maria Martinez | Denver, CO | 2020-01-15 |
| Jorge Espinosa | Denver, CO | 2020-01-15 |
| Janice Engel | Denver, CO | 2020-01-15 |
| Steve Smith | Denver, CO | 2020-01-15 |
| Diane Smith | Denver, CO | 2020-01-15 |
| Elizabeth Rumely | Denver, CO | 2020-01-15 |
| Sarah Landenwich | Denver, CO | 2020-01-15 |
| jacqueline victor | Denver, CO | 2020-01-15 |
| Ronald Puent | Denver, CO | 2020-01-15 |
| Donna Dulong | Denver, CO | 2020-01-15 |
| Stephen Eppler | Denver, CO | 2020-01-15 |
| Darby Holmes | Denver, CO | 2020-01-15 |
| Ambur Murphy | Westminster, CO | 2020-01-15 |
| Jay Wilson | Denver, CO | 2020-01-15 |
| Shane Sutherland | Denver, CO | 2020-01-15 |
| Eleni Sarris | Denver, CO | 2020-01-15 |

| Name | Location | Date |
|---|---|---|
| Charlotte Reddem | Denver, CO | 2020-01-15 |
| Sandrea Robnett | Denver, CO | 2020-01-16 |
| Betsy Snyder | Denver, CO | 2020-01-16 |
| Caroline Carolan | Denver, CO | 2020-01-16 |
| Catherine Maley | Denver, CO | 2020-01-16 |
| Kate Hakala | Denver, CO | 2020-01-17 |
| Myrna Mathers | Denver, CO | 2020-01-17 |
| Todd Lewis | Denver, CO | 2020-01-17 |
| Mark Tolly | Denver, CO | 2020-01-17 |
| Judy Faught | Boulder, CO | 2020-01-17 |
| Jarrad Holbrook | Cincinnati, OH | 2020-01-17 |
| Karen Ray | Westminster, CO | 2020-01-17 |
| Lisa Halstead | Denver, CO | 2020-01-17 |
| Mike Turman | Denver, CO | 2020-01-17 |
| carol emrick | Denver, CO | 2020-01-17 |
| Jean Socolofsky | Kansas City, MO | 2020-01-17 |
| Susan Jorgenson | Denver, CO | 2020-01-17 |
| Kate Kintz | Denver, CO | 2020-01-17 |
| Tracy Rackauskas | Denver, CO | 2020-01-17 |
| Todd Fisher | Denver, CO | 2020-01-18 |
| Margaret Lake | Denver, CO | 2020-01-18 |
| Kimbretta Clay | Weirsdale, FL | 2020-01-18 |

| Name | Location | Date |
|---|---|---|
| Titus Boone | US | 2020-01-19 |
| Jennifer Yates | Newport, US | 2020-01-19 |
| Marguerite Anderson | Denver, CO | 2020-01-19 |
| Kenneth Drum | Elkin, NC | 2020-01-19 |
| Christine Jones | Buffalo, US | 2020-01-19 |
| Idelle Fisher | Erie, CO | 2020-01-20 |
| Jacqueline Altreuter | Denver, CO | 2020-01-25 |
| Kelsey Ratterman | Denver, CO | 2020-01-25 |
| Kristin Mearini | Arlington, VA | 2020-01-25 |
| Giles Rafsnider | Littleton, CO | 2020-01-26 |
| Pat Brown | Denver, CO | 2020-01-26 |
| Ben O'Kelly | Denver, CO | 2020-01-26 |
| Felix Martin | Denver, CO | 2020-01-27 |
| Michael Huotari | Denver, CO | 2020-01-27 |
| Judith Heagstedt | Denver, CO | 2020-01-27 |
| Karen Miller | Denver, CO | 2020-01-27 |
| Michael Herrera | Denver, CO | 2020-01-27 |
| Beth Finch | Denver, CO | 2020-01-28 |
| David Scarbeary | Denver, CO | 2020-01-28 |
| John Martinez | Denver, CO | 2020-01-28 |
| Tiara Martinez | Clarksville, US | 2020-01-28 |
| Josiah Arenazas | Telluride, US | 2020-01-28 |

| Name | Location | Date |
|---|---|---|
| brayan Sanchez | Los Angeles, US | 2020-01-28 |
| Adam Bittner | Los Angeles, US | 2020-01-28 |
| Christabella Setiadi | Davis, US | 2020-01-28 |
| Eric Carter | Scottsdale, US | 2020-01-28 |
| Maurice Sadak | US | 2020-01-28 |
| Tylah Fitzpatrick | Colorado Springs, US | 2020-01-28 |
| luke ellis | Far Rockaway, US | 2020-01-28 |
| Jalen Richardson jones | Orlando, US | 2020-01-28 |
| Victor Porras | Conroe, US | 2020-01-28 |
| Clint Hughes | Ashland, US | 2020-01-28 |
| Juana Mendez | Brooklyn, US | 2020-01-28 |
| Jeanyce Thompson | Lancaster, US | 2020-01-28 |
| Kelly Mozo | Bell Gardens, US | 2020-01-28 |
| Jonathan Aguilar | Las Vegas, US | 2020-01-28 |
| emma cancelmo | Dorchester, US | 2020-01-28 |
| Kiana Kadivar | Clarksville, US | 2020-01-28 |
| Jhordy Molina | Perth Amboy, US | 2020-01-28 |
| Orphee Jean-charles | Kennett Square, US | 2020-01-28 |
| Susana Hamill | Cary, US | 2020-01-28 |
| Randy White | Marion, US | 2020-01-28 |
| A Duke | Philadelphia, US | 2020-01-28 |
| Xani Wls | Fort Lauderdale, US | 2020-01-28 |

| Name | Location | Date |
|---|---|---|
| Olivia Roseman | Brooklyn, NY | 2020-01-28 |
| Osvaldo Cortez | Los Angeles, US | 2020-01-28 |
| Tom DeBell | Raleigh, US | 2020-01-28 |
| Joshua Coleman | Pottstown, US | 2020-01-28 |
| Dax Gardner | Owasso, US | 2020-01-28 |
| Leighton Stahl | Bangor, US | 2020-01-28 |
| Noah Taube | Denver, US | 2020-01-28 |
| Luis Campos | Tiverton, US | 2020-01-28 |
| Brad Busby | Memphis, US | 2020-01-28 |
| Roy Sorry | Seattle, US | 2020-01-28 |
| Courtney Reeves | Atlanta, US | 2020-01-28 |
| stephanie ziegler | Batavia, US | 2020-01-28 |
| Judith Jacinto | Hayward, US | 2020-01-28 |
| Shadell Garry | US | 2020-01-28 |
| Devon Andrew | Queens, US | 2020-01-28 |
| Joshua Kerston | Petaluma, US | 2020-01-28 |
| Kaden Seller | Akron, US | 2020-01-28 |
| Daniel Lozoya | Corona, US | 2020-01-28 |
| STEPHANIE REYES | BRONX, US | 2020-01-28 |
| Marsha Longardner | Pendleton, IN | 2020-01-28 |
| Parker Bruns | Arlington, US | 2020-01-28 |
| Nura Adoyi | Mesa, US | 2020-01-28 |

| Name | Location | Date |
|---|---|---|
| Brett Goff | Geneva, US | 2020-01-28 |
| UwU OwO | Bowling Green, US | 2020-01-28 |
| Jeremy Aguilar | Durham, US | 2020-01-28 |
| Natalea Clark | Berea, US | 2020-01-28 |
| Simon Stout | Broken Arrow, US | 2020-01-28 |
| Conner Jones | Mount Juliet, US | 2020-01-28 |
| Ajai Gosine | New York, US | 2020-01-28 |
| Aiden Binder | Farmington, US | 2020-01-28 |
| Keaton Goettl | New Auburn, US | 2020-01-28 |
| Larenzo Miles | Landover, US | 2020-01-28 |
| Mercedes Williams | Dodge City, US | 2020-01-28 |
| Denzel Copeland | San Jose, US | 2020-01-28 |
| Ala Alzaben | New York, US | 2020-01-28 |
| Estevin Alfaro | Chelsea, US | 2020-01-28 |
| Donnell Blaylock | Wyoming, US | 2020-01-28 |
| chelsea williams | Jefferson, US | 2020-01-28 |
| Roger Guarneros | Fresno, US | 2020-01-28 |
| Jordan Tate | Laurel, US | 2020-01-28 |
| Norman Dupree | Los Angeles, US | 2020-01-28 |
| Kaden 略�酪 | Indianapolis, US | 2020-01-28 |
| Tamara Caston | Mccomb, US | 2020-01-28 |
| Olivia Sierant | Derby, US | 2020-01-28 |

| Name | Location | Date |
|---|---|---|
| Gail McDonald | Montgomery, US | 2020-01-28 |
| Jeronimo Morales Morales | New york, US | 2020-01-28 |
| Alexis Bustamante | Kansas City, US | 2020-01-28 |
| Victoria Baillie | New York, US | 2020-01-28 |
| Sebastian Arbogast | Wardsboro, US | 2020-01-28 |
| Manny Solis | Pittsburg, US | 2020-01-28 |
| Jamal Jones | Orlando, US | 2020-01-28 |
| Camila Cruz | Marysville, US | 2020-01-28 |
| Phillip Wright | Atlanta, US | 2020-01-28 |
| Jordan Scott | Philadelphia, US | 2020-01-28 |
| Olivia Hughes | Ames, US | 2020-01-28 |
| Reid Doty | Muncie, US | 2020-01-28 |
| Sylus Phang | Providence, US | 2020-01-28 |
| Nygel Sanders | Philadelphia, US | 2020-01-28 |
| Anthony Perez | Winnemucca, US | 2020-01-28 |
| Megan Martin | Lynchburg, US | 2020-01-28 |
| Liberty Dick | Mansfield, US | 2020-01-28 |
| Chenura Duwage | Harbor City, US | 2020-01-28 |
| Kiara Bryant | Las Vegas, US | 2020-01-28 |
| Desirhea White | Palatka, US | 2020-01-28 |
| Alex Perez | North Bergen, US | 2020-01-28 |
| Joshua Dixon | Maryville, US | 2020-01-28 |

| Name | Location | Date |
|---|---|---|
| Marco Stazi | South Burlington, US | 2020-01-28 |
| sofija kovacevic | Nis, US | 2020-01-28 |
| JENNIFER GIL | MIAMI, US | 2020-01-28 |
| Jamia Sutton | Louisburg, US | 2020-01-28 |
| Wes Pitzer | Saint Petersburg, US | 2020-01-28 |
| blake moran | whitehall, US | 2020-01-28 |
| mason law | US | 2020-01-28 |
| Ashton Welcome | Yorktown Heights, US | 2020-01-28 |
| K P | Dallas, US | 2020-01-28 |
| Bristol Loudy | Harlan, US | 2020-01-28 |
| James Vacanti | Fall River, US | 2020-01-28 |
| Colton Carpenter | Lauderhill, US | 2020-01-28 |
| Dylan Arouh | New York, US | 2020-01-28 |
| Brandon Evett | Atlanta, US | 2020-01-28 |
| jorge torres | Springfield, US | 2020-01-28 |
| Prince Kemp | Los Angeles, US | 2020-01-28 |
| Amelia Bautista | Teaneck, US | 2020-01-28 |
| Ella Hoelzle | Arlington, US | 2020-01-28 |
| Cj Mccauley | Valparaiso, US | 2020-01-28 |
| Juan Carballo | Hayward, US | 2020-01-28 |
| Niambi stoll | Brooklyn, US | 2020-01-28 |
| Djay Robinson | Brooklyn, US | 2020-01-28 |

| Name | Location | Date |
|---|---|---|
| Giovanni Hernandez | Alvin, US | 2020-01-28 |
| Carol Kaufman | Denver, CO | 2020-01-28 |
| Fran Boyd | Denver, CO | 2020-01-28 |
| Michele Simes | Denver, CO | 2020-01-28 |
| Amanda Weber | Malvern, PA | 2020-01-28 |
| Rich Hanrahan | Denver, CO | 2020-01-28 |
| Mena Whaley | Garden city, US | 2020-01-28 |
| Boris Session | US | 2020-01-28 |
| Deborah Sanford | Lubbock, US | 2020-01-28 |
| Mohamadjvad Mhdizde | Denver, US | 2020-01-28 |
| Chris Jones | Hopewell, US | 2020-01-28 |
| Crhistopher Preve | Ashland, US | 2020-01-28 |
| Martin Lambuth | Erie, CO | 2020-01-28 |
| Antonio Graves | Harker Heights, US | 2020-01-28 |
| Jaxon Tidwell | Jasper, US | 2020-01-28 |
| Richie Linville | archdale, US | 2020-01-28 |
| Graham north | New York, US | 2020-01-28 |
| Junior Lambert | Bronx, US | 2020-01-28 |
| Ahilani Lafferty | Los Angeles, US | 2020-01-28 |
| Abigail Hayward | Laconia, US | 2020-01-28 |
| Alex Vlassenko | Bristol, US | 2020-01-28 |
| Tabreisha Gay | Denver, US | 2020-01-28 |

| Name | Location | Date |
|---|---|---|
| Janathean Jennings | Oneonta, US | 2020-01-28 |
| Ashley Griffin | Houston, US | 2020-01-28 |
| Reginald Banks | Bronx, US | 2020-01-28 |
| Famous Blake | Bronx, US | 2020-01-28 |
| Ashley Hendrix | Four oaks, US | 2020-01-28 |
| Lanae Carrington | Philadelphia, US | 2020-01-28 |
| Izzy Feliciano | West Sacramento, US | 2020-01-28 |
| Cameron Williams | Las Vegas, US | 2020-01-28 |
| Raya Rabizadeh | Tarzana, US | 2020-01-28 |
| Kimberly Johnson | Frisco, US | 2020-01-28 |
| Maria Lopez | Louisville, US | 2020-01-28 |
| Eric Pickel | Marion, US | 2020-01-28 |
| Walter Osorio | Alexandria, US | 2020-01-28 |
| Luther Stevens | Kennewick, US | 2020-01-28 |
| Zuka Palevic | New York, US | 2020-01-28 |
| Sydney Merryman | Blogette, US | 2020-01-28 |
| Annalina Wildhaber | Jackson, US | 2020-01-28 |
| Samuel Harris | Arlington, US | 2020-01-28 |
| Moises Mendoza | US | 2020-01-28 |
| Leonel Galaz | Paramount, US | 2020-01-28 |
| Molebogeng Maja | Durham, US | 2020-01-28 |
| Ej Bryant | Tampa, US | 2020-01-28 |

| Name | Location | Date |
|---|---|---|
| Julian Dixey | Bellingham, US | 2020-01-28 |
| jessica osorio | White Plains, US | 2020-01-28 |
| Cody Stengle | Port Orchard, US | 2020-01-28 |
| Arielle Speight | Baltimore, US | 2020-01-28 |
| Reagan Mcnees | Meridian, US | 2020-01-28 |
| Gavin Stanley | Morehead, US | 2020-01-28 |
| Polly Efe | College Park, US | 2020-01-28 |
| Carman Miller | Detroit, US | 2020-01-28 |
| Eashan Mahajan | Buffalo, US | 2020-01-28 |
| Andre McGee | Novi, US | 2020-01-28 |
| Nirvana Setarehaseman | Atlanta, US | 2020-01-28 |
| Marcus Scott | Los Angeles, US | 2020-01-28 |
| Daniel Herrera | Whittier, US | 2020-01-28 |
| Douglas Goldman | Denver, CO | 2020-01-28 |
| Mary Beth Lambuth | Denver, CO | 2020-01-28 |
| Jillene Easley | Denver, CO | 2020-01-28 |
| Gary Martyn | Denver, US | 2020-01-29 |
| Jackie Rooney | Long Beach, US | 2020-01-29 |
| Javid Rezaii | New York, US | 2020-01-29 |
| Angie Cortes - Pineda | Broomfield, US | 2020-01-29 |
| Sarah Barton | Denver, CO | 2020-01-29 |
| Judith Close | Denver, CO | 2020-01-29 |

| Name | Location | Date |
|---|---|---|
| Maria Flora | Denver, CO | 2020-01-29 |
| Anthony Hernandez | Denver, US | 2020-01-29 |
| Edna Kaufmann | Wade, US | 2020-01-29 |
| Fred Christy | US | 2020-01-29 |
| Edward Cisneroz | Panorama City, US | 2020-01-29 |
| Ahmpr Parker | New York, US | 2020-01-29 |
| Nikia mcneal | Alamo, US | 2020-01-29 |
| Issabella Stuart | Denver, US | 2020-01-29 |
| Stefan James | Houston, US | 2020-01-29 |
| Vanessa Fox Miller | US | 2020-01-29 |
| Gavin Anderson | Menomonie, US | 2020-01-29 |
| Mohammad Soleymsnzsdeh | Santa Clara, US | 2020-01-29 |
| Brian Hall | Terre Haute, US | 2020-01-29 |
| Carolayn Garcia | Fontana, US | 2020-01-29 |
| Jennifer Gonzalez | La Puente, US | 2020-01-29 |
| Anaris Turner | Atlanta, US | 2020-01-29 |
| Yara Abdelrahman | Collierville, US | 2020-01-29 |
| Luke Murphy | Salem, US | 2020-01-30 |
| Skylar Kadin | Delevan, US | 2020-01-30 |
| Katlynn Labar | Ladys Island, US | 2020-01-30 |
| jackie gonzalez | long branch, US | 2020-01-30 |
| sandra posey | Denver, CO | 2020-01-31 |

| Name | Location | Date |
|---|---|---|
| Marko Lebron | Secaucus, US | 2020-01-31 |
| Nima Azarian | New York City, US | 2020-01-31 |
| Dylan Dunn | Defiance, US | 2020-01-31 |
| Samantha Bracci | Phoenix, US | 2020-01-31 |
| Jalarrius Williams | Pine Hill, US | 2020-01-31 |
| Sahand Kargar | Scottsdale, US | 2020-01-31 |
| Saba Es | North Bergen, US | 2020-01-31 |
| anita salmani | North Bergen, US | 2020-01-31 |
| Chareese Powell | Indianapolis, US | 2020-01-31 |
| Greg Bush | Johnstown, US | 2020-01-31 |
| h1hqh jqkqkqk | Clifton, US | 2020-01-31 |
| Frances FrainAguirre | Denver, US | 2020-01-31 |
| Gwendolyn Townsend | Louisville, US | 2020-01-31 |
| Zack Caporale | Glastonbury, US | 2020-01-31 |
| Niloofar Bayat | The, US | 2020-01-31 |
| Lisa Cleary | Denver, CO | 2020-02-01 |
| Ka Luk | US | 2020-02-01 |
| Sally Jane Moore | New Bloomfiled, US | 2020-02-01 |
| Jennifer Cacanindin | Arlington, US | 2020-02-01 |
| sauxya Ka | Chicago, US | 2020-02-01 |
| Kaden Wicks | Oakland, US | 2020-02-01 |
| Daniel Espinoza | Los Angeles, US | 2020-02-01 |

| Name | Location | Date |
|---|---|---|
| Austin Bossak | Saint Simons, US | 2020-02-01 |
| Logan Tomer | Seattle, US | 2020-02-01 |
| Cassidy Lewis | Portland, US | 2020-02-01 |
| Ayoub boraei | Fremont, US | 2020-02-01 |
| Stacey Montinard | North Fort Myers, US | 2020-02-01 |
| Melissa McGuire | Brownstown Charter Township, US | 2020-02-02 |
| REZA C.R.7 | US | 2020-02-02 |
| Jack Smith | Redmond, US | 2020-02-02 |
| Elahe Sardary | Piscataway, US | 2020-02-02 |
| Russell Croker | Ilford, UK | 2020-02-02 |
| Wendell Fischer | Denver, CO | 2020-02-02 |
| Hailee Brooks | Big Lake, US | 2020-02-02 |
| Yanira Gonzalez | Los Angeles, US | 2020-02-02 |
| Micayla Oratokhai | Houston, US | 2020-02-03 |
| Melissa Albanes | Antioch, US | 2020-02-03 |
| Carla Quisbert | Lawrence, US | 2020-02-03 |
| David Rittenhouse | Jeffersonville, US | 2020-02-03 |
| Jaydn Harrison | West Bloomfield, US | 2020-02-03 |
| Keith Klassen | Kansas City, US | 2020-02-04 |
| Victoria B. | Decatur, US | 2020-02-04 |
| Mayra Flores | Bensenville, US | 2020-02-04 |
| Bridget Rosenberg | Denver, CO | 2020-02-05 |

| Name | Location | Date |
|---|---|---|
| Vicki Kelley | Denver, CO | 2020-02-05 |
| christina ross | Denver, CO | 2020-02-05 |
| Jay Pierce | Denver, CO | 2020-02-05 |
| lynes luna | Greeley, US | 2020-02-05 |
| Arianne Murray | Kiln, US | 2020-02-05 |
| BRUCE DE CAMERON | Denver, CO | 2020-02-05 |
| Susan Hester | Denver, CO | 2020-02-05 |
| Michele Simes | Denver, CO | 2020-02-05 |
| Michael Nicks | Denver, CO | 2020-02-06 |
| Jeff LeClair | Denver, CO | 2020-02-07 |
| Sabrina Bouaichi | Washington, US | 2020-02-07 |
| Laurel Stadjuhar | Denver, CO | 2020-02-08 |
| Nancy Stephenson | Denver, CO | 2020-02-09 |
| Caleb Reece | Glasgow, US | 2020-02-09 |
| Piper Anderson | Minneapolis, US | 2020-02-09 |
| Janet Hernandez | Los Ángeles, US | 2020-02-10 |
| Deadsea Alexus | Panama City, US | 2020-02-10 |
| Ted Ly | Bayside, US | 2020-02-10 |
| josh clark | Ripley, US | 2020-02-11 |
| Nick Gorrin | US | 2020-02-11 |
| Brayden Morris | Englewood, US | 2020-02-11 |
| pp exsindis | Greenfield, US | 2020-02-11 |

| Name | Location | Date |
|---|---|---|
| Gavin Fiant | Lodi, US | 2020-02-11 |
| Anthony Guartafierro | Staten Island, US | 2020-02-11 |
| Ben Heppe | Dnever, CO | 2020-02-11 |
| Jessica Rodeffer | Smithsburg, US | 2020-02-12 |
| Judy Cioper | Aurora, US | 2020-02-12 |
| Jessica Roberts | North Little Rock, US | 2020-02-12 |
| Nathaniel Lucas | Leander, US | 2020-02-12 |
| Stephen Goldstone | Denver, CO | 2020-02-12 |
| Thomas Cook | Denver, CO | 2020-02-12 |
| Kathleen Scott | Denver, CO | 2020-02-12 |
| Julissa Valentinez | Chino, US | 2020-02-12 |
| Megan Smith | Lancaster, US | 2020-02-13 |
| Sadien De Los Santos | San Antonio, US | 2020-02-13 |
| Lisa Peterson | Denver, CO | 2020-02-13 |
| Jillian Seftchick | Pittsburgh, US | 2020-02-13 |
| Georgia Garnsey | Denver, CO | 2020-02-13 |
| Patti Blackman | Denver, CO | 2020-02-13 |
| Antonio Pagan | Miami, US | 2020-02-13 |
| Cantara Harris | Elkridge, US | 2020-02-13 |
| Matthew Cash | Villa Rica, US | 2020-02-13 |
| Maggie Price | Denver, CO | 2020-02-13 |
| Armando Martinez | Pueblo, US | 2020-02-13 |

| Name | Location | Date |
|---|---|---|
| Robert Doyle | Dublin 11, US | 2020-02-13 |
| Thomas Heese | Denver, CO | 2020-02-14 |
| Diane Mahoney | Denver, CO | 2020-02-14 |
| Cole Emery | Las Cruces, US | 2020-02-14 |
| Poop Face | Elkhorn, US | 2020-02-14 |
| Faith Yao | Fremont, US | 2020-02-15 |
| Jerry Strohman | Phoenix, US | 2020-02-15 |
| Larry Tracy | Washington, US | 2020-02-15 |
| Michael Vedder | Duluth, MN | 2020-02-15 |
| Alex Gbur | Thornton, US | 2020-02-15 |
| Morgan Rees | Roslyn, US | 2020-02-15 |
| brent gregory | Denver, US | 2020-02-15 |
| Robert Coakley | New York, US | 2020-02-15 |
| Julian Pena | Denver, US | 2020-02-15 |
| Scottie Quantz | West Chester, US | 2020-02-15 |
| Matthew Duncan | Apo, US | 2020-02-16 |
| Felipe Godoy | Anchorage, US | 2020-02-16 |
| Jim Reisfelt | Watsonville, US | 2020-02-16 |
| Ethan Mattice | Reno, US | 2020-02-16 |
| Cody Bice | US | 2020-02-16 |
| John Kramer | Marshfield, US | 2020-02-17 |
| Lillian Toka | Santa Rosa, US | 2020-02-18 |

| Name | Location | Date |
|---|---|---|
| Dianna Williams | Boardman, US | 2020-02-18 |
| Liz Thomas | Denver, CO | 2020-02-23 |
| Jeanne Lee | Denver, CO | 2020-03-04 |
| Ginger Nielsen | Denver, CO | 2020-03-04 |
| Ellen Miller | Denver, CO | 2020-03-04 |
| bridget walsh | Denver, CO | 2020-03-04 |
| Linda Ulmer | Denver, CO | 2020-03-04 |
| Scott Holder | Denver, CO | 2020-03-04 |
| Terra Mascarenas | Denver, CO | 2020-03-04 |
| Teresa Otley | Denver, CO | 2020-03-04 |
| Kay Tosi | Denver, CO | 2020-03-04 |
| Molly J Parrish | Denver, CO | 2020-03-05 |
| Toni Falcon | Denver, CO | 2020-03-05 |
| Michael Paglia | Denver, CO | 2020-03-05 |
| Lise Neer | Denver, CO | 2020-03-05 |
| Ben Dover | Florence, US | 2020-03-06 |
| colin thompson | Nokesville, US | 2020-03-06 |
| Luan Marczak | Claremont, US | 2020-03-06 |
| jing lan | Astoria, US | 2020-03-06 |
| #♥#♥# #♥#♥# | US | 2020-03-06 |
| Robert Richardson | Lindale, US | 2020-03-06 |
| Kala Taup | Redford, US | 2020-03-06 |

| Name | Location | Date |
|---|---|---|
| Anthony Gonzalez | Woodbridge, US | 2020-03-06 |
| Ryan Holman | Palmyra, US | 2020-03-06 |
| ming zhu | Brooklyn, US | 2020-03-06 |
| Andy Huang | Brooklyn, US | 2020-03-06 |
| Barbara Holland | Denver, CO | 2020-03-06 |
| Gina Wilson | Denver, CO | 2020-03-06 |
| Kate Swan ('97) | Denver, CO | 2020-03-06 |
| Kathryn Shackelford | Fort Collins, US | 2020-03-06 |
| Felix Bocanegra Jr | Denver, CO | 2020-03-06 |
| Joella Untiedt | Denver, CO | 2020-03-06 |
| Deborah Shannon | Denver, CO | 2020-03-06 |
| Kathy Koester | Englewood, US | 2020-03-07 |
| Kathleen Lennon | Denver, CO | 2020-03-07 |
| Liz Cameron | Denver, CO | 2020-03-07 |
| ashley welch | Port Arthur, US | 2020-03-07 |
| Ashlynn Mikels | Denver, US | 2020-03-07 |
| Jay Hirning | Fort Collins, US | 2020-03-07 |
| Paula Bard | Morrison, CO | 2020-03-07 |
| Haley Bisson | Fort Collins, US | 2020-03-07 |
| Nathan Limstrom | Fort Collins, US | 2020-03-07 |
| Madison Banman | Greeley, US | 2020-03-07 |
| Patricia Federico | Edwards, CO | 2020-03-07 |

| Name | Location | Date |
|---|---|---|
| Ashlynn Ashlynn | Arvada, US | 2020-03-07 |
| Savannah Alfaro | Fort Collins, US | 2020-03-07 |
| Cadence McLaren | Fort Collins, US | 2020-03-07 |
| Ben Slater | Castle Rock, US | 2020-03-07 |
| ur mom | Fort Collins, US | 2020-03-07 |
| Isabella Loftin | Fort Collins, US | 2020-03-08 |
| Alanna Edwards | Eaton, US | 2020-03-08 |
| reid o | Denver, US | 2020-03-08 |
| Aubrey Rossiter | Fort Collins, US | 2020-03-08 |
| Corbin Reak | US | 2020-03-08 |
| Paula Phillips | Estes Park, US | 2020-03-08 |
| fty vgg | Lorton, US | 2020-03-08 |
| Connor Rice | Plano, US | 2020-03-08 |
| Clarence King | clarksville, US | 2020-03-08 |
| Leola Reed | Houston, US | 2020-03-10 |
| Megan Dawson | Denver, CO | 2020-03-12 |
| Larry Ambrose | Denver, CO | 2020-03-12 |
| wendy moraskie | denver, CO | 2020-03-12 |
| Janice Shellhammer | Castle Rock, CO | 2020-03-12 |
| stanley maravilla | Halethorpe, US | 2020-03-12 |
| Osvan Rodriguez | San Antonio, US | 2020-03-12 |
| Sierra Pruitt | Olathe, US | 2020-03-12 |

| Name | Location | Date |
|---|---|---|
| Kolo Toure | Philadelphia, US | 2020-03-12 |
| Jaqueline Rivera | Sacramento, US | 2020-03-12 |
| Emma Petisco | Sebring, US | 2020-03-12 |
| Katia Cardenas | Los Angeles, US | 2020-03-12 |
| Jennifer Cai | New York, US | 2020-03-12 |
| Janelle Gunio | Northridge, US | 2020-03-12 |
| Dr. Bernard F. Bragen, Jr., Ed.D Dr. Bernard F. Bragen, Jr., Ed.D | Edison, US | 2020-03-12 |
| Bruh Moment | Corona, US | 2020-03-12 |
| sienna hollingshead | Elkridge, US | 2020-03-12 |
| Jinju Lee | Los Angeles, US | 2020-03-12 |
| Lola Freemint | Santa Ana, US | 2020-03-12 |
| Lior Sapir | Washington, US | 2020-03-12 |
| Danny Pham | Westminster, US | 2020-03-12 |
| lupita espinoza | Chicago, US | 2020-03-12 |
| Sonja Battin | Philadelphia, US | 2020-03-19 |
| John Stofko | Allentown, US | 2020-03-22 |
| Andy Cox | Denver, CO | 2020-04-04 |
| Tracey MacDermott | Denver, CO | 2020-04-09 |
| Elizabeth Rumely | Denver, CO | 2020-04-15 |
| Tara Westlund | Denver, CO | 2020-04-16 |
| joella untiedt | Denver, CO | 2020-04-20 |

| Name | Location | Date |
|---|---|---|
| Carol Heinisch | Denver, CO | 2020-04-21 |
| Robert Muratore | Denver, CO | 2020-04-21 |
| Jacquelyn Earley | Carmichael, US | 2020-05-07 |
| maddie weaver | Claremont, US | 2020-05-07 |
| Adan Campos | Santa Ana, US | 2020-05-07 |
| Alfredo Moreno | Houston, US | 2020-05-09 |
| Mike Untiedt | Denver, CO | 2020-05-13 |
| Tina Davis | Denver, CO | 2020-05-13 |
| Henry Dubroff | Denver, CO | 2020-05-14 |
| Victoria Eppler | Denver, CO | 2020-05-14 |
| Frank Mayo | Denver, CO | 2020-05-14 |
| Jennifer Kresse | Denver, CO | 2020-05-14 |
| Timothy Berry | Albany, US | 2020-05-15 |
| sherri hodges | Phoenix, US | 2020-05-17 |
| Helen Lowe | Los Angeles, US | 2020-05-18 |
| Gerges frangieh | Ehden, Lebanon | 2020-05-18 |
| elda cerrano | US | 2020-05-25 |
| Nina Johnson | Newport News, US | 2020-06-10 |
| Steve Wilson | Denver, CO | 2020-06-11 |
| Diana Garcia | Denver, CO | 2020-06-11 |
| Elena Martinez | Denver, CO | 2020-06-11 |
| Jen Gonzales | Denver, CO | 2020-06-11 |

| Name | Location | Date |
|---|---|---|
| Carissa Whealton | Los Angeles, US | 2020-06-11 |
| Casey Cain | Leadhill, US | 2020-06-11 |
| Kristen Silguero | Coppell, US | 2020-06-12 |
| Hizb Khan | Boston, US | 2020-06-12 |
| angel flores | Houston, US | 2020-06-12 |
| Isac Medina | Hayward, US | 2020-06-12 |
| Amie Lewis | Denver, US | 2020-06-12 |
| Shane Gendron | Littleton, US | 2020-06-12 |
| Maria Lopez | Schiller Park, US | 2020-06-12 |
| Jessica Feng | Denver, US | 2020-06-12 |
| Brittany Yates | Denver, US | 2020-06-12 |
| Mary Richard | Denver, US | 2020-06-12 |
| Luis Beltran | Denver, US | 2020-06-12 |
| Beverlymae Barnett | Edgewood, US | 2020-06-12 |
| Micayo Donoho | Valencia, US | 2020-06-12 |
| istas snow | Tampa, US | 2020-06-12 |
| Kaitlyn Rockwell | Grand Rapids, US | 2020-06-12 |
| Emily Tedrick | Anchorage, US | 2020-06-12 |
| allison calderon | Denver, US | 2020-06-12 |
| Denosha Taylor | Decatur, US | 2020-06-12 |
| Lindsay Casillas | Lake Forest, US | 2020-06-12 |
| Stephen Payne | Mobile, US | 2020-06-12 |

| Name | Location | Date |
|---|---|---|
| Karon Harris | Denver, CO | 2020-06-12 |
| Annie Druml | Denver, US | 2020-06-12 |
| Andrew Martinez | Denver, CO | 2020-06-12 |
| Emily Agyemang | Denver, CO | 2020-06-12 |
| Madeline Mortensen | Westford, US | 2020-06-13 |
| Fa’avae Fiatoa-Melei | Hemet, US | 2020-06-13 |
| Vicky Ptak | Trenton, US | 2020-06-13 |
| Felicha King | Aurora, US | 2020-06-13 |
| Esteban Coronado | Denver, US | 2020-06-13 |
| Marissa Ramos | Anaheim, US | 2020-06-13 |
| Wendy Jones | Edmond, US | 2020-06-13 |
| John Hernandez | San Antonio, US | 2020-06-13 |
| Lindsay Brathwaite | North Haven, US | 2020-06-13 |
| Yolnica Damus | Miami, US | 2020-06-13 |
| Mason Hunter | Denver, US | 2020-06-13 |
| Flip Tariku | Dallas, US | 2020-06-13 |
| jdbdubs hdbdhwhb | Richmond, US | 2020-06-13 |
| Sarah Brustin | Brooklyn, US | 2020-06-13 |
| Victor Pham | Upper Darby, US | 2020-06-13 |
| Matt Sheehan | Denver, US | 2020-06-13 |
| Michele Mann | Denver, CO | 2020-06-13 |
| Charlene Atkins | Denver, US | 2020-06-14 |

| Name | Location | Date |
|---|---|---|
| Susan Hernandez | Denver, US | 2020-06-14 |
| Rachel Yost | Austin, US | 2020-06-14 |
| Saige S | Fresno, US | 2020-06-14 |
| Armando Andrade | Dallas, US | 2020-06-14 |
| Meagan Greckel | Denver, US | 2020-06-14 |
| Victor Martinez | Houston, US | 2020-06-14 |
| Lauren Esala | Naples, US | 2020-06-14 |
| kyle pavia | northridge, US | 2020-06-14 |
| Grace Hayes | Denver, US | 2020-06-14 |
| Erick Corral | Chicago, US | 2020-06-14 |
| Jessie Jeans | Denver, US | 2020-06-14 |
| Michael McKinney | Atlanta, US | 2020-06-14 |
| Danna Calderon | Bay Shore, US | 2020-06-14 |
| Zoe Zalocha | Houston, US | 2020-06-14 |
| Kayla Cowell | Southwest Brevard Cnty, US | 2020-06-15 |
| Kenna Castillo | New York, US | 2020-06-15 |
| Estrella Esquivel | Sebastopol, US | 2020-06-16 |
| Lupe Gutierrez | US | 2020-06-16 |
| Leo Rainard | Austin, US | 2020-06-16 |
| Alexis Gonzalez | Arlington, US | 2020-06-16 |
| Isabel Amezaga | El Paso, US | 2020-06-16 |
| Maria Salinas | Hatch, US | 2020-06-16 |

| Name | Location | Date |
|---|---|---|
| Madison Shipp | Greensboro, US | 2020-06-16 |
| Lizbeth Vargas | El Paso, US | 2020-06-17 |
| Claudia H | El paso, US | 2020-06-17 |
| Joen De la cruz | El paso, US | 2020-06-17 |
| Rachele Penn Martin | Washington, US | 2020-06-17 |
| Jasmin Lopez | Mexico | 2020-06-17 |
| Ruben Mariscal | El Paso, US | 2020-06-17 |
| Dashlen Garcia | Washington, US | 2020-06-19 |
| Lisa Romero | Santa fe, US | 2020-06-20 |
| Denise Moreland | San Antonio, US | 2020-06-20 |
| Kayle Moore | Albuquerque, US | 2020-06-20 |
| Elizabeth Mumm | San Carlos, US | 2020-06-20 |
| Julie Martin | Frederic, US | 2020-06-21 |
| Alessandra Guy | Washington, US | 2020-06-28 |
| Celeste Crispin | Dallas, US | 2020-06-29 |
| Cheryl Jones | Fort Worth, US | 2020-07-05 |
| Tesfaye Fanta | Reidsville, US | 2020-07-13 |
| Heather Williams | Gainesville, US | 2020-07-20 |
| Idelle Fisher | Denver, CO | 2020-08-05 |
| Scott Hoffman | Denver, CO | 2020-08-05 |
| Robert Muratore | Denver, CO | 2020-08-05 |
| Brett Kramer | Denver, CO | 2020-08-05 |

| Name | Location | Date |
|---|---|---|
| Patricia Paul | Denver, CO | 2020-08-06 |
| Leonard Fanganello | Denver, US | 2020-08-09 |
| Alex Boucher | Denver, US | 2020-08-13 |
| Devona Messing | Denver, US | 2020-08-15 |
| Randall Livingston | Denver, US | 2020-08-15 |
| ANDREW SVENDSEN | Royersford, US | 2020-08-17 |
| Michael David | Burbank, US | 2020-08-18 |
| Yahir Ramirez | New York, US | 2020-08-18 |
| Emily Mejia | Alexandria, US | 2020-08-18 |
| C Lankin | Nashville, US | 2020-08-18 |
| Veronica Guptel | Rochester, US | 2020-08-18 |
| Aaron Clark | Fairmont, US | 2020-09-02 |

| | |
|---|---|
| **From:** | Victoria Eppler |
| **To:** | Laura Aldrete; Robinson, Scott D. - CPD City Planner Senior; Upton, Curt C. - CPD City Planner Principal; Herndon, Christopher J. - CC Member District 8 Denver City Coun; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Kashmann, Paul J. - CC Member District 6 Denver City Council; Black, Kendra A. - CC Member District 4 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Sandoval, Amanda P. - CC Member District 1 Denver City Council; Sawyer, Amanda - CC Member District 5 Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; District 9; Hinds, Chris - CC Member District 10 Denver City Council |
| **Subject:** | [EXTERNAL] ECAP |
| **Date:** | Wednesday, September 2, 2020 2:53:29 PM |

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## *Dear City Officials,*

***We are writing to you today to let you know that we are opposed to the East Central Area Plan as it is currently written. Our attempts to provide feedback and participate in the planning process were thwarted or ignored by the Community Planning and Development:***
***Upzoning and Affordability:***

- ***Upzoning is not needed to accommodate future growth. The idea of exchanging favorable zoning for "community benefits" is a vague term that gives developers too much leverage to receive beneficial zoning. Community benefits must be defined specifically in the plan and should only be considered for the construction of affordable housing. Other potential benefits discussed in the Plan are not needed and already paid for by taxpayers through other means.***
- ***What constitutes "affordable housing" must also be defined. To receive upzoning, a developer must construct units for residents whose incomes are 30% to 60% of the Adjusted Median Income or AMI and at least 35% of all units constructed need to be affordable. This will accommodate health care workers, paramedics, teachers, restaurant workers, customer service agents, and retail employees.***
- ***Upzoning increases land values and thereby increasing property taxes for local business operators and homeowners. In addition to displacing those on fixed incomes, the plan will displace renters when existing housing stock is replaced with high-end luxury housing. For every current unit of housing that is rented at below market but is lost due to upzoning of areas within East Central Area Plan, it must be replaced with two units of affordable housing at 60% AMI or below.***
- ***City must expand the property tax rebate program for seniors and those without sufficient economic means in order to offset the tax increases created by transit oriented development on those economically vulnerable.***
- ***City must expand rental assistance for renters and must expand its housing vouchers program for those currently unhoused or at risk of becoming unhoused.***
- ***Plan should call for an increase linkage fees (developer impact fees) imposed on new construction to grow the city's fund to construct its affordable housing. Denver's rates are pennies on the dollars while other comparable cities charge $7 to $30 per square foot. Denver's fees are .46 to $1.00 per square foot.***
- ***City must partner with nonprofit housing developers, such as Brother Redevelopment, Mercy Housing, Northeast Denver Housing, rather that giving away beneficial zoning to for-profit developers. Nonprofit housing developers say that it is NOT economically feasible for them to construct high rises. Nonprofit housing developers have told us that they prefer to build five story units, which is what our current zoning accommodates on the Colfax corridor in East Central. Their mission-driven model will ensure that housing will stay***

***affordable rather than be converted later for more luxury housing.***

- *City must articulate and define its anti-displacement strategy and implementation plan for homeowners, local businesses, and renters. This should includes resources and proven strategies for foreclosure and eviction prevention, assistance for small business development and stabilization, and the provision of financial education.*
- *City must impose a moratorium on the construction of luxury housing. If luxury housing is built and units sit vacant for more than 60 days, it must be repurposed for low-income housing or property owners must pay fees to generate funding for housing vouchers for those in need.*

***Equity, Mobility, and Inclusion.***

- ***East Central residents living with disabilities and elderly residents need access to parking. The over-representation of ableism in the ECAP is discriminatory and designed to push out elderly and those with disabilities who live in our neighborhoods. The preference of bike lanes over the needs of seniors is an ageist approach. However city planners have pitted neighbors against neighbors without taking in account how best to achieve a balance given that more than 20% of residents have some form of physical disability.***
- ***Studies regarding Bus Rapid Transit or BRT, parking and traffic studies have not been disclosed to the public to know how it will impact our neighborhoods when one lane each way of Colfax is closed to cars. We can easily implement bus lanes along Colfax now and continue "express or limited" service without making making changes that aren't funded. City and RTD should focus on how to make transit more affordable, reliable and accessible with lower bus fares or free service rather than the reconstruction of Colfax Avenue to a center running bus lane. BRT is another vanity project the City cannot afford while many are suffering in our community.***
- ***Mobility should also include free assistive devices, bikes and bike accessories, free transit, subsidized rideshare, and economically equitable access to zero-emissions vehicles.***
- *Plan does NOT adequately address any of the following: traffic, congestion, parking, infrastructure, increase in property taxes, increase in rents, lack of diversity on ECAP Steering Committee, encroachment of high rise buildings from Colfax Avenue onto residential streets, lack of design standards, and increased risk of flooding risks due to increase in impermeable surfaces.*
- *Notifications of Steering Committee meetings were published at the last minute on the website. This undermines any goals of transparency, inclusion, or equity.*
- *Information posted on the City's website regarding virtual Steering Committee Meetings was often incorrect and didn't allow for any feedback or questions from the public.*
- *When requested, interpreter services were **not** provided. Out of thousands of pages of documents available for download about the plan, the City only produced one page in any other language besides English.*
- ***Many serving on the Steering Committee are wealthy developers, members of Business Improvement Districts, and holders of lucrative city contracts for construction. The Steering Committee composition and process failed to represent our community especially when it is tainted by numerous conflicts of interests and lack of transparency.***
- ***Black, Ingenious and People of Color, immigrants, experts in affordable housing development, disabled residents, senior citizens, youth, advocates for our unhoused neighbors, renters, and those at risk for displacement were never appointed to the Steering Committee. There were only a few Steering Committee members who brought diversity to the table and didn't have a conflict of interest.***

***Green Infrastructure:***

- ***As part of a green building strategy to promote adaptive reuse, City should pursue the adoption of a deconstruction ordinance that requires developers to reuse building materials before demolition; otherwise, they must pay a fee that can be used for construction of affordable housing, green infrastructure, adaptive rehabilitation of existing buildings, historic preservation, and climate change mitigation strategies.***
- *City must assist residents financially whose properties are impacted by the increase in development, resulting in the increase in flooding risks for their properties. In the alternative, the City must mitigate any flooding risk in advance or provide cash assistance to homeowners to purchase costly flood insurance needed to remain in their homes.*

***Crime Prevention and Safety:***

- *The plan relies a racist policy from 1960 of Crime Prevention through Environmental Design (CPTED). When implemented, this policy exacts its punishment on people of color and residents who appear out of place in the built environment, leading to over policing and surveillance in public spaces. This is not an equitable way to address years of disinvestment and discrimination in housing, employment, criminal justice, and lending practices. In fact, this plan does nothing to preserve housing and businesses that have been historically-owned (and in some cases built) by people of color, immigrants, women, and minorities. In one draft of the plan, city planners drew areas and marked them "business and housing replacement" signaling the intent was to move current residents and businesses out of the neighborhood rather than promote strategies of stabilization, investment, and anti-displacement.*

Thank you for your attention to this matter
Victoria Eppler
1254 Clayton St.
Denver
80206