

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

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

Application Number	2019I-00191
Location	Multiple Addresses: Chaffee Park Neighborhood
Registered Neighborhood Organization Name	Chaffee Park Neighborhood Association
Registered Contact Name	Jason Hornyak
Contact Address	4989 Decatur St Denver CO 80221
Contact E-Mail Address	board@chaffeePark.org
Date Submitted	8/7/2020

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

was held on  , with  members in attendance.

With a total of  members voting,

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

voted to oppose the application; and

voted to abstain on the issue.

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

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

Application #

See following pages  
for full statement

Comments: The Chaffee Park Neighborhood Association supports the rezoning of our entire neighborhood to allow Accessory Dwelling Units. Not only do we support this change, but we asked for it. The five voting members referenced on this application are the 5 members of our board of directors. Along with that vote, we also performed neighborhood wide outreach to prove that an overwhelming majority of the neighborhood approves of this application.

Our full statement of support, submitted with the application, is as follows:

The Chaffee Park Neighborhood Association (CPNA) formally and emphatically endorses Council District One's application to rezone the Chaffee Park Neighborhood to legalize Accessory Dwelling

## **Chaffee Park Neighborhood Association position statement, continued.**

The Chaffee Park Neighborhood Association (CPNA) formally and emphatically endorses Council District One's application to rezone the Chaffee Park Neighborhood to legalize Accessory Dwelling Units. Not only does this project have our support, but its existence is the result of a request from our organization to Councilwoman Sandoval in mid-2019. Since then, we have worked very closely with her office in a partnership of research and outreach, resulting in this application.

We support the change from E-SU-B, E-SU-D, and E-SU-DX to E-SU-B1, E-SU-D1, and E-SU-DX1 on all parcels within the boundaries of the Chaffee Park Neighborhood (Federal Boulevard, Osage Street, Interstate 70, 52nd Street and the Aria Complex) for many reasons, but first and foremost because the majority of our constituents want it (as proven by an overwhelmingly positive response to our neighborhood-wide outreach). The process began when several Chaffee Park residents approached the CPNA with inquiries into ADUs, only to be frightened away by the onerous application process and fees. After enjoying an informative presentation from CPD, we decided that the best way forward for our neighbors was to approach Councilwoman Sandoval with a request for a legislative rezone. Handing the application responsibility over to CD1s office would shift the burden into their more expert hands.

Instead of electing to push for a group application that would spot zone a handful of parcels, we decided to include the entirety of the neighborhood due to an awareness of the city's desire to maintain a "clean" zoning code, as well as an understanding of the value that the change would bring to our residents, our neighborhood and our city as whole.

The most often cited reason for wanting to build an ADU in Chaffee Park is to provide housing for a family member. Having a place to live for an aging parent, or an adult child that cannot yet afford to live on their own would increase our neighborhood's economic and social security. In these uncertain economic times, the ability to keep families close will prove invaluable to the stability of the neighborhood and society overall.

Other residents wish to build ADUs for the potential to earn extra income from their property as a way to combat the encroaching forces of displacement. Many RNOs would criticize such a zoning change by claiming it would alter "neighborhood character," to which we would respond by suggesting that the biggest change to the character of a neighborhood would be the forced exodus of its residents and the removal of existing housing stock to make room for new buildings. Adding ADUs will be the gentlest way for our neighborhood to adapt to the pressures of gentrification, by allowing us to float with the rising tide, rather than letting it drown us. While we understand that the zone change may impact the tax assessment of some properties, we believe that it will be negligible compared to trend in property value increase that we have seen in the last few years. Legalizing ADUs will allow us to adapt along with inevitable change.

The CPNA is also aware of the Denveright Comprehensive Plan's positive attitude toward Accessory Dwelling Units. We feel that our neighborhood is very well suited (with our close proximity to the CBD, large lots and an overabundance of street parking) to take the lead on carving a path for the rest of the city to follow. Legalizing gentle density in a growing city is a crucial step toward combating the connected problems of housing affordability, transportation issues and the climate crisis. Legalizing the production of alternative housing will provide affordable options for our city's workforce. The closer these houses exist to the job centers, the fewer vehicle miles traveled on our highways. When we

**Chaffee Park Neighborhood Association position statement, continued.**

reduce vehicle miles traveled, there is less pollution from transportation. Our neighborhood understands this and we are more than willing to do something about it. It is our hope that this change will serve as a model for the rest of the city, and our willingness to act will inspire others to join us.

## **Weigle, Elizabeth K. - CPD City Planner Senior**

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**From:** Joan Engler <jcengler@comcast.net>  
**Sent:** Monday, July 20, 2020 12:58 PM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Chaffee Park neighborhood rezoning

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hello,

We received a notice of zoning changes to allow easier permitting for ADU. From what I understand is that the \$1000.00 fee would be forgiven for building ADU's. I do not agree with this. If the city cannot use the \$\$ this neighborhood sure could use a nice park!

Also I don't think the infrastructure could handle this. We are told that we don't have enough police and firefighters to respond quickly enough. Also do we have good enough water and sewer system to handle twice as many households? Where would they park at? In the alley?

The city says this will help with affordable housing but all of the neighbors are saying they will use them as short term rentals, which is NOT good for the neighborhood. Would there be restrictions on using these as short term rentals? My thought is if neighbors use these for Short term rentals then they should still pay the 1000.00. Also it has been said at the neighborhood association meeting that I went to that even though it was said you need to live on the property it's only a problem if you get caught, same with short term rentals— that it's ok not to register them with the city. I am concerned with this type of language coming from the neighborhood association especially when it is the leader saying this.

I would like a limit to how many can be built and to make sure that they are registered if they are used for short term rentals as well as checking to make sure the owner is living there. I just don't know how Denver would have the checks and balances to do this. Some in the neighborhood are already operating illegal short term Rentals. It's on the unofficial Chaffee Park Facebook page.

Thank-you for reading my reply.

Joan Engler

Sent from my iPad

## **Weigle, Elizabeth K. - CPD City Planner Senior**

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**From:** Darlene Rohr <ruckusdc@q.com>  
**Sent:** Tuesday, July 21, 2020 8:30 AM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Rezoning Chaffee Park area

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Weigle,

We live at 5120 Bryant Street and oppose this rezoning. It will cause the area to become too dense and crowded. Already there have been box style townhouses and condos being built which are not consistent with the demographics and appearance of the neighborhood. Yards will be filled in and cluttered with buildings not consistent with neighborhood demographics. It will be unsightly.

Celestine and Darlene Rohr  
5120 Bryant Street  
Denver, CO 80221

**From:** [Planningboard - CPD](#)  
**To:** [Weigle, Elizabeth K. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13263403  
**Date:** Tuesday, September 8, 2020 12:34:11 PM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Tuesday, September 8, 2020 12:23 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13263403



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<b>Name</b>	Dolores Nicholl
<b>Address</b>	5068 Umatilla Street
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80221
<b>Email</b>	<a href="mailto:mfgood01@msn.com">mfgood01@msn.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	Federal Blvd-Tejon St/I-70-52nd Ave

**Case number** #2019I-00191

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**Would you like to express support for or opposition to the project?** Strong opposition

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**Your comment:** Against higher density residential development as proposed with single unit-detached accessory dwelling units

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**From:** [Planningboard - CPD](#)  
**To:** [Weigle, Elizabeth K. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13265616  
**Date:** Monday, September 14, 2020 8:15:00 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, September 9, 2020 10:41 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13265616



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<b>Name</b>	Jill Carnahan
<b>Address</b>	5009 Decatur St.
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80221
<b>Email</b>	<a href="mailto:jill5009@gmail.com">jill5009@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

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**Address of rezoning** Chaffee Park rezoning

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**Case number** 19i-00191

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**Would you like to express support for or opposition to the project?** Strong support

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**Your comment:** I strongly support the rezoning to allow for ADU units. I believe this change will help address the need for affordable housing in Denver while still maintaining the character of the neighborhood. In addition, as a real estate appraiser, I believe it will positively impact property values.

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**From:** [Planningboard - CPD](#)  
**To:** [Weigle, Elizabeth K. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13275218  
**Date:** Monday, September 14, 2020 9:37:24 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Monday, September 14, 2020 9:18 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13275218



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<b>Name</b>	Joe Maloney
<b>Address</b>	4911 Umatilla St
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80221
<b>Email</b>	<a href="mailto:jmaloney716@hotmail.com">jmaloney716@hotmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

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**Address of rezoning**

Chaffee Park Neighborhood

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**Would you like to express support for or opposition to the project?**

Strong support

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**Your comment:**

the case for ADU's in this neighborhood is great. It would allow for the accommodation of aging parents. Please support this measure as it will allow ALL the homeowners in the neighborhood a chance to improve their properties as they see fit.

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## **Weigle, Elizabeth K. - CPD City Planner Senior**

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**From:** Planningboard - CPD  
**Sent:** Wednesday, September 16, 2020 4:33 PM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior  
**Subject:** FW: Denver's Planning Board Comment Form #13282089

**Follow Up Flag:** Follow up  
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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, September 16, 2020 3:44 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13282089



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<b>Name</b>	Paul Lukosi
<b>Address</b>	5180 TEJON ST
<b>City</b>	DENVER
<b>State</b>	Colorado
<b>ZIP code</b>	80221
<b>Email</b>	<a href="mailto:plukosi@yahoo.com">plukosi@yahoo.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

**Address of  
rezoning**

Chaffee park

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**Your comment:**

A.anda Sandoval does not speak the truth. Yes I am glad her mother gets to live with her. What about the neighborhood. I. 2019 year she held her first meeting at beech court elementary school. Then she plannedshe another meeting one week later on veterans day for a vote. No neighbors that I know got this notice anyone week notice on veterans day? Sounds like she is narcissistic. Mother and all. I spoke to resources e officers officer Gibbs and and Anderson in district one. Both agreed traffic would become an issue and crime increase unknown since no comparison. But more people, more strangers logically crime increases. I talked to Amy about this and because of her dirty self serbing politics she would never get my vote. Her response:"As long as you vote." I talked to her about other neighborhoods like new housing in hyland west and houses in sunnyside which would happen in our neighborhood with rezoning. Driving they Sunnyside: raritan to umatilla st u can see the changes. Our property taxes increase. No neighbors I spoke to want this increase. Please call me if u have any questions..paul Lukosi 5180 tejon st. denver. 7202783205

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## Weigle, Elizabeth K. - CPD City Planner Senior

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**From:** Planningboard - CPD  
**Sent:** Wednesday, September 16, 2020 4:34 PM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior  
**Subject:** FW: Denver's Planning Board Comment Form #13282137

**Follow Up Flag:** Follow up  
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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, September 16, 2020 4:12 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13282137



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<b>Name</b>	Paul
<b>Address</b>	5180 TEJON ST
<b>City</b>	DENVER
<b>State</b>	Colorado
<b>ZIP code</b>	80221
<b>Email</b>	<a href="mailto:plukosi@yahoo.com">plukosi@yahoo.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	Chaffee park

**Would you like to express support for or opposition to the project?**

Strong opposition

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**Your comment:**

Last message, I forgot to tell you that amy Sandoval told me that there was no new housing in our area. Please give the streets I mentioned and see how truthful Amy was. Politics is good if honest and forthright.. amy has. Ot shown this in the rezoning in Chaffee park, a tiny neighborhood where ADU's do not fit the neighborhood. There is no affordable housing. I have 2 daughters who have lived in rooms, basements,... if 1400 dollars per month is affordable housing then we are living a fantasy. Also voices on the web go in and out for 10 sec at a time and volume is low. I can not find an option to speak... thx, Paul

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## Weigle, Elizabeth K. - CPD City Planner Senior

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**From:** Planningboard - CPD  
**Sent:** Wednesday, September 16, 2020 4:34 PM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior  
**Subject:** FW: Denver's Planning Board Comment Form #13282134

**Follow Up Flag:** Follow up  
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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, September 16, 2020 4:11 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13282134



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<b>Name</b>	Joshua Eaton
<b>Address</b>	3325 Stuart street
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80212
<b>Email</b>	<a href="mailto:eatonjosh@hotmail.com">eatonjosh@hotmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	District 1



**Would you like to express support for or opposition to the project?** Strong support

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**Your comment:** I strongly support the rezoning proposal. My only concern is that developers will be incentivized to buy up lots as they become available, build an ADU / maximize the buildable square footage, and subsequently price out the middle class. Is it possible to avoid this?

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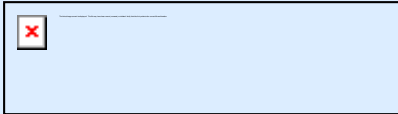
## Weigle, Elizabeth K. - CPD City Planner Senior

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**From:** Planningboard - CPD  
**Sent:** Monday, September 21, 2020 3:43 PM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior  
**Subject:** FW: Denver's Planning Board Comment Form #13291623

**Follow Up Flag:** Flag for follow up  
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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Monday, September 21, 2020 2:26 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13291623



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Name	Kevin Gallagher
Address	4994 Wyandot St
City	Denver
State	Colorado
ZIP code	80221
Email	<a href="mailto:kevin@baruchandco.com">kevin@baruchandco.com</a>
Agenda item you are commenting on:	Rezoning
Address of rezoning	4994 Wyandot St

**Case number** 19i-00191

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**Would you like to express support for or opposition to the project?** Strong support

---

**Your comment:** I strongly support the rezoning of Chaffee Park  
From Zone: E-SU-B  
To Zone: E-SU-B1

It will give the some of Denver's oldest residents much more flexibility to be able to afford to live in an increasingly expensive city. Thank you!

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**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [lucas.merrigan@gmail.com](mailto:lucas.merrigan@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13281072  
**Date:** Wednesday, September 16, 2020 10:41:39 AM

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<b>Name</b>	Lucas Merrigan
<b>Address</b>	4885 Zuni Street
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80221
<b>Email</b>	<a href="mailto:lucas.merrigan@gmail.com">lucas.merrigan@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	Chaffee Park Neighborhood
<b>Case number</b>	20191-00191
<b>Would you like to</b>	Strong support

**express  
support for  
or  
opposition  
to the  
project?**

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**Your  
comment:**

Chaffee Park was built decades ago to house Denver's growing population of small families. This zoning change would just prove that the City of Denver is cognizant of that, as well as their own housing crisis. In addition to that, I've seen comments on here that everyone in the neighborhood will take advantage of this new option. I just built a 29K double garage in my backyard and would have to scratch it and start over to fit within the zoning codes, and I'll not be doing that. So not everyone will be taking advantage of the change. Cheers to make good decisions.

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**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [murphyan\\_at\\_msn.com](mailto:murphyan_at_msn.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13279484  
**Date:** Tuesday, September 15, 2020 8:25:51 PM

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<b>Name</b>	Anthony Murphy
<b>Address</b>	5150 Umatilla St
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80221
<b>Email</b>	<a href="mailto:murphyan@msn.com">murphyan@msn.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	E-SU-B,E-SU-D,E-SU-Dx
<b>Case number</b>	2019I-00191
<b>Would you like to</b>	Strong opposition

**express  
support for  
or  
opposition  
to the  
project?**

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**Your  
comment:**

The area being considered is currently single family zoning and the proposal will effectively change it to multifamily. This could drastically change the density of the proposed areas. Many of these lots are only 50 to 60 feet wide. The possible increase of vehicles being parked on the street could double parking greatly impacting the neighbor. Currently each lot can only accommodate three vehicles on the street at best. Greater density and both sides of the street lined with cars is not something I want to live with.

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**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [gracelramirez@gmail.com](mailto:gracelramirez@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13281274  
**Date:** Wednesday, September 16, 2020 11:48:56 AM

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<b>Name</b>	Grace Ramirez
<b>Address</b>	5050 Decatur St
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80221
<b>Email</b>	<a href="mailto:gracelramirez@gmail.com">gracelramirez@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	Chaffee Park Neighborhood
<b>Case number</b>	N/A
<b>Would you like to</b>	Strong support



**express  
support for  
or  
opposition  
to the  
project?**

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**Your  
comment:**

As a Denver native, proud North Denver resident and Chaffee park neighborhood neighbor, I whole- heartedly support the rezoning of our entire neighborhood to allow for ADUs. I believe ADUs will help us stay in our homes by giving homeowners opportunities to maximize their investment in what for many of us is our primary asset. This will help our families with generational wealth building that overall will help our economy and Denver residents thrive. I fully support this rezoning. I am available for any follow questions from Council or the Planning board should they be necessary. Thank you.

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# Colorado

303 E. 17th Avenue, #510 | Denver, CO 80203  
1-866-554-5376 | Fax: 303-764-5999 | TTY: 1-877-434-7598  
aarp.org/co | coaarp@aarp.org | twitter: @ColoradoAARP  
facebook.com/aarp.colorado

November 4, 2020

TO: The Honorable Amanda Sandoval  
Fr: Bob Murphy, AARP Colorado State Director

AARP Colorado supports the proposed ordinance changing the zoning classification of multiple properties in Chaffee Park to allow accessory dwelling units. As an age 50-plus membership organization that advocates for the interests of our over 670,000 Colorado members, including 75,000 in Denver, AARP feels the amendments to the Denver Zoning Code are in the interest of many of our members who struggle with rising housing costs.

Many of our members live on fixed incomes, including a significant portion who are renters. AARP is a strong proponent of “age-friendly” livable communities where residents of all backgrounds can thrive. The AARP Network of Age Friendly States and Communities, in which Denver is an early member, recognizes affordable and varied housing as a foundation for a diverse and welcoming community, Denver had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter as the pandemic’s economic fallout deepens.

AARP supports measures such as expanded opportunity for homeowners to add accessory dwelling units to their properties. We believe a mix of housing enhances a community’s vitality and provides affordable options for a diversity of household sizes and income levels. Lowering the current regulatory barriers to getting zoning approval for ADU’s gives easier access to a wealth-building tool for low-to-moderate income homeowners. And older homeowners can either enhance retirement income, or allow more flexible living arrangements for extended families. Along with the zoning changes to group living regulations currently up for Council discussion, easier access to ADU construction is an important step in addressing the Denver’s shortage of affordable housing.

AARP Colorado supports the thoughtful approach to expanding access to ADU’s that underlay the proposed zoning changes for Chaffee Park and urges their approval by the Denver City Council.

Cordially,

Bob Murphy, AARP Colorado State Director

AARP  
Real Possibilities