

From: [Steve Ridge](#)
To: [Bossler, Matthew C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Rezoning 801 15th St.
Date: Thursday, April 17, 2025 11:37:37 AM

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Matthew,

I received a notice of proposed rezoning for 801 15th St. that would allow a large format sign installation and understand you are the case manager looking for feedback. As a resident at the Spire condominium building that is across the street, I respectfully do not support this rezoning for the following reasons:

- A large sign would be unsightly.
- There are already too many signs on buildings in the downtown theatre district area.
- Most importantly, the light given off from these signs are bright and light up the the living spaces at night in nearby residential buildings which has a detrimental health effect (i.e. poor sleep due to excessive light from advertising signs entering bedrooms at nighttime).

Let me know if you have any questions or need anymore information.

Concerned Resident,
Steve Ridge
M: +1.215.605.9791
steveridge365@gmail.com

From: [Kelly Hegarty](#)
To: [Bossler, Matthew C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Fwd: Public Comment on Proposed Rezoning – 801 15th Street (Case #2024i-00172)
Date: Sunday, May 25, 2025 2:41:24 PM

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Dear Matthew,

Just following up on my prior email.

I'd like to better understand what this change would actually allow in terms of signage. Are large signs or digital billboards already permitted under the current zoning, or would this be something new?

I'm particularly concerned about the potential for increased light pollution, especially from digital or brightly lit signage. The area is already busy and vibrant, but adding more intense lighting and outdoor advertising could change the character of the block and affect nearby buildings, residents, and businesses.

Thank You,

Kelly Hegarty

Owner: SPIRE - 891 14th St, Unit 3109, Denver, CO.

Begin forwarded message:

From: Kelly Hegarty <k.hegarty@icloud.com>
Subject: Public Comment on Proposed Rezoning – 801 15th Street (Case #2024i-00172)
Date: April 16, 2025 at 3:48:49 PM MDT
To: matthew.bossler@denvergov.org
Cc: Font desk Spire Associate <courtesydesk@spiredenver.net>

Dear Mr. Bossler,

I'm writing as a concerned community member regarding the proposed zoning change for 801 15th Street—from D-C UO-1 to D-TD UO-1.

I'd like to better understand what this change would actually allow in terms of signage. Are large signs or digital billboards already permitted under the current zoning, or would this be something new?

I'm particularly concerned about the potential for increased light pollution, especially from digital or brightly lit signage. The area is already busy and vibrant, but adding more intense lighting and outdoor advertising could change the character of the block and affect nearby buildings, residents, and businesses.

I also wonder what impact this might have on property values in the surrounding area—would the addition of billboard-style signage make nearby properties less appealing or harder to develop for residential or mixed-use purposes?

I hope the city takes a close look at these concerns and gives the public plenty of time and opportunity to weigh in.

Thank you for your time and for considering this input.

Best regards,

Kelly Hegarty

Owner, SPIRE: 891 14th St, Unit 3109, Denver CO 80202

