

From: [dencc - City Council](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Subject: FW: Hale ADUs
Date: Monday, April 1, 2024 9:58:59 AM



DENVER
OFFICE OF CITY COUNCIL

Robert Austin, APR | Communications Specialist
Office of City Council | City and County of Denver
[Pronouns](#) | He/Him/His

phone: (720) 337-2018 mobile: (720) 241-2760

[311 for city services](#) | denvergov.org/citycouncil | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#)

From: Gary Martyn <gary@gcmartyn.net>
Sent: Sunday, March 31, 2024 5:59 PM
To: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Hale ADUs

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Dear Council,

Although I am not in the Hale neighborhood, I do live in a neighborhood included in the East Area Plan.

I participated in the crafting of the East Area Plan, and in that plan ADU structures were to be allowed in appropriate areas. We collaboratively arrived at this designation because of the unique flooding problems the area has endured for years. It was recognized by all that some permeable surfaces needed to be left to help alleviate flooding and because of that, some parcels would not be appropriate for ADU structures.

It should be noted that even if this zone change is not approved, EVERY homeowner in Hale could still apply to build an ADU. No one is being deprived of this right.

It should be noted that the ink was barely dry on the East Area Plan when this effort began. As you, our city council, continues to ask for citizen's input on planning issues, it is disheartening to have our efforts so easily disregarded. The East Area Plan was supposed to be a major planning document for the area. Why try to change it so quickly? Especially when the ability to build an ADU is not impacted.

Thank you for your time,
Gary Martyn

From: [Karla Whittenburg](#)
To: [Planningboard - CPD](#); [City Council District 5](#); [dencc - City Council](#)
Subject: [EXTERNAL] Rezoning 23i-00093 Application Date: 10/24/2023 From Zone: U-SU-C To Zone: U-SU-C1
Date: Monday, January 22, 2024 8:21:51 PM
Attachments: [image001 \(1\).png](#)

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Planning Board and City Council members,

I'm a current resident of the Hilltop neighborhood and recently became aware of the proposed rezoning in the area north of 6th Avenue (map below) to allow for ADU use. I'm very concerned about the impact to the already growing congestion in this area of the city, and believe this should be more carefully evaluated.

A significant number of companies are relocating from downtown Denver to more desirable areas such as Cherry Creek which is in close proximity to this rezoning area. Additionally, we have already seen a negative impact related to traffic and parking due to the significant development near the residential areas in Cherry Creek which will be exacerbated by furthering housing density in the area. In addition, the main thoroughfare in the area is Colorado Blvd which is generally congested at all times of the day.

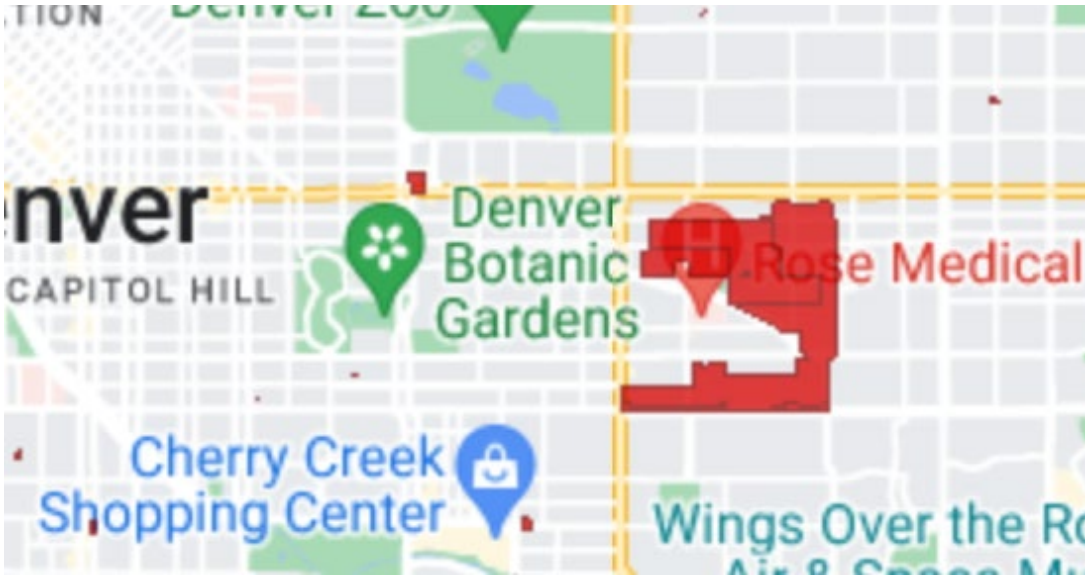
On the intangible side, the Mayfair neighborhood is made up of a variety of home types, several of which have the character and charm of small older homes with mature trees throughout. However, continuing to drive development and density into this area of the City, I believe will negatively impact the area, one of the City's neighborhood gems, similar to Capitol Hill, Congress Park, Washington Park and other smaller neighborhoods in Denver that make our City so desirable.

If the intent is to increase available and affordable housing in the area, there are several apartment buildings in the area with vacancies that need to be upgraded. Many of these apartments were previously rented by employees of University hospital and supporting entities before moving to the Anschutz Medical Campus. The City could provide low interest loans or grants to upgrade these buildings. This would have a more limited impact to the neighborhood while meeting the objectives of providing more affordable housing.

I respectfully request that the City Council and Planning Board reevaluate this rezoning.

Sincerely,

Karla Whittenburg



From: [jeanne van cleave](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Hale neighborhood rezoning
Date: Sunday, January 21, 2024 8:49:30 PM

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Hello, I'm not sure if you are still accepting comments or not about the proposed changes in zoning in the Hale neighborhood, but here is my opinion.

I'm writing in strong support of the proposed changes to allow ADUs to be built in backyards like mine. ADUs are a great option for those of us in older, smaller houses who anticipate elderly parents or other relatives needing a disability-friendly place to stay for extended periods of time. It would also offer additional housing options for smaller households looking to reside in a stand alone structure, versus an apartment building.

I know others are worried about parking and traffic, but these problems could and should be addressed, regardless of the outcome of this proposal, through wider/more sidewalks and improved bike lanes and public transportation options.

In summary, I strongly support the proposed changes. Thank you for considering.

Jeanne
791 N Holly St.

From: [Brandt Wilkins](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] In support of 23i-00093
Date: Wednesday, January 17, 2024 7:50:36 AM

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RE:
23i-00093
Application Date: 10/24/2023
From Zone: U-SU-C
To Zone: U-SU-C1

I would like to speak in support of this rezoning applications. My husband and I live at 4900 E 6th Ave.

It is critical that the planning board approve this application. We must find a way to build more housing in Denver. I received a flyer from two neighbors stating this would 'unquestionably negatively impact property values'.

I wholeheartedly disagree.

How will Denver continue to grow, welcome new residents, support growing businesses and succeed in the coming decades without every citizen's support for inclusive, expansive policies to help Denver thrive.

My husband and I would welcome new residents into our area. New residents invigorate a block, a neighborhood, a city.

As for our property value, it would be enhanced by having a diverse, inclusive approach to the future.

Brandt Wilkins
4900 E 6th Ave Pkwy
Denver, CO 80220

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Beth Ellis, EA <bethellishomes@gmail.com>
Sent: Wednesday, January 17, 2024 3:27 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] HALE PROPOSED REZONING
Attachments: image003.jpg; image005.jpg

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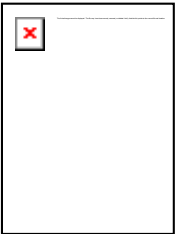
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Hello Mr. Lechuga,
My name is Beth Ellis and I reside at 1325 Glencoe St.
I was unable to comment during the meeting but I want to say that I am in favor of the rezoning.

Thank you,
Beth Ellis
267-588-7007

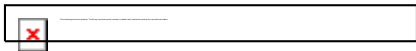
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Beth Ellis, EA
REALTOR® , Coldwell Banker Realty

[267-588-7007](tel:267-588-7007) | BethEllisHomes.com | BethEllisHomes@gmail.com

[6501 E Belleview Ave. Suite 500 Englewood, CO 80111](#)



From: [Hanna Serdynski](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Hale - 1226 Dexter Street Rezoning
Date: Sunday, November 26, 2023 5:04:12 PM

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Hi there,

I received a Denver postcard inviting us to submit our thoughts and comments regarding a rezoning consideration.

Just wanted to share that I am located in Hale at 1226 Dexter Street, Denver, and we would love for a rezoning to happen that allows for expanding on ADUs.

We already have an ADU in our backyard (our garage). We'd love to build a bonus room on top of the garage that allows us to host our guests and family when visiting (we are having kids, and our house is cozy already -- an extra space for our community to watch TV, hang out, have office desks, etc. would be really nice). We would have no problem being respectful of a height limit if a second-story on the ADU was approved.

We have no intentions of utilizing airbnb or renting. We just want to be able to add an additional family space so that we don't have to outgrow a house we enjoy (and allowing families to expand on their property also helps Hale remain a family-oriented neighborhood). It would be very encouraging to have less hoops to jump through with the city!

Thank you so much for listening and happy holidays ♥

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Brigner, Owen - CC YA2245 City Council Aide
Sent: Thursday, November 30, 2023 9:35 AM
To: Mike Santambrogio
Cc: Fry, Logan M. - CC YA2246 City Council Aide Senior; Lechuga, Tony D. - CPD CE0429 City Planner Senior; Prince, William G. - CPD CE0371 City Planner Associate
Subject: RE: [EXTERNAL] Resining
Attachments: Constructing_An_ADU.pdf

Good morning,

Thanks for reaching out to our office.

In other neighborhoods in Denver that have been legislatively rezoned for ADUS, there has not been a huge increase in the ADUs that are built. I'm attaching a presentation from Community Planning and Development (CPD) that provides information on the rules around actually constructing an ADU. I've also CC'd Tony Lechuga and William Prince, who are the experts at CPD on the Hale ADU legislative rezoning.

If there's ever anything else our office can do to be of assistance, please don't hesitate to reach out.

Take care,



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From: Mike Santambrogio <mikesantam@icloud.com>
Sent: Tuesday, November 28, 2023 9:01 AM
To: City Council District 5 <DenverCouncil5@denvergov.org>
Subject: [EXTERNAL] Resining

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The proposed rezoning for the Hale Statistical Neighborhood will be a significant problem for residents. The area's streets are already over burdened with multiple car families. These streets were not designed to handle the amount of traffic they currently face. By allowing additional housing to be built on existing properties the problem will only get worse. We don't need more vehicles on our streets. We need less. Please consider the traffic patterns and problems that this proposal will create.

Sent from my iPhone

From: [Claudia C](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] Comment about rezoning of Bellvue Hale
Date: Monday, January 8, 2024 5:10:48 PM

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Dear planning board,

I live at 1349 Birch Street between 13 and 14th avenues. I am writing to say that I am not in favor of the rezoning for ADUs in Bellvue/Hale.

The neighborhood is already very densely populated and by adding ADUs, it could become even more that way. Most of the streets in Bellevue Hale have many cars parked on the street already and we don't need any more cars. When I walk my dog to the park, often in the street because there are many blocks without wide sidewalk's in the neighborhood, I already have to dodge cars along the way. also, Birch Street has several historic homes and adding ADUs would destroy the historical feel to the street. We are already struggling with a lot of people and we don't need to attract more.

Thank you,

Claudia Crawford
1349 Birch Street
Denver, CO 80220

From: [laura.roe](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] rezoning
Date: Wednesday, January 3, 2024 9:13:32 AM

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We saw the sign by our local Mayfair Park and question how our neighborhood got picked for rezoning, We live in a single family home for a reason and have worked hard over the years to maintain the property value and integrity of the neighborhood. The type of changes only make our neighborhood more congested. We already have 2 homes on the block that have a homeowner that rents to 5 single unrelated individuals that all have cars parked on the street and constant coming and going. If we wanted to live next to an apartment building we would have made that choice earlier. Sincerely Laura Roe

Sent from [Mail](#) for Windows

April 1, 2024

RE: PROPOSED HALE REZONING; CASE NO. 20231-00093

Dear Council Members:

PRIOR COMMENTS.

We ask that you consider our comments (submitted January 8, 2024, copy attached) regarding Councilwoman Sawyer's proposed rezoning of the entire Hale Statistical Neighborhood ("Hale") to allow accessory dwelling units ("ADUs") as a use by right throughout Hale. Such a rezoning would eliminate the public rezoning process now in place, including input from affected Registered Neighborhood Organizations ("RNOs") and affected property owners, to change a particular property's zoning. That public process is one that owners throughout Denver have historically relied upon particularly given the unique nature of each property. The comments noted in our January 8 submittal remain relevant today, and we reaffirm and ask that you consider those comments.

AVOID DISPARATE TREATMENT.

If Council is not persuaded by our January 8 comments, we request that you postpone the hearing on the proposed Hale rezoning indefinitely. Doing so would allow ADUs in Hale to be considered as part of the Citywide ADUs project launched by Community Planning and Development ("CPD"), thereby avoiding the potential of Hale being treated differently than its counterparts. There is simply no justification for different treatments. Handling the ADU issue on a Citywide basis would achieve CPD's stated goal of expanding "housing availability and choice through *gentle* zoning without significantly changing how neighborhoods look and feel." [Emphasis added.]

PROPOSED BLANKET REZONING.

As in any rezoning, one of the criteria City Council must consider (and, we submit to you, the most important) is whether the proposed rezoning furthers the public health, safety, and general welfare, *i.e.*, the protection and well-being of the general public. In Hale, we are in the midst of a significant number of transitions including, without limitation:

1. The ongoing redevelopment of the CU Medical Center, now known as 9+CO, to include approximately 1,000 residential units.
2. Redevelopment of the former VA Hospital, now in the planning stage, to include approximately 1,450 residential units.
3. Construction of a 73-unit multifamily project at Ash Street and Hale Parkway.

4. Atlantis Community Foundation's proposed construction of a 60-unit apartment building at the Southeast corner of Colorado Boulevard and 13th Avenue to house and serve individuals with disabilities.
5. Proposed construction of the Colfax Bus Rapid Transit ("BRT") which will create only one lane of traffic in each direction (east and west) for vehicle traffic. If nothing else, the BRT will significantly increase vehicular traffic on 13th and 14th Avenues in Hale – which are already burdened with traffic, accidents, pedestrian risks, etc. As an aside, where are the traffic studies?

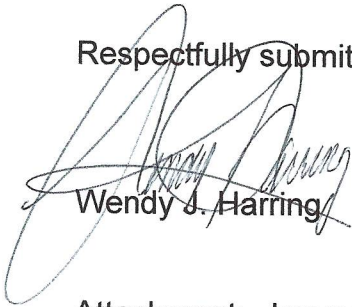
Given the foregoing, when you consider ADUs as a use by right and their impact on the health, safety, and welfare of the Hale residents, you must consider the following, each of which will be exasperated by the addition of ADUs:

- a. Hale's impervious surfaces are increasing significantly thereby negatively impacting the environment including the waterways and water table.
- b. The Urban Heat Island Effect (*i.e.*, impervious surfaces absorbing and re-emitting the sun's heat) given the loss of green space, trees, and other vegetation resulting from the addition of asphalt, concrete, and rooftops and the resulting increase in CO₂. Research suggests that Denver is already 9 degrees hotter due to the Urban Heat Island Effect.
- c. The negative impacts on light and air and, as a result, the adverse effects on the environment.
- d. Increased traffic in and around Hale caused by the BRT and additional density (more stop and go and idling in traffic), leading to increased emissions, greater air pollution, and loss of air quality.
- e. Storm water management and the impact on flood prone areas due to the increase in impervious surfaces.
- f. Loss of and adverse impacts to street parking.

GOING FORWARD.

It appears as though, at least in the context of Hale and notwithstanding Blueprint Denver and the East Area Plan, the City is taking a piecemeal approach to development and housing, rezoning, and the projects impacting our neighborhood. Instead, there should be a comprehensive plan as to how all the pieces (moving parts), now in progress and proposed, fit together and enhance, rather than detract from, our quality of life. That plan should include the expertise of public health officials, environmental scientists, and traffic engineers as well as informed and meaningful input from impacted residents and RNOs.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Wendy J. Harring', is written over the printed name below it.

Wendy J. Harring

Attachment: January 8, 2024 Comments

FW: Case # 20231-00093; Hale Rezoning

From: Haring, Wendy J. <WHaring@spencerfane.com>
To: c2hdesign <c2hdesign@earthlink.net>
Subject: FW: Case # 20231-00093; Hale Rezoning
Date: Mar 23, 2024 3:41 PM

From: Haring, Wendy J.

Sent: Monday, January 8, 2024 3:10 PM

To: rezoning@denvergov.org

Cc: anthony.lechuga@denvergov.org; c2hdesign@earthlink.net; L BOGUE <reddogarts@msn.com>; Ray Allen <allen1261@msn.com>

Subject: Case # 20231-00093; Hale Rezoning

Council Members,

We live in the Hale Statistical Neighborhood (“Hale”). Hale is comprised of the Bellevue-Hale Neighborhood, western Mayfair, and parts of Hilltop.

This email concerns Councilwoman Amanda Sawyer’s application to rezone the entirety of Hale to allow accessory dwelling units (“ADUs”) as a use by right on each property located in Hale. Currently, to build an ADU, a property must be rezoned, *i.e.*, a single parcel rezoning. That rezoning process requires notification to adjacent property owners to solicit their feedback and give them access to the public hearing process. A single parcel rezoning also allows affected agencies and departments within the City to weigh in on the proposed rezoning. If Councilwoman Sawyer is successful, that process would be eliminated. Her stated purpose for a blanket rezoning is to save applicants the \$1,000.00 review fee and to shorten the time to begin construction by eliminating public comments and the public hearing process.

Regarding her proposed rezoning of Hale, Councilwoman Sawyer has publicly said:

1. “In my mind, 60% is really that barrier to say we have enough community support to move forward because *when you are changing people’s property rights*, it’s extremely important that they are invested in it and want it done.” [emphasis added.]
2. “Community consensus is extremely important to this endeavor.”
3. “*We don’t change people’s zoning lightly.*” [emphasis added.]

To the contrary, we submit to you that many Hale residents are not even aware of Councilwoman Sawyer’s proposed rezoning. Councilwoman Sawyer held two (2) Virtual Town Halls (September 12 and September 19) on the subject. Two meetings do not rise to “several community meetings” as reported by Councilwoman Sawyer. In fact, the two meetings were not at all well attended and were held in a format that did not give the few in attendance an opportunity to comment.

In another communication, Councilwoman Sawyer stated “[t]he District 5 Council Office expressed the necessity of having *a clear mandate from the community before progressing further*” with respect to her proposed rezoning. [emphasis added.] She then announced that 58% [note, that is less than the Councilwoman’s 60% threshold] of respondents are in favor of her proposed rezoning. While that is true, Councilwoman Sawyer taking action to rezone the entirety of Hale based on her survey is a great disservice to the residents of Hale.

Hale has approximately 6,000 residents and 1,457 parcels. Councilwoman Sawyer reported that her survey yielded 212 counted responses – 124 yes, 78 no, and 10 unsure. In other words, she is proposing to rezone the entirety of Hale based on there being 36 more yes votes than no/unsure votes. That is 0.6% of the residents and 2.5% of the parcels. Moving forward based on these numbers is disingenuous on Councilwoman Sawyer and, if approved, City Council’s parts and may result in a materially adverse impact on the whole of Hale.

We would ask that you seriously consider the above comments. While we are in favor of ADUs throughout the City, they must be considered on a case-by-case basis, with due consideration being given to the unique features of the property at issue, the characteristics of the neighborhood, the existing and resulting density, parking, traffic, and the like. The public process must be preserved!

Respectfully submitted,

Wendy J. Haring
Timothy Tipton
Laurie Bogue
Ray Allen

[Wendy J. Haring](#) Attorney at Law
Spencer Fane LLP

1700 Lincoln Street, Suite 2000 | Denver, CO 80203
O 303.839.3850
wharing@spencerfane.com | spencerfane.com

Planning Board Comments



Submitted on	4 January 2024, 5:30PM
Receipt number	614
Related form version	3

Your information

Name	David Margolin
Address or neighborhood	1201 Hudson St
ZIP code	80220
Email	dhm1948@outlook.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1201 Hudson St
Case number	20231-00093

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

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

Strong opposition

Your comment:

The proposed re-zoning will achieve nothing but: 1. increased traffic especially on 13th and 14th aves, 2. decreased parking, 3. increased population density, 4. clogging access for emergency services (especially fire), 5. destroy the character and environment of the neighborhood, 6. falling property values, 7. loss of tree canopy, 8. increased transient population, 9. more non-permeable land for water to flood off, 10. more noise and dust from construction activity, 11. not allowing a case by case process for adding an adu, 12. this was rejected 6 months ago, 13. voting out tone deaf Amanda Sawyer.....although that wouldn't be a negative.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	6 January 2024, 6:33PM
Receipt number	615
Related form version	3

Your information

Name	Jamie Vernon
Address or neighborhood	Hale
ZIP code	80220
Email	jvermon1225@comcast.net

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Multiple properties in the Hale Neighborhood
Case number	20231-00093

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

I am against the rezoning of properties in the Hale neighborhood, my neighborhood. This proposed change would alter the character of my beloved "hood." Single family dwellings prevail here, and adding a dwelling in the backyard, basement, or attic would alter that character to the negative. This would increase the population density negatively. Also, traffic would increase much to the chagrin of the many walkers, bikers, animal walkers, and children walking to neighborhood schools. On my street alone, traffic and its speed have increased dramatically the past few years. I feel this is leading to building more multi-family dwellings here; there are plenty of those structures near Rose Medical Center. Just wondering, has this rezoning been proposed in Hilltop for example?

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	16 January 2024, 4:33PM
Receipt number	619
Related form version	3

Your information

Name	R. Kunz
Address or neighborhood	5040 E 11th Ave
ZIP code	80220
Email	rkayk@hotmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Multiple properties in the Hale Statistical Neighborhood
Case number	2023i-00093

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

Several strong objections to the proposal by Councilwoman Sawyer:

1. Impact on water drainage: more paved over surface by adding more dwelling units per lot more impervious surfaces and greater storm runoff volume. There are already issues with storm drainage in this neighborhood; during summer of 2022 our street flooded to the degree where the street became a flowing river and encroached upon my property. Will City Council be paying for additional storm drains on my street? in what sort of time frame will that happen?
2. Methods used to conduct the survey: according to Councilwoman Sawyer's office, a > 50% approval rate was needed in order to move the proposal forward. Only 212 responses out of 382 total responses were considered as unique, and the remaining 170 responses (45%) were thrown and not accounted for in the approval rate. However, her office did not give any reasons behind why these 170 responses were thrown out or show whether the distribution of Y/N were equivalent in the thrown out vs. counted responses. If the proposal hinges on 50% approval and the Councilwoman's analysis is opaque at best, then it seems questionable whether the survey is accurately gauging resident's interests. Reading through the sentiments in the submitted comments seems overwhelmingly against the proposal.
3. Impact on noise, pollution, and property damage due to construction. I am a remote worker working exclusively from home for a large corporation where meeting etiquette demands a quiet workspace. Just this year, we have had several construction projects which have been hugely disruptive to noise levels. Additionally, large heavy equipment has been driving up and down our street at high speeds, parking for extended periods on our street, damaging sidewalks and trees, disrupting traffic and pedestrian safety, to name a few of the quality of life impact this rezoning would have.
4. Increase of short term rentals and decrease on neighborhood quality. Who is going to enforce the building size limits, lot setbacks, owners living on the property. Realistically, given construction costs, it's likely the vast majority of ADU's will be on scraped lots bought by investors. Already in our neighborhood there have been several scraped lots with huge, cookie cutter houses going up shortly thereafter. Most times the newly built houses max out the lot size with the biggest house possible which towers over the surrounding houses. Here are two examples of what they look like: https://www.zillow.com/homedetails/1145-Fairfax-St-Denver-CO-80220/2062189016_zpid/, <https://www.zillow.com/homedetails/1179-N-Elm-St-Denver-CO->

Please do not allow this proposal to proceed forward.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [John Bruno](#)
To: [Rezoning - CPD](#)
Cc: [Cathy Bruno](#)
Subject: [EXTERNAL] rezoning proposal 2023i-00093 - Multiple properties in the Hale Statistical Neighborhood
Date: Wednesday, January 17, 2024 12:51:06 PM

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I urge you to reject this rezoning proposal as it's effect on traffic, parking, rental tenants, etc will change these neighborhoods and negatively impact property values.

As homeowners already have the option to request rezoning their individual property if there is a specific need, a wholesale rezoning is not necessary. Furthermore, the inclusion of forgivable loans and grants will ultimately negatively impact taxpayers.

As a bare minimum, I urge you to remove the area from Colorado Blvd to Holly and from 6th Ave Pkwy to 8th Ave. from the rezoning proposal.

From: [John Perkner](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Zoning Change in Hale for ease of building ADUs
Date: Wednesday, January 17, 2024 8:02:09 AM

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Hi,

I live on the south side of 6th Ave between Glencoe and Grape.

My opinion is that making ADUs easier to zone in Hale, will ultimately lead to more problems along 6th AVE. Already parking and street traffic (including the occasional road race) are significant issues. ADUs seem like a haphazard method to increase population density without regard to parking, traffic issues including walking, pedestrian crossing streets, biking and general increase in population density without regard for infrastructure. Additionally, ADUs introduce many new people who may not understand parking easements, noise control and thus lead to more neighborhood disagreements with no real answers.

I have lived on 6th for about 29 years and the problems continue to mount.

Specifically crossing 6th, general increase in traffic and traffic speed on 6th, noise for 6th Ave area. ADUs will only increase these problems.

Please do not approve changing zoning for Hale or other adjacent neighborhoods.

Thank you,

John

John J Perkner, DO, MSPH

Planning Board Comments



Submitted on	17 January 2024, 10:56AM
Receipt number	624
Related form version	3

Your information

Name	Robert and Barbara Deline
Address or neighborhood	5701 E 6th Avenue Parkway
ZIP code	80220
Email	rob@solucian.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Hale Statistical Neighborhood
Case number	20231-00093

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

We are strongly opposed to the proposed rezoning of the homes from Colorado Blvd east to Holly St along Sixth Avenue Pkwy and north to Colfax. ADU use will negatively affect traffic, parking, and crime in our neighborhood. Please reconsider this proposal and put your attention towards improving our neighborhood problems rather than increasing them.

Thank you, Barbara and Rob Deline

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 January 2024, 11:41AM
Receipt number	625
Related form version	3

Your information

Name	denice reich
Address or neighborhood	crestmoor
ZIP code	80220
Email	denice@callitsold.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

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

Strong opposition

Your comment:

why ruin another denver neighborhood with a multi ADU zoning change. the parking will be negated etc.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [dence - City Council](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] ADU Rezoning
Date: Monday, April 1, 2024 9:59:13 AM

From: Sean Thorne <sean.thorne@gmail.com>
Sent: Saturday, March 30, 2024 5:21 PM
To: dence - City Council <dence@denvergov.org>
Subject: [EXTERNAL] ADU Rezoning

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I own the home at 629 Bellaire and I'm opposed to the ADU rezoning. More people won't solve the city's problems and only escalate the current financial crisis by putting growth ahead of revenue which will create additional short falls. The traffic on 6th and Colorado is dangerous for residents already so I don't see how increased traffic will help given you can't find a traffic cop in this city anymore.

Sincerely
Sean Thorne
629 Bellaire St

From: [dencc - City Council](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Objection to Rezoning of Bellevue/Hale
Date: Monday, April 1, 2024 9:56:47 AM

From: Steve Faubion <stevenfaubion@gmail.com>
Sent: Monday, April 1, 2024 9:04 AM
To: dencc - City Council <dencc@denvergov.org>
Cc: Steve Faubion <stevenfaubion@me.com>; Susan Faubion <susanfaubion@me.com>
Subject: [EXTERNAL] Objection to Rezoning of Bellevue/Hale

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Dear Zoning Board,

We object to the proposed zoning change to our neighborhood Bellevue/Hale to allow every property to fast-track the construction of an ADU.

Thank you for noting our objection and for protecting the character and value of our neighborhood.

Steve and Susan Faubion
660 Eudora Street
Denver, CO 80220
310-529-3742

From: [dencc - City Council](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Objection to Bellevue/Hale ADU Rezoning
Date: Monday, April 1, 2024 9:56:06 AM

From: John Brickley <jbric@mac.com>
Sent: Saturday, March 30, 2024 10:27 AM
To: dencc - City Council <dencc@denvergov.org>
Cc: denvereastneighborhoodsfirst@gmail.com
Subject: [EXTERNAL] Objection to Bellevue/Hale ADU Rezoning

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To Whom It May Concern,

John and Christina Brickley property owners. Within the Hale neighborhood.

5301 E. 6th Ave Pkwy
Denver, Co 80220

WE OBJECT TO BELLEVUE/HALE ADU REZONING!
WE OBJECT TO THE ELIMINATION OF OUR PROPERTY RIGHTS!

Regards,
John and Christina Brickley

From: [dencc - City Council](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] Objection to Bellevue/Hale ADU Rezoning
Date: Monday, April 1, 2024 9:58:51 AM

From: Neiel Baronberg <neielbaronberg@gmail.com>
Sent: Sunday, March 31, 2024 10:45 PM
To: dencc - City Council <dencc@denvergov.org>
Cc: DenverEastNeighborhoodsFirst@gmail.com; City Council District 5 <DenverCouncil5@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; campaign@sawyerfordenver.org
Subject: [EXTERNAL] Objection to Bellevue/Hale ADU Rezoning

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I am a homeowner in the Bellevue/Hale neighborhood and/or a resident in the East Area Plan (EAP). I object to the Accessory Dwelling Units (ADUs) rezoning to be on every lot in Bellevue/Hale. While Blueprint Denver has broad strokes for a vision of Denver as a whole, it recognizes that each neighborhood has nuances, and the goals of Blueprint Denver should reflect those nuances. The EAP plan called for single unit area should remain primarily single unit. The proposed rezoning eliminates all single-family units and instead allows by zoning, single family units plus an ADU. This is not a single-family unit, nor the intention of the adopted EAP. ADUs were to be thoughtfully integrated. Thoughtful integration occurs with the current zoning of approval of an ADU, "lot by lot." In addition, there are specific recommendations that ADUs should be integrated in a thoughtful manner in appropriate locations. A blanket rezoning does not allow resident voices with particular concerns impacting their lot, particularly flood and water runoffs. The spirit of EAP was for those areas that are single units to remain single units and not with ADUS on all lots. I urge the Denver City Council to continue pursuing alternative solutions to our housing problems. I am opposed to upending old established communities and neighborhoods which have built and nurtured a lifestyle of their preference. Individual neighborhoods should retain control over their future.

Sincerely,
Neiel Baronberg
Denver, CO

Planning Board Comments



Submitted on	17 January 2024, 6:41AM
Receipt number	622
Related form version	3

Your information

Name	Garth Jensen
Address or neighborhood	4431 E 6th Avenue Pkwy
ZIP code	80220-4941
Email	garthbjensen@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Hale Neighborhood
Case number	Application #20231-00093

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

My family and I have owned homes in and have lived over thirty years in the 600 block of the subject properties in the Hale Neighborhood. We currently own and live in a home on 6th Avenue Parkway that is currently zoned E-SU-G.

I am opposed to changing the zoning of the Hale Neighborhood 600 and 700 blocks to E-SU-D1 and E-SU-G1. 6th Avenue Parkway is a major vehicle thoroughfare and we have witnessed the remarkable increase of traffic and attendant noise over the past 20 years that we have lived on the parkway. The increased traffic has also degraded safety for drivers, cyclists and pedestrians on the parkway. We are concerned that a blanket rezoning of these blocks will lead to ADUs that increase the neighborhood's population density (whether long-term residents or short-term rentals) and associated traffic on this already busy street.

I have not seen any studies about the economic effect of the ADUs on new-build real estate development. I worry that because ADUs will allow greater density on an existing lot, real estate developers will find it increasingly more economical to purchase and "scrape" residential buildings to build two new dwellings on the existing lot. It would be tragic if these changed economics led to removal of existing buildings and the development of more densely packed residential lots in the neighborhood.

I support the existing zoning that requires individual variances for construction of a specific ADU. At that time the property owner and neighbors can address the specific proposal and how it affects the individual street and close neighbors.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 January 2024, 12:13AM
Receipt number	621
Related form version	3

Your information

Name	Joan French
Address or neighborhood	4330 East Sixth Avenue Pkwy
ZIP code	80220
Email	frenchassociatr@cs.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Hale Statistical Neighborhood
Case number	203i-00093

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

A COMPROMISE SOLUTION

Our City's Founding Fathers intentionally set up a plan of beautiful parks and parkways to provide Denver with its unique character and ambiance. The impact of their plan on defining Denver's uniqueness merited its placement on the National Register of Historic Places. Over time a distinct neighborhood has grown up surrounding the Parkway. You are now proposing a plan that would eventually change that very special quality of the Sixth Avenue neighborhood. The effects of traffic, insufficient parking, rental tenants coming and going, construction turmoil, falling property values, and the dramatic increase in population would change this historic neighborhood forever.

It's my understanding is that the original proposal was only for the Hale neighborhood and did not include the streets immediately north of the parkway (from Sixth to Eighth, Colorado Blvd to Holly Street). These were recently added. My suggested counter-proposal is that you remove these houses immediately north of Sixth Avenue from your plan. You would still have the bulk of infill from the original proposed properties while not critically impacting the environment of the Parkway neighborhood. It should be noted that homeowners there can still pursue individual zoning variances if they wish to construct accessory dwelling units.

I feel we're all caretakers of our city and have a serious responsibility to maintain these very special, unique neighborhoods of Denver. Please consider this compromise as a viable means to that end.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments



Submitted on	17 January 2024, 12:19PM
Receipt number	626
Related form version	3

Your information

Name	Elizabeth Tulley Orzech
Address or neighborhood	4730 e 6th Ave Pkwy
ZIP code	80220
Email	tulley.stapp@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Hale statistical neighborhood
Case number	2023I-00093

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

Hilltop is one of Denver's oldest and most family friendly neighborhoods and one that I have been lucky to call home since I was born. My husband and I recently bought into the neighborhood in order to raise our children in an area that is safe, meant for single family homes, and aligns with our values. Changing the zoning laws to allow for ADUs will fundamentally change the neighborhood for the worse. It inherently will bring a more transient population to the neighborhood that will not care for the area like residents that own their properties. Additionally, it will detract from the village-like community that has been established and maintained for decades, and one of the last that exists due to these incessant zoning law changes. I'm a Denver native and have always been extremely proud of my city. Over the last several years though, that sentiment has started to fade as our leaders have sought to densify and thereby destroy the charming neighborhoods that Denver was once known for. And its not going unnoticed by our visitors either. I have many friends that came to Colorado for college and stayed here to raise their families that have recently started to move because, 'Denver is not the same,' 'the government doesn't care about this city anymore,' 'they are more focused on ensuring developers prosper while the rest of us languish in the mess they have created,' and more. You are ruining this city and I urge you to stop. Leave one of the last historical neighborhoods alone and remove the area from Colorado to Holly and from 6th avenue to 8th avenue from this change.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [Judy Stapp](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Re zoning Application 20231-00093
Date: Wednesday, January 17, 2024 12:01:33 PM

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Homes in neighborhoods throughout the Denver. Metro area were designed and built as single-family residences for many reasons. These were intended to be homes and neighborhoods of stability and safety where families could build, live, raise and educate their children. Families often stayed in their homes for many, many years, if not generations, which also provided more stability and safety. The “village “ knew, and cared for one another. The destruction of these neighborhoods with the proposed rezoning to accommodate ADU and increased building will lead to more rental and transient occupation. Neighbors will neither know nor care about their homes nor each other.

The amount of proposed increased density was never intended in the design of these neighborhoods. The safety for our homes and children, as well as the quality our schools is also at jeopardy . Further increase in crime will also follow this proposed re zoning. Please do not allow the city council, nor Amanda Sawyer to destroy the established neighborhoods of Denver. It is irresponsible and reckless.

Sent from my iPhone

From: [dencc - City Council](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] ADU Objection
Date: Monday, April 1, 2024 9:55:37 AM

From: Jan Moran <jsugmor@aol.com>
Sent: Saturday, March 30, 2024 4:31 PM
To: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] ADU Objection

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To DENCC@denvergov.org

CC: DenverEastNeighborhoodsFirst@gmail.com

I am a homeowner in the Bellevue/Hale neighborhood and/or a resident in the Eat Area Plan. I specifically bought my home in a single -family zoned neighborhood. The current recommendation does not address parking concerns or traffic concerns which are already beyond safety environmental issues.

I object to the ADU rezoning to be on every lot in Bellevue/Hale.

While Blueprint Denver has broad strokes for a vision of Denver as a whole, it recognizes that each neighborhood has nuances, and the goals of Blueprint Denver should reflect those nuances. Broad strokes is an euphemism “do what you can get away with”.

The EAP plan called for single unit area should remain primarily single unit. The proposed rezoning eliminates all single-family units and instead allows by zoning, single family units plus an ADU. This is not a single-family unit, nor the intention of the adopted EAP. ADUs were to be thoughtfully integrated. Thoughtful integration occurs with the current zoning of approval of an ADU, “lot by lot.” The City Council is not supporting affordable housing but development of developers banks accounts!!!

In addition, there are specific recommendations that ADUs should be integrated in a thoughtful manner in appropriate locations. A blanket rezoning does not allow resident voices with particular concerns impacting their lot, particularly flood and water runoffs.

The spirit of EAP was for those areas that are single units to remain single units and not with ADUS on all lots. If this is ignored then the City Council is ignoring their mandate of listening to citizens!!

Jan Moran

Planning Board Comments



Submitted on	17 January 2024, 1:03PM
Receipt number	627
Related form version	3

Your information

Name	Anne K Botterud
Address or neighborhood	1330 N Glencoe St
ZIP code	80220-2561
Email	annebotterud@comcast.net

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1330 Glencoe St Denver CO
Case number	2023i-00093

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

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

Strong opposition

Your comment:

I live in the area that is being considered for rezoning. I strongly oppose the plan to rezone. I agree with all the comments previously submitted which oppose the plan. Rezoning in the manner proposed will result in an unwelcome increase in population and traffic (which will already be disastrously impacted by the plan to add rapid bus transport along Colfax) and will turn what is meant to be a single family residential area into one inhabited with people who have no concern for or commitment to the property they are renting. I worked hard to purchase my home and do not wish my neighborhood to be transformed into one with ADU rentals.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Janet Lieber <lieberjl@yahoo.com>
Sent: Thursday, January 18, 2024 4:01 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] Hale neighborhood rezoning

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Hello

We are not in support of the proposed rezoning of the Hale Neighborhood for ADUs. We have lived in this area for over thirty years and allowing ADUs will change the character of the neighborhood. It will substantially increase the following: the noise level, population density, traffic, traffic speeds, parking problems where parking is already limited and unwanted safety issues. We bought in this neighborhood because of the design and layout of the houses and lots.

Thank you for your consideration of our concerns.

Jon and Janet Lieber
656 Cherry Street

From: [Karla Whittenburg](#)
To: [Planningboard - CPD](#); [City Council District 5](#); [denc - City Council](#)
Subject: [EXTERNAL] Rezoning 23i-00093 Application Date: 10/24/2023 From Zone: U-SU-C To Zone: U-SU-C1
Date: Monday, January 22, 2024 8:21:51 PM
Attachments: [image001 \(1\).png](#)

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Planning Board and City Council members,

I'm a current resident of the Hilltop neighborhood and recently became aware of the proposed rezoning in the area north of 6th Avenue (map below) to allow for ADU use. I'm very concerned about the impact to the already growing congestion in this area of the city, and believe this should be more carefully evaluated.

A significant number of companies are relocating from downtown Denver to more desirable areas such as Cherry Creek which is in close proximity to this rezoning area. Additionally, we have already seen a negative impact related to traffic and parking due to the significant development near the residential areas in Cherry Creek which will be exacerbated by furthering housing density in the area. In addition, the main thoroughfare in the area is Colorado Blvd which is generally congested at all times of the day.

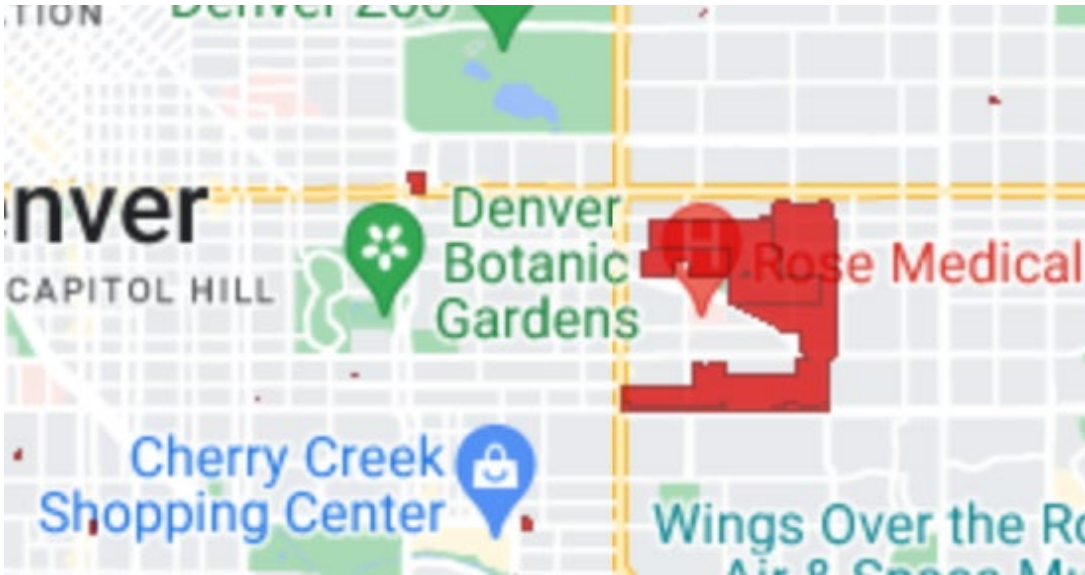
On the intangible side, the Mayfair neighborhood is made up of a variety of home types, several of which have the character and charm of small older homes with mature trees throughout. However, continuing to drive development and density into this area of the City, I believe will negatively impact the area, one of the City's neighborhood gems, similar to Capitol Hill, Congress Park, Washington Park and other smaller neighborhoods in Denver that make our City so desirable.

If the intent is to increase available and affordable housing in the area, there are several apartment buildings in the area with vacancies that need to be upgraded. Many of these apartments were previously rented by employees of University hospital and supporting entities before moving to the Anschutz Medical Campus. The City could provide low interest loans or grants to upgrade these buildings. This would have a more limited impact to the neighborhood while meeting the objectives of providing more affordable housing.

I respectfully request that the City Council and Planning Board reevaluate this rezoning.

Sincerely,

Karla Whittenburg



From: [dencc - City Council](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Subject: FW: neighborhood changes
Date: Monday, April 1, 2024 9:55:21 AM

From: Sylvia Sydow <twinklestar@msn.com>
Sent: Saturday, March 30, 2024 5:14 PM
To: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] neighborhood changes

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I object to blanket rezoning of our neighborhoods. Property owners should be able to control the look and feel of our neighborhoods. I am against allowing accessory dwelling units on properties in the Bellevue/Hale neighborhood. Sylvia Sydow 715 Eudora Street Denver, Colorado