

**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. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	20221-00028
Location	610 South Vine Street
Registered Neighborhood Organization Name	East Washington Park Neighborhood Association
Registered Contact Name	Tim McHugh
Contact Address	1112 South Gilpin St
Contact E-Mail Address	tam2860@gmail.com
Date Submitted	4/19/2022

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 # .

Comments: Is the rezoning consistent with adopted plans?
 No, the zoning code that was adopted and effective June 25, 2010 and amended thru February 23, 2020 reflects that the applicants neighborhood is majority U-SU-C.
 While it may be consistent with Blueprint Denver, it is not consistent with the adopted Zoning Code. CPD should be straightforward about their codes and policies. If they want to change the zoning of our neighborhood or have changed the zoning of our neighborhood, they need to make their position clear.
 Does the rezoning further public health, safety and welfare?
 No, the additional space would be used for the applicant only having no effect on public, health, safety and welfare.

Rezoning Applications may be viewed and/or downloaded for review at:
www.denvergov.org/Rezoning

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CPD should be straightforward about their codes and policies. If they want to change the zoning of our neighborhood or have changed the zoning of our neighborhood, they need to make their position clear.

Does the rezoning further public health, safety and welfare?

No, the additional space would be used for the applicant only having no effect on public, health, safety and welfare.

Are there circumstances that justify the rezoning?

None that were presented, only a need for more square footage.

Is the rezoning consistent with the neighborhood context?

No, Section 5.1.1 GENERAL CHARACTER The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types.

Does the rezoning align with the zone district's purpose and intent?

No, this changes the intent of a single-family zoning. This change affects neighbors that purposefully bought into a single-family neighborhood.

Would it result in consistent regulations for each property with the same zoning designation citywide?

We need further clarification from the City. CPD should be straightforward about their codes and policies. If they want to change the zoning of our neighborhood or have changed the zoning of our neighborhood, they need to make their position clear.

From: [Rezoning - CPD](#)
To: [Ibanez, Edson - CPD CE0429 City Planner Senior](#)
Subject: FW: [EXTERNAL] 610 S Vine St
Date: Thursday, April 7, 2022 1:59:27 PM

-----Original Message-----

From: Lisa Negri <lnegri53@gmail.com>
Sent: Thursday, April 7, 2022 1:54 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] 610 S Vine St

I wasn't aware that ADUs were allowed in Wash Park. We are already at max parking and street usage. Our infrastructure, street widths and limited parking cannot stand more people. Adding more people will be a nightmare. Please do not allow this rezoning. Thanks.

Lisa Negri
643 S Vine St

Denver City Council and City of Denver Planning Department:

We received notification from our neighbor a few weeks ago of the application to rezone his property from U-SU-C to U-SU-C1. In his letter he states that he plans to build a new garage with ADU above. We also received the official notice from the City of Denver today via USPS (2022i-00028).

We own the home directly next door to the north, 600 S. Vine Street, which we purchased two years ago. What drew us to east Wash Park from the suburbs is the family oriented, single family home composition of the neighborhood coupled with safety and proximity to all that Denver has to offer including Wash Park itself. As you are aware, Wash Park is one of the most expensive neighborhoods in the City and there are many families, like us, who value these characteristics have been willing to pay a premium relative to more affordable neighborhoods.

We also understand the current lack of housing, particularly affordable housing, in the metropolitan area of Denver. We support development that attempts to address this shortage while balancing existing property owners' interests and values. I see new construction all around town and have read that 10,000 newly constructed rental units will be coming onto the market this year alone.

(<https://kdvr.com/news/problem-solvers/rent-prices-may-drop-significantly-in-denver-soon/>).

While we support reasonable efforts to expand affordable housing, we do not believe largely single-family neighborhoods should bear a disproportionate burden. Wash Park is attractive particularly to families because of the reasons I mentioned above. Expanding multi-family density will directly affect the value of homes and long-term appreciation potential. Simply looking at Zillow values in East Wash Park, Platt Park, and beyond demonstrates that immediate proximity to multi-family units lowers single family home values. We believe this effectively demonstrates that our home value will decline if an ADU is in immediate proximity. In turn, our neighbor's property would increase in value, particularly to future owners who see the added income potential of the ADU. In effect, we would be indirectly subsidizing our neighbor's increased property value. That seems to run counter to the purpose of zoning laws.

Beyond the financial concerns are safety concerns. We have two young teenage daughters and were very careful in selecting our neighborhood and home to ensure their safety. Having a second story ADU would peer directly into not only our backyard but also our kitchen and living room where the girls spend most of their time. Negotiating window placement is not a valid solution since 75% of the structure will face other property owners' personal spaces. And even the 25% facing the existing owner's home will have peripheral line of sight to the two adjacent neighbors' properties, ours included. Additionally, small, alley-based ADUs attract a more transient tenant than do single family owners or renters. While it may be unfair to overgeneralize, I do not believe it is a stretch to say that ADU renters are often transitioning in their lives from one situation to another and accept the tradeoff of minimized, alley-based accommodations to lower rental expense. That transition can be normal day to day life, like divorce or loss of work, but also can include rehabilitation from dependency, criminal charges or convictions, and other concerning situations. This type of tenant is in sharp contrast with the young families in single family homes immediately surrounding the proposed ADU.

Street parking and traffic is a further concern. Traffic on the narrow streets of Wash Park East is already a challenge with two-way traffic impossible and dense parking leaving no escape spot to allow cars to

pass. Street parking spaces are already very limited. This becomes a significant inconvenience during peak times for University and Gaylord Street shops, and visitors to Wash Park itself. Allowing broad ADUs in Wash Park East would with certainty create a parking shortage and increased traffic for the neighborhood, further challenging homeowners, shop and restaurant proprietors, and park visitors. This is another example of the ADU owner benefiting at the expense of others without having to contribute to a solution such as longer-term development of parking lots, garages, street infrastructure, and traffic control solutions.

In conclusion, zoning laws are created for a reason. They allow current and prospective property owners to assess the long-term value of their properties. They keep the character of the neighborhood in which they invested intact. They prevent indirect property value transfer by preventing select neighbors from maximizing the income potential of their piece of property at the expense of their neighbors. They keep relative levels of safety and crime in check. Imagine how East Wash Park would change if ADUs became commonplace. I can make an educated guess that it would become less attractive to families, and in turn, values would stagnate or fall. We only recently moved into the neighborhood and did so for all of the benefits of East Wash Park despite the outsized price. We could have had far more home for less in other parts of Denver where multi-family units are already zoned. To protect our investment and family, we ask that you maintain the existing zoning and do not approve this or other ADU rezoning exceptions in East Wash Park. There are fairer and more balanced approaches to solving the housing shortage in Denver. This type of rezoning by exception process, overriding existing zoning, appears to be an underhanded way to avoid a more public, controversial official rezoning hearing and well thought out process. If the majority of rezoning applications are approved despite broad opposition, I would suggest the City is merely avoiding a more controversial rezoning process that would bring about broad vs hyperlocal opposition, and force longer-term planning including traffic, parking, police, school, infrastructure, and other investments to accommodate higher density. I also suggest the City of Denver and City Council recognize that property values and the imbalance between supply and demand will not continue to increase at the level seen over the past couple of years, and very well may stagnate or even decline as interest rates rise. Higher prices also discourage out of state individuals/families from moving to Denver but this shift in thinking takes time to play out. Please do not make a long-term neighborhood decision with lasting consequences based on a short-term trend in property values and demand.

Sincerely,

The Anderson Family

600 S. Vine Street

Denver, CO

From: [Curt Hockemeier](#)
To: [Ibanez, Edson - CPD CE0429 City Planner Senior](#)
Cc: [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)
Subject: Re: [EXTERNAL] Wash Park ADU Application
Date: Monday, May 16, 2022 10:44:08 AM

Mr. Ibanez,

If I read the City's various regulations correctly, 610 S. Vine WOULD BE permitted to operate the ADU as an STR. Therefore, I cordially object to the rezoning.

Thanks for your reply.

Best,
Curt

> On May 16, 2022, at 9:18 AM, Ibanez, Edson - CPD CE0429 City Planner Senior
<Edson.Ibanez@denvergov.org> wrote:

>

> Dear Curt,

>

> Thank you for sending your comments for the 610 S Vine Street Application. This application is schedule for Planning Board on June 1st and tentatively scheduled for City Council on August 1st. I will add your comments to the application.

>

> In regards to Short Term rentals (Airbnb), this rezoning process does look into Short Term Rentals. It is not one of the criterial we look into when we analyze a rezoning request. STRs are regulated by our excess and license department. You can learn more about STR below:

>

> STR Main Website: <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Business-Licensing/Business-Licenses/Short-Term-Rentals>

>

> STR Laws, Rules and Regulations: <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Business-Licensing/Business-Licenses/Short-Term-Rentals/Short-Term-Rentals-Laws-Rules-Regulations>

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> Here are the ADU STR FAQ: <https://denvergov.org/files/assets/public/business-licensing/documents/adus-and-strs-q-and-a-final.pdf>

>

> Please let me know if you would like to schedule a call to discuss the rezoning process, rezoning criteria, and ADU STR requirements.

>

> Sincerely,

> Edson Ibañez | Senior City Planner | Hablo Español

> Community Planning and Development | City and County of Denver

> p: (720) 865-3266 | edson.ibanez@denvergov.org

> DenverGov.org/CPD | @DenverCPD | Take our Survey

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> Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: www.denvergov.org/cpd.

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> -----Original Message-----

> From: Curt Hockemeier <hockemeierathome@aim.com>

> Sent: Saturday, May 14, 2022 12:30 PM
> To: Ibanez, Edson - CPD CE0429 City Planner Senior <Edson.Ibanez@denvergov.org>
> Cc: Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>
> Subject: [EXTERNAL] Wash Park ADU Application
>
> Dear Mr. Ibanez,
>
> My wife and I live at 926 S. Gilpin St. in Wash Park East. We understand the owner of 610 S. Vine St. has applied for a rezoning of his property to allow an ADU to be built. We have no issue with expanding affordable housing through ADUs. However, we would not want transient renters (VRBO and others) to be able to use the ADUs. A minimum six-month rental requirement seems more than appropriate.
>
> Appreciate the job you do.
>
> Best,
>
> Curt and Nancy Hockemeier
>

From: [Augustus S. Moore](#)
To: [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Ibanez, Edson - CPD CE0429 City Planner Senior](#); paul.kashmann@denvergov.gov; edson.ibanez@denvergov.gov
Subject: [EXTERNAL] In Support of ADUs
Date: Monday, May 16, 2022 8:18:47 AM

Mr. Ibanez and Councilman Kashmann,

I received a EWPNA flyer notifying us that a neighbor has applied for an ADU and asking us to oppose that application and, presumably, future applications. You have probably already received a number of emails voicing opposition.

I would, however, like to express support.

Yes, there are definitely a number of issues that ADUs bring up, from parking, to endless AirBnB rentals, to whether they are just a backdoor to developing ever larger homes on too-small lots. However, I believe that they are one option among a number that must be in the mix when we consider sustainable housing development in our city. I hope that the debate about them can be rational and the zoning and permitting regulations relating to them can be carefully designed to help alleviate our housing affordability issues and improve access to great schools for many children while protecting the character of our neighborhoods. Honestly, I hope that in at least a few cases they would be considered by homeowners as an alternative to scraping and replacing homes wholesale.

Please consider the future of the city and residents to come, not just the vocal ones you will hear from in the next few weeks regarding this issue.

Thank you very much,

Gus
888 S. Williams Street

Augustus S. Moore, P.E.
650-302-2527

From: [Angela Brooke](#)
To: [Ibanez, Edson - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] ADU application 2022i-00028
Date: Tuesday, May 31, 2022 7:52:13 AM

May 31, 2022

Edson Ibanez
Senior City Planner
Denver Community Planning & Development

RE: 610 S. Vine St (2022i-00028)

I have received the notice of rezoning application for the Single Unit – C Accessory Dwelling Unit at 610 S. Vine Street. I am the neighbor to the south at 624 S. Vine Street and have owned by home since 1998. Washington Park has been a special neighborhood given the proximity to the open space and the neighborhood restaurants of Old S. Gaylord. The rebuilding activity that has occurred is causing disruption to the quality of life and peaceful atmosphere the area once enjoyed. If the proposed Accessory Dwelling Unit is allowed, it will inevitably create more disruptions in the form of short-term rentals in our once quaint neighborhood. Parking is currently very limited along our streets due to the increased capacity created by these larger dwellings. The addition of ADUs will exacerbate this parking problem, and the turnover of short term stays at varying hours of the day and night will bring with it commotion and frustration for the permanent residents of East Washington Park.

We are strongly opposed to this rezoning measure and respectfully ask that you reject this application.

Best regards,

Angela & Jon Brooke

Sent from [Mail](#) for Windows

From: [HOME](#)
To: [Ibanez, Edson - CPD CE0429 City Planner Senior](#)
Cc: [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)
Subject: [EXTERNAL] Proposed Zoning Change foe 610 S. Vine St.
Date: Tuesday, May 17, 2022 3:38:48 PM

Dear Mr. Ibanez:

I am in receipt of a flyer that has been distributed in Washington Park, relating to the possibility of a major change in zoning for our neighborhood from U-SU-C to U-SU-C1.

Since the flyer provides your name and contact information, I will presume that you are aware of the information and that the change has been requested by the homeowner of the property located at 610 South Vine Street.

I hope to make an important distinction by noting that perhaps the major potential problem(s) with the request considers how the proposed change would be used by that homeowner. In terms of traffic near the property at 610 South Vine Street, the traffic would be that of visitors using a proposed Air BB for lodging. Still, it lays the groundwork for other homeowners to also request zoning changes and does not limit to solely that property. Hence, opening the way to more, even more, vehicular traffic throughout the neighborhood.

Our home is one block further south than 610 South Vine Street and five blocks west of it, so we're much more impacted by vehicular traffic with activities a block away at Washington Park. Please don't think that we're more impacted during "special events" at the park. On any given good weather day, particularly Friday through Monday, driving in, out, or through the neighborhood can be dangerous due to the number of vehicles parked along curbs by our homes. The danger is in that many of those vehicles are larger and obscure safe passage from block to block, with people taking families, strollers, coolers, Volleyball equipment, etc. to the park. One must be very cautious to avoid the pedestrian traffic from vehicles to the park, including small children.

At this time, changing the zoning for 610 South Vine Street would not impact our home or the vehicular/pedestrian traffic to the park, but once approval for the change was given, it would not be related to solely that property. There are already at least four Air B&B properties established within a two-block radius of our home and the park.

I ask that every consideration be given to what the impact could be for the years to come, rather than just one property and its location.

We appreciate your consideration.

Respectfully,

Perry Coons and Louisa H. Coons
770 South Gilpin Street
Denver, CO 80209
303-870-9003

From: [Tamara Golden Worrall](#)
To: [Rezoning - CPD; Ibanez, Edson - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Rezoning application 610 S Vine Street
Date: Monday, July 18, 2022 12:20:49 PM

Mr Ibanez,

We are writing to express our opposition to the proposed zoning change at 610 S Vine Street to allow an accessory dwelling unit (ADU). If this is approved we imagine it would unleash a deluge of applications to add more ADUs and then duplexes so developers can maximize their profit while destroying the character of our neighborhood. We are concerned that any ADU would be used as a short-term rental and would bring with it high renter turnover and increased traffic and parking stress on our block.

Thank you,
Tamara Golden and Tim Worrall
679 S Vine Street

From: [Lisa Morris](#)
To: [Ibanez, Edson - CPD CE0429 City Planner Senior](#)
Cc: [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)
Subject: [EXTERNAL] Support ADU in Wash Park and City of Denver
Date: Wednesday, June 1, 2022 12:01:56 PM

Hello,

I am a resident of East Washington Park, and also an Urban Planner. I received a somewhat hysterical flyer titled "Did you know? ADUs are coming to Each Wash Park unless you get involved." The flyer expressed panic about an application for an ADU at 610 S Vine. I fully support ADUs in the city and in Wash Park for the following reasons:

- 1) to ease the housing shortage;
- 2) to provide affordable housing in high priced neighborhoods;
- 3) to provide economically diverse housing options in all neighborhoods;
- 4) to provide income source to property owners;
- 5) to provide additional living space for personal guests, aging family members, etc. without scraping and building new homes.

I feel that adverse impacts will be minimal to none as very few homeowners will desire an ADU, or take on a project of this magnitude or expense. The benefits of adding ADUs throughout the city will be great.

As a planner, I know that a vocal few sometimes represent their opposition to change as though they represent the entire neighborhood or city. I know that the vocal few only represent themselves, and often times their viewpoints are not reflective of the majority of residents.

I fully support the city's efforts to ease our housing crisis, and open its arms to economic and housing diversity within neighborhoods. Denver is light years behind in this endeavor.

Thanks for your time, Lisa Morris