



**From:** [Paul MILLER](#)  
**To:** [denc - City Council](#)  
**Cc:** [Adams, Libbie - CPD City Planner Associate](#)  
**Subject:** [EXTERNAL] 1090 S Dayton St Comments  
**Date:** Wednesday, November 3, 2021 4:23:49 PM  
**Attachments:** [11-3-21 DCC LETTER.pdf](#)

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Attached is a letter expressing my objections to the rezoning of 1090 S Dayton.  
Thank you for your consideration.

**From:** [SIMS, SUSAN A GS-12 USAF AFRC ARPC/FMA](#)  
**To:** [Adams, Libbie - CPD City Planner Associate](#); [Rezoning - CPD](#); [denc - City Council](#)  
**Subject:** [EXTERNAL] 1090 S DAYTON ST ZONING CHANGE: S-SU-I TO OS-B CASE NUMBER 2021I-00045  
**Date:** Wednesday, October 27, 2021 9:57:47 AM

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Good morning,

I oppose this zoning change. Traffic is already heavy on Mississippi & Dayton as well as through this neighborhood. The through streets are high with speeding traffic. The school also does not need that additional traffic.

Thanks  
Susan

**From:** [Richard Fundom](#)  
**To:** [Adams, Libbie - CPD City Planner Associate](#); [Rezoning - CPD](#); [denc - City Council](#)  
**Subject:** [EXTERNAL] 1090 S Dayton St, Denver  
**Date:** Saturday, October 30, 2021 9:56:44 AM

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Hello,

I am writing to you regarding:

1090 S Dayton St, Denver, Co  
Zoning Change: S-SU-I to OS-B  
Case Number: 2021I-00045

The entity requesting this rezoning is a private swim club of approximately 440 members. It is not going to be a community pool as it was originally presented to the neighborhood. We have no problem with the swim club per se but rather with the zoning change.

The City Department of Transportation and Infrastructure requires that the only access point to this property will be from S Emporia St. When traffic is heavy, every street in the Rangeview neighborhood will be affected. This property is also bordered by the Challenge School (Cherry Creek Schools) on the West side of S Dayton which has its own traffic issues when school lets out.

The proposed change will negatively impact the quality of life our unique and quiet neighborhood. This will produce heavy traffic, parking difficulties and, most importantly endanger the safety of residents of all ages.

Please consider this when making decisions about this rezoning request. This is certainly not good for the neighborhood.

Thank you for your consideration

Richard Fundom  
985 S Florence St  
Denver



**From:** [sean\\_stsfinancial.net](mailto:sean_stsfinancial.net)  
**To:** [Adams, Libbie - CPD City Planner Associate](#); [Rezoning - CPD](#); [denc - City Council](#)  
**Subject:** [EXTERNAL] 1090 S Dayton St. Zoning change S-SU-I to OS-B-Case # 2021I-00045  
**Date:** Thursday, November 4, 2021 7:49:18 AM

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To Whom It May Concern,

Good morning! Please let this e-mail serve as a letter of opposition in regards to the zoning change for 1090 S Dayton St. My name is Sean Smiddy and I am the owner and resident of 987 S. Emporia St Denver CO 80247. I basically live on the corner of Emporia and Dayton streets and 1090 S Dayton is directly across the street from my home. I am very much opposed to this zoning change! I already have some challenging issues I deal with daily as a result of traffic in front of my home. Parents coming and going from the school across the street (Cherry Creek Challenge School) already snarl and congest Emporia Street where it becomes almost inaccessible at times. My driveway gets blocked all the time from the car lines that develop. There have been times when my trash was not picked up due to cars parked in front of my bins and the inability of the garbage and recycling trucks to get to my bins. I have to pick up trash weekly now as people just toss things out the window while waiting to pick up or drop off their children. There is trash all over my yard and up and down the street if I don't stay on it! I see near accidents all the time from children trying to navigate the intersection with traffic backed up everywhere. In addition, my 13 year old son and his friends have to be very careful and wary of traffic as the basketball court is also right across the street and it has now become much more dangerous with cars whipping by all the time. Add to this that the new gas station down the street has added more cars than ever to our neighborhood and gets more and more dangerous daily! From what I have seen proposed, the new exit/entrance will be directly across the street from my driveway so that all the traffic for this new development will flow on to Emporia Street. Given how crowded it already has become and how dangerous it already is, this seems like an accident waiting to happen and I see absolutely NO benefit to the residents of Rangeview. This change will make a bad situation only worse and is a bad idea. This area was zoned residential and should stay that way! I do not think there is a resident that could live closer to this situation than I do. Please do not make this change and upend our neighborhood. Leave this area residential like it should be.

Thank you for your time and consideration and please feel free to contact me with any questions or concerns.

Sincerely,

Sean Smiddy  
987 S Emporia St Denver CO 80247

Sean Smiddy  
303-317-6330 desk  
303-961-1555 mobile  
sean@stsfincianal.net

**From:** [Juan Flores](#)  
**To:** [Adams, Libbie - CPD City Planner Associate](#); [Rezoning - CPD](#); [dence - City Council](#)  
**Subject:** [EXTERNAL] 1090 S. Dayton St. Zoning Change: S-SU-I to OS-B Case Number : 2021I-00045  
**Date:** Sunday, October 24, 2021 9:09:33 PM

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To who it may concern

My name is Juan Flores owner and I live on  
910 S Geneva St  
Denver Colorado 80247

I'm not agree to re zone our area  
I'm against to re zone

Thank you

Mile High Insulation Llc  
Juan Flores  
720-771-2543  
Thank you

**From:** [Linda Cantrill](#)  
**To:** [Adams, Libbie - CPD City Planner Associate](#); [Rezoning - CPD](#); [denc - City Council](#)  
**Subject:** [EXTERNAL] Denver City Council Public Hearing, November 8, 2021 - Ref#2021I-00045  
**Date:** Friday, October 15, 2021 11:06:11 AM  
**Attachments:** [1090 S Dayton board and Council comments.docx](#)

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Good morning,

Please find attached my comments for the upcoming City Council Public on November 8th, reference the 1090 S Dayton Street zoning change (S-SU-I to OS-B) case number 2021I-00045.

Thank you,

Linda Cantrill

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This email has been checked for viruses by Avast antivirus software.

[https://urldefense.com/v3/\\_\\_\\_https://www.avast.com/antivirus\\_\\_\\_:!!M87Ej6RJKlw!EhdrOcr5n79\\_X1nTozV\\_Yqj6C0H-eZawgDGV41mz1AiT1i7mLy64E6PKFStRvMQw\\$](https://urldefense.com/v3/___https://www.avast.com/antivirus___:!!M87Ej6RJKlw!EhdrOcr5n79_X1nTozV_Yqj6C0H-eZawgDGV41mz1AiT1i7mLy64E6PKFStRvMQw$)

**From:** [Linda Rea](#)  
**To:** [denc - City Council](#)  
**Subject:** [EXTERNAL] Motion 2021-1030 Testimony  
**Date:** Friday, November 5, 2021 5:21:31 PM  
**Attachments:** [Council Testimony\\_1090 S Dayton.docx](#)

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Please enter the attached written testimony pertaining to 1090 S Dayton St into the record for City Council's public hearing scheduled for Monday, November 7.  
If you have any questions, please let me know.  
Thank you.

Linda Rea  
[linda.rea8@gmail.com](mailto:linda.rea8@gmail.com)  
303-360-0730 h  
303-898-9872 c

**From:** [Toni Miller](#)  
**To:** [Rezoning - CPD](#); [Adams, Libbie - CPD City Planner Associate](#); [dence - City Council](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] Proposed Rezoning of 1090 S. Dayton St. (Case #2021I-00045)  
**Date:** Monday, August 23, 2021 11:17:08 AM  
**Attachments:** [8-23-2021 Rezoning Comments.pdf](#)  
[8-12-2021 S. Emporia Traffic.png](#)

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Attached, for your consideration, is a letter containing my comments and concerns regarding the proposed rezoning of 1090 S. Dayton Street from S-SU-I to OS-B.



**From:** [Toni Miller](#)  
**To:** [Rezoning - CPD](#); [Adams, Libbie - CPD City Planner Associate](#); [dence - City Council](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] Proposed Rezoning of 1090 S. Dayton St. (Case 2021I-00045)  
**Date:** Tuesday, August 31, 2021 3:24:51 PM  
**Attachments:** [8-31-2021 Supplemental Rezoning Comments.pdf](#)

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On 8/23/2021, I submitted a letter containing my initial comments and concerns regarding the proposed rezoning of 1090 S. Dayton Street.

Attached to this email is a letter dated 8/31/2021 expressing my supplemental comments now that I have received further information from Councilwoman Sawyer's office and read the Staff Report recommending approval of this rezoning application.

Thank you for your time and thoughtful consideration of these concerns..

**From:** [Floyd Boyard](#)  
**To:** [denc - City Council](#)  
**Subject:** [EXTERNAL] Reference 1090 S. Dayton St Zoning Change Case Number 2021I-00045  
**Date:** Wednesday, November 3, 2021 2:00:25 PM  
**Attachments:** [Statement of Opposition \(4\).pdf](#)

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**From:** [Loyd Short](#)  
**To:** [Adams, Libbie - CPD City Planner Associate](#); [Rezoning - CPD](#); [denc - City Council](#); [DOC CallCenter](#)  
**Subject:** [EXTERNAL] Rezoning 1090 S. Dayton St case number 20211-00045  
**Date:** Monday, November 1, 2021 8:00:08 PM

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Zoning change case number 20211-00045

Libbie Adams

I Loyd Short at 977 S Emporia St is opposed to letting this rezoning go forward, when I bought my property back in 1996 the lot was to always to have either been a church or R 1 housing. If you allow this rezoning it will effect the safety of our residents on our street with the amount of traffic and speeds that will come with it. We would be ok if the traffic was to come from Dayton St. and exit back onto Dayton St that street is not a major attire for traffic and should be able to handle the extra traffic from the swim club. I know its all about income for the city but this is not appropriate to allow all this traffic to encroach onto our neighborhood.

If this was your street you would not want all this traffic to come onto your street, so please do not allow this rezoning to happen to our neighborhood.

Thank you  
Loyd Short

**From:** [BARBARA ESSES](#)  
**To:** [Rezoning - CPD](#); [Adams, Libbie - CPD City Planner Associate](#); [denc - City Council](#)  
**Subject:** [EXTERNAL] Rezoning at 1090 S Dayton St: Case# 21i-00045  
**Date:** Saturday, August 28, 2021 9:13:42 AM

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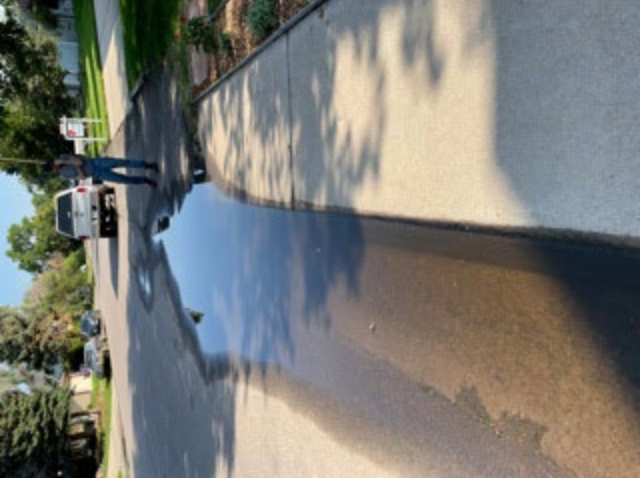
First, I would like to echo previous comments on the need for a traffic study prior to rezoning approval. We on Emporia Street are already inundated by traffic from the Challenge School on Dayton.

Additionally, an underlying wastewater management study needs to be performed prior to signing off on any proposals. The current infrastructure of Emporia Street is not capable of supporting ANY development at the southern end of the block.

Currently there is NO storm drainage on the whole street and the southern end is the high point. As a result, rain of any kind leaves standing water mid block that lasts for days to weeks, with algae growth, mosquitoes and the inherent health risks. I had contacted the WMD, and their engineer, Kevin Lewis was out here in mid May and determined this was an issue for Capital Projects: ie : not a quick fix. He or I have yet to hear from them and it has been over 3 months. If the proposed parcel is developed, my and several of my neighbors' properties will be flooded. Putting storm drainage in Emporia Street needs to be a requirement of any project upstream. The first image is from October 2020. The second and third were just this month from each side of the street. I understand this is not of the purview of rezoning. However, if development takes place without proper measures taken to ensure storm water drainage and there is resulting property damage, the City of Denver nor the developers can claim ignorance and will be held accountable.

Barbara Esses, MD  
930 S Emporia Street  
[barbaraesses@comcast.net](mailto:barbaraesses@comcast.net)





**From:** [Fry, Logan M. - CC YA2245 City Council Aide](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: [EXTERNAL] Re: 21-1030  
**Date:** Monday, November 8, 2021 12:35:53 PM  
**Attachments:** [scan.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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For the record, please!

**Logan Fry | Senior Council Aide**  
Councilwoman Amanda Sawyer | District 5  
[Pronouns | He/His/Him](#)  
Phone 720-337-5555

[Find more information at our website](#)

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**From:** Floyd Boyard <[fajboyard@yahoo.com](mailto:fajboyard@yahoo.com)>  
**Sent:** Monday, November 8, 2021 12:12 PM  
**To:** City Council District 5 <[DenverCouncil5@denvergov.org](mailto:DenverCouncil5@denvergov.org)>  
**Subject:** [EXTERNAL] Re: 21-1030

Councilwoman Amanda Sawyer

Re: 21-1030

Enclosed is a copy of your campaign literature. In this door hanger, you stated that you were running for council to represent the “voice of the people who live in our neighborhoods.” You won because the people believed you.

You voted ‘no’ on the Bellco redevelopment because you wanted Range



View to remain residential. Because you seem to be an ethical person with integrity, I implore you to listen to me and your other constituents as we voice our opposition to the rezoning of our neighborhood. The planned rezoning will do nothing to enhance or improve our quality of life. In fact, the opposite would be true.

Range View is already a desirable community. We live adjacent to the High Line canal in an urban setting with a quiet, rural feel. Houses sell or rent quickly. What is needed to maintain our quality life in Range View is for it to remain zoned as is(S-SU-I)!

Please vote NO on the move to rezone.

Jackie Boyard

9750 E. Kentucky Dr.

Den. CO. 80247