

April 17th, 2018

RE: Case #2015I-00168

Dear Denver City Council Members,

The moment we have been working so hard for has finally arrived! This journey to rezone Our Little Triangle has been a tremendously rewarding experience, and we are thrilled to present this request to you. We have made new friends, worn out the soles of our shoes, gotten to know many people, and become active members in our Curtis Park and Five Points neighborhood. It has required a tremendous amount of time and effort, too. (Please see the attached [Timeline](#) of those efforts (pages 2 and 3), as well as the [Appendix](#) starting on page 4 for additional documentation.) ***** Rest of the Appendix will be sent within the hour**

At the start of this whole process, our initial outlook that was that no matter what, at least we'd enjoy the process of meeting our neighbors and learning about how city planning works, and we definitely have, and we did! After our first few days of "walking and talking," we couldn't help but become invested in the outcome since so many people supported the idea of keeping our neighborhood "walkable and talkable."

House by house, one by one, we looked up each address in the mapped area on the Real Property website, and built a detailed spreadsheet. We documented each person we talked to, and what they thought of the rezoning idea. We noted if they talked with us if they answered our knocks on their doors, or responded to our letter(s), or joined our Facebook group, or replied to social media posts, or attended meetings, or answered email messages or picked up phone calls.

While we hand delivered fliers to each house, (and left them in the door if they didn't answer), that was not enough for us. We also collaborated with Curtis Park Neighbors (CPN), our Registered Neighborhood Organization (RNO), by submitting newsletter articles and speaking at meetings, as well as worked with the HOA president in the apartment/condo building on Tremont. (Again, please check out that timeline!) Since about 50% of homes in our area are NOT "owner occupied," reaching every homeowner was tough, but we went to great lengths to meet them or hear their point of view on this.

It has, for sure, been a long and sustained effort to get the support of our neighbors and Mr. Brooks for this rezoning, which we have. Now, we respectfully ask for yours.

Thank you for all you do for our fabulous city!

Sincerely,

Robbie Hobein & David Millis
426 24th Street, Denver, CO, 80205

Documenting our efforts to engage our neighbors about rezoning Our Little Triangle

1. We knocked on doors on Tuesday Nov. 10th and Sunday Nov. 15th 2015 to meet neighbors and gauge interest on rezoning or doing overlay to keep our neighborhood “walkable and talkable.” (These dates are documented on our personal calendars)
2. On November 16th, we mailed official letters of interest and intent to rezone from GMU-3 to Urban Residential to all homeowners in the area included. (Appendix #1 & #2 maps attached) We then walked and talked on Fri. Nov. 20, 2015, Sat. Nov. 21, 2015 and Mon Dec. 7, 2015.
3. First week of December 2015 - created the rezoning petition, and walked on Thurs. Dec. 10 and Sat. Dec. 12, 2015 to talk with neighbors and ask them to sign it if they were supportive.
4. Maggie was working with Annaliese Hock in Denver Community Planning & Development office (DCP)
5. throughout November, 2015 to talk about overlay or rezoning options and work on the pre-application. In-person meeting on November 10th, 2015.
6. Mid-December, 2015:
 - a. Created a Facebook (FB) Group called “Park to Washington, Glenarm to Court?” and posted information and encouraged contacting us as well as posting helpful information. (#3) The group grew to 50 members. We also posted messages in the Curtis Park Neighborhood FB group (closed to members of the CPN neighborhood only), Five Points FB page and on Next Door.
 - b. Submitted an article about rezoning for the Curtis Park Neighborhood “Times” newsletter (1500 copies distributed to neighborhood)
 - c. Created the fanoffivepoints@gmail.com email address so people could email us.
7. Sat. Jan 9, 2016 – Held a meeting at B.M. & N.M.’s house. (19 people attended) (#4 and #5 Agenda and handouts) Shared our informational “walkable and talkable” flier (#1) and planned outreach efforts.
8. We walked door to door and held meetings on these 12 days to engage in conversations and collect petition signatures.
 - Sat. Jan 23, 2016
 - Jan 27, 2016 - Held an evening meeting at Coffee at the Point with 7 people in S.I.’s building at 512 24th Street
 - Sun. Jan 31, 2016
 - Feb. 10, 2016 - Meeting at Blair Caldwell Public Library (changed from Coffee at the Point) where Maggie presented the “listening & learning” talk: 14 people signed in. (S.H. attended). (#6 – Agenda and #7 PDF attached separately - Powerpoint Presentation Slide thumbnails)
 - Sun. Feb 28, 2016
 - Sat. March 5, 2016
 - Sun. March 6, 2016
 - Sat. March 12, 2016
 - Sun. March 13, 2016
 - Tue. March 15, 2016
 - Thurs. March 24, 2016
 - Sat. May 21, 2016

9. Jan 12th, 2016 - We met with Annaliese Hock (DCP) in person again and conversed by email to discuss rezoning options, policies and procedures.
10. March 9th, 2016 - Mailed a letter to all homeowners in area, along with the petition and a self-addressed, stamped return envelope. (#8)
11. May, 2016 – wrote an update for the Curtis Park “Times” Newsletter and included how to contact us.
12. April 2016 - Reached out personally to homeowners on Facebook, LinkedIn, Google search if they had not responded. Sent emails, messages and made phone calls if we had a phone number to contact.
13. Jun 2, 2016 - Presented at our neighborhood Curtis Park Neighbors RNO meeting. (#9 powerpoint – attached separately as thumbnail pdf)
14. CPN RNO Board sent a letter of support to Albus Brooks. (#10 letter – it was mailed on October 16th 2016. After this point, the process slowed until the spring of 2017.)
15. May 24th, 2017 – This meeting with Albus was cancelled, and it took several months to get back on his schedule.
16. July 26, 2017 – Jeff Hirt takes over for Annaliese Hock DCP
17. August 2016 – Denver City Council met to discuss moratorium on “Garden Court” form, which passed. Robbie spoke at the meeting in favor of the moratorium, and Maggie sent email. (#11)
18. Thurs. Sept. 14, 2017 – Meeting with Albus, who gave us his support!
19. September 16, 2017 - Maggie sent an update email to our all those homeowners we had email addresses, and also posted it in our Facebook group AND in the CPN group AND Five Points page AND on Next Door. (#12)
20. September 24-25, 2017 - We hand-delivered the update letters to homeowners who lived in the neighborhood to people who weren’t on social media or email. (#13 - Flier 9-24-17)
21. Oct. 5, 2017 - Maggie met with a neighbor who recently moved to the neighborhood and who had seen the Facebook post and wanted to know more about the zoning (house next to hole/scrape). She connected her to CPD (Community Planning and Development) so she could get her questions answered. Neighbor expressed that she got the information she needed.
22. Oct. 19, 2017 - Maggie, Albus and John met with a neighbor who was concerned about relationship between zoning and affordable housing and home values.
23. Feb. 13, 2017 - Maggie met with a neighbor who rents a house next to Robbie who saw the sign, and who was concerned about affordability in the neighborhood. The neighbor expressed support for the rezoning.
24. Feb. 21, 2018 - Planning and Zoning Committee voted in **unanimous support** of the re-zoning.
25. Future date: April 23, 2018 – Re-zoning application will be voted on by Denver City Council.

APPENDIX

#1: Letter of interest and intent to rezone to homeowners in current GMU-3 zoning area

November 2015

Dear Neighbor,

We are writing to inform property owners and neighbors regarding the desire of a group of residents to change the current zoning in the block formed by Park Avenue West, Glenarm, 24th Street, and Tremont (excluding the property on the corner of Park and Tremont.) You have been identified as owning property in the area that this zoning change would affect. If you no longer own property in this area, please disregard this letter.

The current zoning in this area is G-MU-3 (General Urban – Multi- Unit – 3 Stories).

G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, apartment building forms. The tallest building form has a maximum height of 40 feet and is no more than three stories.

We would like to consider changing the zoning in these blocks in order to preserve the feel of our neighborhood. The zoning change to U-RH-3A (Urban – Row House – 3 Stories) would make our area consistent with the neighborhood plan for our area (which is called the Northeast Downtown Neighborhoods Plan).

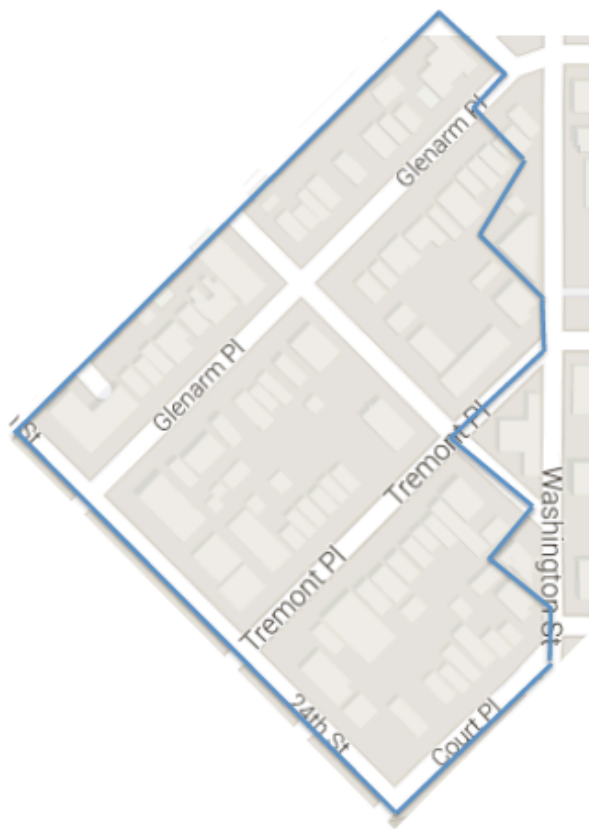
U-RH-3A is a multi unit district that allows up to a two and a half story rowhouse building form with a maximum overall structure width along the street. Apartments are allowed up to three stories, on certain corner lots. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms. (The other important distinction is that in this area, with the exception of the corner of Park and Glenarm, each unit must have a street-facing pedestrian entrance.) A map of the area that we are proposing to re-zone is enclosed.

We would like to hear comments in support or opposition about these potential zoning changes. In the coming weeks, we will be asking our neighbors to be included in the application. Please feel free to send comments to fanoffivepoints@gmail.com or join the Facebook page “Park to Washington, Glenarm to Court?”

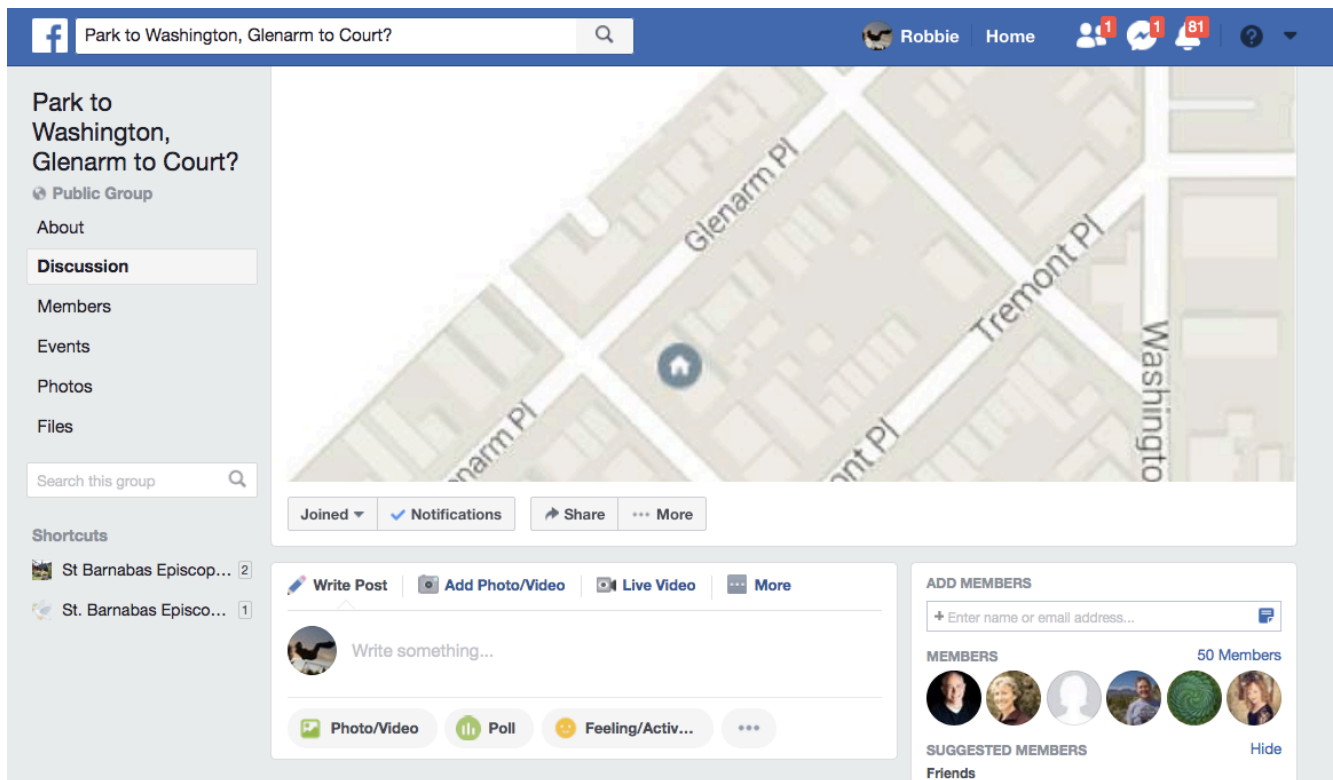
Sincerely,

Deb Jacobson, Julieann Tibbetts, Maggie Miller, Doug Gerter, Robbie Hobein, David Millis

#2: Maps of relevant areas that we included in the letter of interest in rezoning sent to homeowners



#3 – Screenshot of the Facebook page we created called “Park to Washington, Glenarm to Court?”



#4 – Flier created to advertise the public meeting on February 10th, 2016

Email us about rezoning: FanOfFivepoints@gmail.com

Please be sure to say or ask:

- a) "I have the following questions..."
- b) "I have the following concerns..."
- c) "Yes, I support the changes."
- d) "No, I don't support the changes."
- e) "I am undecided."

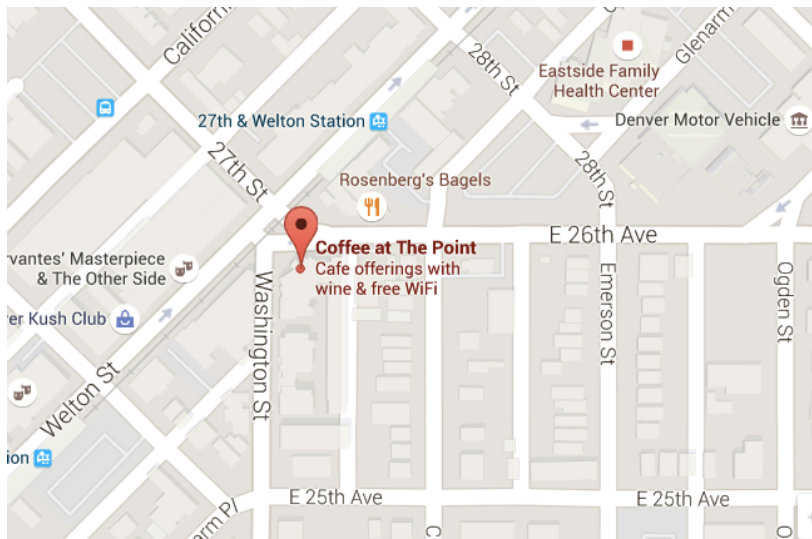
Join our Facebook page to get updates, or stop by to get more information:
"Park to Washington, Glenarm to Court"



The next public meeting about this rezoning proposal is

Wednesday, February 10th, 6:00-7:30pm

Coffee at the Point: 710 E 26th Ave, Denver, CO 80205



#4 Continued – Agenda & Handouts for Meeting at B.M.’s house:

Mtg – Saturday 1-9-2016, 10:30-11:30am - Rezoning (Mendenhall)

Goals for the Meeting:

- ⇒ *Respectful conversation*
- ⇒ *Learning the facts that we know (e.g., what the zoning codes actually say)*
- ⇒ *Generating questions about what we don’t know, and identifying ways that that we can get answers (e.g., would rezoning affect property values)*
- ⇒ *Giving people a chance to express their opinions based on what they know and their values, and hear each other*
- ⇒ *Having people leave with more information and possibly more of a sense of what their opinion is*
- ⇒ *We (Maggie/Robbie-David/Deb) leave with a better understanding of where people stand and what the issues are*

Supplies at-a-glance:

- Blue tape
- Name-tags
- Sharpies for name tags
- Poster paper for “parking lot” (Robbie)
- markers for “parking lot” (maggie)
- Poster of agenda
- Poster of goals
- Posters for prompts:
 - Pros of Current (G-MU-3)
 - Pros of Changing (U-RH-3A and U-RH-2.5)
 - Unknowns
- Handouts:
 - handout1:agreements
 - Handout2: comparison
 - Handout3: pro’s, con’s, unknowns
- Other:
 - Maggie’s PPT from Citizen’s Planning Academy
 - Maps x 2
 - Zoning Code Sections 5 and 6
 - First few pages of Zoning Customer Guide

#4 Continued

- I. Opening (10-15 minutes)
 1. Welcome (Ben)
 2. Introductions
 - (people should have *NAMETAGS*)
 - a) Ben introduce Maggie
 - b) Maggie introduce self and role
 - c) Maggie ask people to introduce themselves: name, where they live, what they hope to get out of the meeting
 3. “This Morning We Will” - Brief Overview of *AGENDA* and *GOALS*.
 4. Agreements
 - a) Maggie pass out possible agreements (*HANDOUT1:AGREEMENTS*)
 - b) Are we okay with this?
 - c) Any to add?
- II. Giving of Information We Know (10-15 minutes)
 - (use a “*PARKING LOT*”; their blank paper & a poster maybe)
 1. Very Brief Description of How Zoning Comes About At All
 - a) Show-and-tell: *PPTS FROM CITIZENS PLANNING ACADEMY*
 2. Very Brief Description of How The Idea of Rezoning Came About
 - a) (description)
 - b) Show-and-tell: *REZONING CUSTOMER GUIDE*
 3. Description of Current Zoning and New Proposed Zoning
 - a) *HANDOUT2: COMPARISON*
 - b) show-and-tell:
 1. *MAPS* of affected areas
 2. *ZONING CODE SECTIONS 5 AND 6*
- III. The Conversation
 1. *HANDOUT3: PRO’S, PRO’S, UNKNOWNNS*
 2. Visual: *POSTERS*
 3. Facilitated conversation: pros, pros, unknownns, non-issues
 - (Robbie may want to bring “walkable and talkable”)
- IV. Closing
 1. (Describe goals)
 2. Thank you; we hope goals have been met
 3. Next steps (describe)

Follow-up:

Post on FB:

Rezoning customer guide

Pros Of Keeping Current Zoning; And Pros Of Changing The Zoning

“Park to 24th”²

Code Name	G-MU-3 (“Multi-Unit 3”) <i>Current</i>	U-RH-3A (“Row House 3A”) <i>Proposed</i>
General description³	“G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, and apartment building forms. The tallest building form has a maximum height of three stories.”	“U-RH-3A is a multi unit district that allows up to a two and a half story rowhouse building form with a maximum overall structure width along the street. Apartments are allowed up to three stories, on certain corner lots. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms. “
Forms allowed	Urban House, Detached Accessory Dwelling Unit, Duplex, Garden Court, Rowhouse, Apartment	Urban House, Detached Accessory Dwelling Unit, Duplex, Tandem House, Garden Court, Rowhouse, Apartments only on certain corners ⁴
Height at the street	3 stories; 30-feet max (unless the lot is big, then up to 35 feet) for most forms. Row house and apartment: 3 stories; 40-feet max.	2.5 stories, 30-feet max (unless the lot is big, then up to 35 feet) for most forms. Row house: 2.5 stories, 35-feet max. Apartments: 3 stories, 38-feet max.
Height in the back 35%	Same as the front	Most forms: 1 story. 17-feet or 19-feet or 24-feet depending on the form. Apartments: same as the front.
ADU’s	2 stories, 24 feet max	1.5 stories, 24 feet max.

“24th to Washington”

Code Name	G-MU-3 (“Multi-Unit 3”) <i>Current</i>	U-RH-2.5 (“Row House 2.5”) <i>Proposed</i>
General description¹	“G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, and apartment building forms. The tallest building form has a maximum height of three stories.”	“U-RH-2.5 is a multi unit district that allows up to a two and a half story rowhouse building form. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.”
Forms allowed	Urban House, Detached Accessory Dwelling Unit, Duplex, Garden Court, Rowhouse, Apartment	Urban House, Detached Accessory Dwelling Unit, Duplex, Tandem House, Garden Court, Rowhouse.
Height at the street	3 stories; 30-feet max (unless the lot is big, then up to 35 feet) for most forms. 40-feet max for row house and apartment.	2.5 stories, 30-feet max (unless the lot is big, then up to 35 feet) for most forms. 35-feet max for row house.
Height in the back 35%	Same as the front	1 story. 17-feet or 19-feet or 24-feet depending on the form.
ADU’s	2 stories, 24 feet max	1.5 stories, 24 feet max.

¹ These are very simple comparisons. Please read the Denver Zoning Code for a full comparison.

² See maps for specific areas

³ This is called “Specific Intent” in city planning language.

⁴ Specifically in the area we want to re-zone, apartments would be allowed at the corner of Glenarm and Park Avenue West.

#5 continued

Pros Of Keeping Current Zoning	Pros Of Changing The Zoning
<p>People can modify their homes up to 3 stories, instead of just 2.5 stories.⁵</p> <p>People can sell to developers who can build apartment buildings up to 3 stories and 40' tall, and rowhomes as well, instead of just rowhomes.¹</p>	<p>When we walk down these streets, buildings will be just 30 or 35 feet tall (instead of 40 feet tall) which is more pedestrian-scaled.</p> <p>When we walk down these streets, we will see people's front doors facing the streets, instead of seeing just walls facing the streets, which is more pedestrian-friendly.</p> <p>The change would bring the area closer to the Northeast Denver Neighborhood Plan</p>
<p>Unknowns:</p> <p>We don't yet know if we can get the Curtis Park Overlay, which will allow people to build the ADU's like they do now.</p> <p>We don't really know how either option would affect home values and land values. There are a lot of other factors.</p> <p>We don't really know how either option would affect the diversity of the residents of this area.</p> <p>We don't really know how either option would affect density.</p> <p>¹ It's actually a bit more complicated than that; refer to the Denver Zoning Code for all of the details.</p>	

Possible Agreements for the Meeting:

1. Commit to honest, straight-forward discussion
2. Commit to discussion without interruption or side conversations
3. Stay curious about others' viewpoints
4. No "name-calling" / "labeling"
5. Really listen; don't prepare your own comments while "listening" to others
6. Respect others' times; keep comments concise

Notes:

#6 – Agenda for February 10th Meeting at the Library

#7 * SEE ALSO POWERPOINT SLIDES ATTACHED SEPARATELY AS PDF

A Listening-and-Learning Conversation about Zoning

February 10, 2016, 6:15-7:45pm, Blair-Caldwell African American Research Library



Goals for the Meeting:

- ⇒ Respectful conversation
- ⇒ Learning the facts that we know (e.g., what the zoning codes actually say)
- ⇒ Generating questions about what we don't know, and identifying ways that that we can get answers
- ⇒ Giving people a chance to express their opinions based on what they know and their values
- ⇒ Giving people a chance to hear each other
- ⇒ Having people leave with more information and possibly more of a sense of what their opinion is
- ⇒ Giving the neighbors who came up with this idea a better understanding of where people stand and what the issues are

Agenda

- V. Opening: Welcome, Introductions, & Tonight's Agenda, Goals and Agreements
- VI. Giving of Information We Know
 1. How Zoning Comes About ("Citywide Plan>>Neighborhood Plan>>Zoning")
 2. How We Got This Idea
 3. How The Rezoning Process Works
 4. The Zoning Code, the Area for Possibly-proposed Rezoning, and What The Current And Possibly-Proposed Codes Are
- VII. Exploring Opinions & Unknowns (The Conversation)
- VIII. Closing

Agreements:

7. Commit to honest, straight-forward discussion
8. Commit to discussion without interruption or side conversations
9. Stay curious about others' viewpoints
10. No "name-calling" / "labeling"
11. Really listen; don't prepare your own comments while "listening" to others
12. Respect others' times; keep comments concise
13. Other?

#8 - March 9th Letter Sent to Homeowners with Information and Petition
Our original letter included our personal signatures. (4 pages)

*Never doubt that a small group of thoughtful, committed citizens can change the world;
Indeed, it's the only thing that ever has. – Margaret Mead*

March 9, 2016

My name is Robbie Hobein, and I'm one of a group of neighbors working to rezone our little area of Five Points. We want to keep it **“walk-able and talk-able,”** with a **residential look and feel**, while encouraging **sensible development**.

- We want to keep our ability to literally **“look out for” one another**.
- We want people to feel **safer and happier, and less isolated**.
- Inaction on this issue could lead to some very unfortunate outcomes, as we've seen in other neighborhoods. We need to **act now** to keep our neighborhood great.

Please **sign and return** the attached petition in the self-addressed stamped envelope, and feel free to reach out to us if you have any questions! We sincerely appreciate your taking time to ask questions and give feedback.

Email: FanOfFivePoints@gmail.com
Facebook Page: [Park to Washington, Glenarm to Court](#)
Robbie's Cell: [303-949-5909](tel:303-949-5909)

Thank you so much for caring enough to read this letter, and **thank you for your support!**

Sincerely,

Robbie Hobein, David Millis, Maggie Miller,

Doug Gertner, Deb Jacobson, Julieann Tibbetts

#8 continued

Park to 24th would change from G-MU3 to U-RH3A

U-RH-3A (“Row House 3A”) Proposed
General description ⁶ : U-RH-3A is a multi unit district that allows up to a two and a half story rowhouse building form with a maximum overall structure width along the street. Apartments are allowed up to three stories, on certain corner lots. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.
Forms allowed : Urban House, Detached Accessory Dwelling Unit, Duplex, Tandem House, Garden Court, Rowhouse, Apartments only on certain corners ⁷
Height at the street : 2.5 stories, 30-feet max (unless the lot is big, then up to 35 feet) for most forms. Row house: 2.5 stories, 35-feet max. Apartments: 3 stories, 38-feet max.
Height in the back 35% : Most forms, 1 story. 17-feet or 19-feet or 24-feet depending on the form. Apartments: same as the front.
ADUs : 1.5 stories, 24 feet max.

24th to Washington would change from G-MU3 to U-RH2.5

U-RH-2.5 (“Row House 2.5”) Proposed
General description ¹ : U-RH-2.5 is a multi unit district that allows up to a two and a half story rowhouse building form. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.
Forms allowed : Urban House, Detached Accessory Dwelling Unit, Duplex, Tandem House, Garden Court, Rowhouse.
Height at the street : 2.5 stories, 30-feet max (unless the lot is big, then up to 35 feet) for most forms. 35-foot max for row house.
Height in the back 35% : 1 story. 17-feet or 19-feet or 24-feet depending on the form.
ADUs : 1.5 stories, 24 feet max.



⁶ Specifically in the area we want to re-zone, apartments would be allowed at the corner of Glenarm and Park Avenue West. Please read the Denver Zoning Code for the most detailed comparison:

<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/denver-zoning-code.html>

#8 continued

Why change the neighborhood zoning?

- We'd like our zoning to more closely match the spirit and specifications of our 2011 Northwest Denver Neighborhood Plan, which includes less drastic roof-height variances and more "walkable and talkable" residential design. We'd like the new zoning to "feel more neighborhood-y," while allowing for reasonable development.
- Being more able to enter and exit residences from the sidewalk facing the street enables us to more ability to walk directly to and from each other's homes to socialize and communicate more easily with each other, reducing isolation and garage-to-garage lifestyles. This also facilitates more time to spend on front porches and front lawns. Thus...
- We can more easily see and talk to each other during normal day-to-day activities, like picking up the newspaper, walking the dog, going and coming from work and running errands. Thus...
- Getting to know each other better builds community and closer personal relationships. More 'eyes on the street' will improve security for our entire neighborhood. Being able to reach out to each other more directly, neighbor-to-neighbor, enables us to problem-solve together first before involving city authorities.
- Compassionate urban policy can facilitate culturally vibrant communities.

Robbie's personal stories on the benefits of a "Walkable & Talkable neighborhood:

- "My cat Dinah is missing. Have you seen her? Please call me if you do."
- "Did you hear the gunshots last night? What was that about? Are y'all OK?"
- "Have you seen my recycle bin?"
- "Is this your mail? Do you know where this person lives, so I can re-deliver it?"
- "Hey, remember that street sweeping is tomorrow!"
- "The Curtis Park Neighborhood Meeting is this Thursday. Are you going? Want to walk over, together?"
- "We saw the ambulance at Bertha's house last night. Is she OK? How can we help?"
- "Our Curtis Park Times Newsletters can't be hand-delivered to the people in those buildings... Do you know anyone who can help us deliver them, there?" *Being able to hand deliver the neighborhood newsletter also gives CPN representatives the chance to talk with people. Right now, it can't be delivered to several of the new residences built in our neighborhood due to their side-ways design...*

#8 continued

Further information & sources:

Social Capital and the Built Environment: The Importance of Walkable Neighborhoods

The analysis from this article indicates that persons living in walkable, mixed-use neighborhoods have higher levels of social capital compared with those living in car-oriented suburbs. Respondents living in walkable neighborhoods were more likely to **know their neighbors, participate politically, trust others, and be socially engaged.**

Read More: <http://ajph.aphapublications.org/doi/abs/10.2105/AJPH.93.9.1546>

Examining Walkability and Social Capital as Indicators of Quality of Life

Walkability has been linked to quality of life in many ways. Health related benefits of physical exercise, the accessibility and access benefits of being able to walk to obtain some of your daily needs, or the mental health and social benefits of reduced isolation are a few of the many **positive impacts on quality of life** that can result from a pedestrian-friendly designed neighborhood. Comparisons show that **levels of social capital are higher in more walkable neighborhoods.**

Read more: <http://link.springer.com/article/10.1007/s11482-010-9132-4>

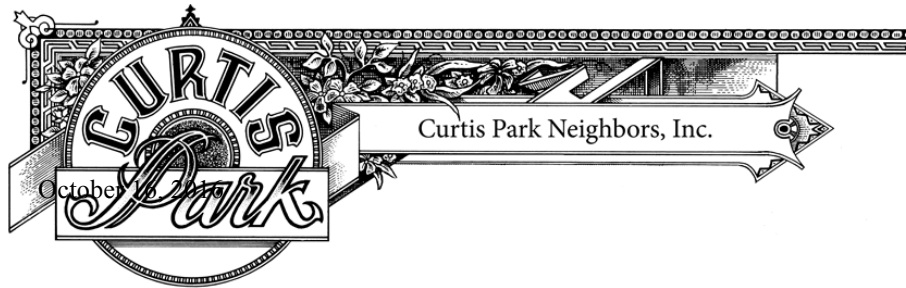
Re-Presenting the City: Arts, Culture, and Diversity in Philadelphia”

“Cultural policy and urban policy cannot afford to ignore the connections between diversity and cultural engagement. Arts and cultural institutions and engagement give identity to diverse urban neighborhoods. At the same time, diverse neighborhoods furnish a large part of the audience that supports regional and community cultural institutions. Finally, diverse neighborhoods with high levels of cultural engagement are often the engine of economic revitalization for urban communities.”

Read more: <http://aricherlife.org/benefits.html>

#9 – Powerpoint Presentation to Curtis Park Neighbors RNO:
Attached separately as PDF, Slides as Thumbnails

#10 – Letter from Curtis Park Neighbors Registered Neighborhood Organization to Albus Brooks



To: Councilman Albus Brooks
From: Curtis Park Neighbors, Inc.
A Denver Registered Neighborhood Organization
2418 Champa Street, Denver, CO 80205
curtis-park-neighbors-board@googlegroups.com / www.curtispark.org
cc: Analiese Hock

Glenarm Triangle Overlay Meeting Request

Dear Councilman Brooks,

As you maybe aware Curtis Park Neighbors has been working with neighbors along Glenarm and Tremont to determine a zoning change that would be appropriate for these residential blocks while not negatively impacting the development of the Welton Corridor. After many months of meetings and discussion with neighbors and CPD we believe we have found a way forward that is supported by the vast majority of residents.

In February neighbors concerned about the potential loss of the small-scale housing stock along Glenarm and Tremont began an effort to look at the zoning, which is now G-MU-3. The primary concern was that homes could be replaced with the sideways townhomes that turn their back on the neighborhood through an architectural form that has no front entrance onto the street and instead has an alley for cars and garages as the centerpiece of the architectural form. The small homes along Glenarm and Tremont are at particular risk for this type of redevelopment because the small homes have a market value that would allow the development of sideways townhomes to be profitable.

In the effort to determine the best possible solution neighbors sponsored two community meetings, started a face book forum and went door to door to talk with impacted neighbors. The result was a decision to request a zoning overlay that would exclude the apartment form from these blocks in the existing G-MU-3 zone district. This effort is supported by 57 of the 68 neighbors in the impacted area. 6 were against it, of which two have now moved out of the area, and 5 have never responded. Additionally the neighbors presented the proposal to 50 neighbors at the August CPN general meeting and received unanimous support which lead the CPN board to approve a resolution in support of the effort.

We would like to request that, given the amount of work and support from neighbors that has gone into this effort, your office assist in sponsoring the implementation of the overlay district through City Council. We would like to meet with you and Analiese Hock at your earliest convenience to discuss this.

Thank you,

John Hayden, Curtis Park Neighbors Board, President.

#11 – Maggie’s letter for the Garden Court Moratorium

From: Maggie Miller <maggiemiller1@comcast.net>
Subject: moratorium on "garden court" building form
Date: August 7, 2016 at 1:28:16 PM MDT
To: dencc@denvergov.org
Cc: wayne.new@denvergov.org, rafael.espinoza@denvergov.org,
albus.brooks@denvergov.org

Hello,

I am very supportive of CB16-0541, the moratorium on the “garden court” form.

I appreciate the exclusions, saying that these are okay:

- Have a street-facing courtyard width equal to or greater than the height of the associated buildings
- Have dwelling units arranged side-by-side and not above one another
- Have a minimum 50% permeable courtyard surface

Garden courts as pictured below are awful; they make neighborhoods less pedestrian-friendly and overall less neighborhood-y. (With the exclusions, garden courts are wonderfully pedestrian-friendly and neighborhood-y.)

I’ve been working with my neighbors to protect our neighborhood from this awful building form. Right now, the only way to do that has been to ask for rezoning from G-MU-3 to U-RH-2.5 to eliminate the “apartment form.” (When someone builds half of the building pictured below, it ends up being classified as an apartment form.)

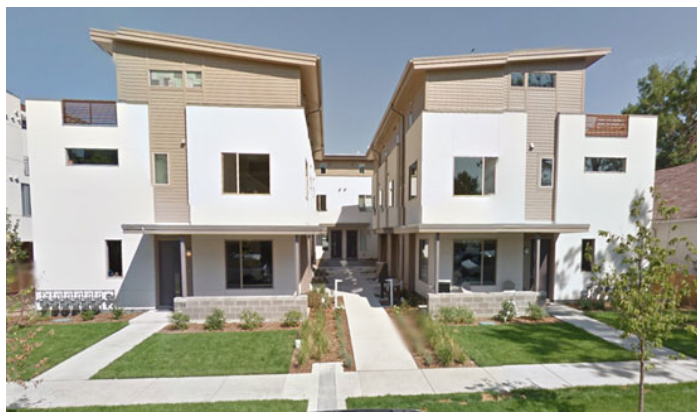
Those of us in support of the rezoning of our area not against density but we just hate when front doors don’t face the street!

The problem with the rezoning is that it ends up being more restrictive than some people want (e.g., it puts limits on ADU’s).

And even if we do get the rezoning, the form pictured below would still be allowed.

So, please register this Denver resident in favor of the moratorium. (I would come to the 8/22 meeting, but I have to teach that night.)

Thank you,
-Maggie Miller
Five Points



(#12) Email, social media post, letter hand-delivered to neighbors on 9-16-2017

To: Neighbors who own property between Glenarm and Court, and between Washington and Park, AKA "Our Little Triangle"
From: Maggie Miller, Deb Jacobson, and Robbie Hobein (we are also neighbors who own property in "our little triangle")
Date: September 2017

Hi Neighbors!

You may remember us as the three people who started the conversation about rezoning our little triangle from G-MU-3 to U-RH-2.5 and/or U-RH-3a.

You may have....

- ✓ Met us in person when we knocked on just about every single door in this area, going back almost 2 years now...
- ✓ Came to one (or more) of the four meetings we had in the neighborhood...
- ✓ Joined the "Park to Washington, Glenarm to Court?" Facebook page
- ✓ Joined the emailing list- fanoffivepoints@gmail.com
- ✓ Received the letters we sent out (we sent out two letters)

Do you remember us?

If you moved to the neighborhood in the last year or so, we may not have met, in which case, we can't wait to meet you!

As you may recall from our conversations, emails, letters, and meetings, quite a lot of people expressed support for this rezoning idea. Basically, we made contact with 70 property owners, and of those, 80% were supportive of the rezoning idea. (Eight were against it, and six never got back to us.)

We have an update for you!

Since we talked, we've been able to take the next steps. These took a while. (The hardest part was scheduling meetings.) We met with Albus Brooks, our city councilman. We met with Analiese Hock and Jeff Hirt, who work for the city planning department, [Denver's](#) Community Planning and Development (CPD).

And now, finally, we are ready for the next steps. These involve:

- ✓ Councilman Brooks filling out official paperwork
- ✓ City Planner Jeff Hirt filling out more paperwork
- ✓ The Planning Board having a public hearing about it (which is open to the [all of us](#); so let's talk!)
- ✓ A few more meetings involving city staff and council and the mayor
- ✓ A city council meeting (which is open to [all of us](#); so let's talk!)

So, that's the news!

WE HOPE YOU WILL:

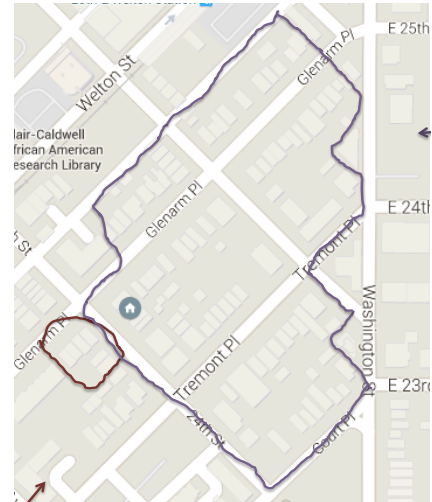
- ✓ Get in touch with us!
 - Join or post on our Facebook page: “Park to Washington, Glenarm to Court?”
 - Send us an email: fanoffivepoints@gmail.com
- ✓ Let us know how you’ve been since we’ve last seen you, if you’ve been thinking about this rezoning, and if you have any questions or comments.
- ✓ And if you’re a relatively new property owner in the neighborhood, please get in touch with us! We’d love to meet you, tell you what this is all about, and hear what you have to say.

Thank you!

-Maggie, Deb, and Robbie

Hi, Neighbors!

UPDATE
from our previous conversations
about
rezoning our little triangle
from G-MU-3
to U-RH-2.5 and/or U-RH-3a



A REMINDER OF OUR PREVIOUS CONVERSATIONS...

- ✓ Maybe we met when we knocked on your door...
- ✓ Or maybe you came to one of many meetings we had together...
- ✓ Or maybe you joined the “Park to Washington, Glenarm to Court?” Facebook page, or the email list- fanoffivepoints@gmail.com...
- ✓ Or maybe you read our letters...

THE UPSHOT OF THOSE CONVERSATIONS: Of the 70 property owners that we talked to, 80% were supportive of the rezoning idea.

NOW, THE UPDATE! We met with Albus Brooks, our city councilman and with the staff from the city planning department. ***AND THE NEXT STEPS:*** Councilman Brooks and the city planners filling out paperwork, and then there will be more meetings, some of which will include public hearings.

SO, WE HOPE YOU WILL:

- ✓ **Get in touch with us!**
 - Join or post on our Facebook page: “Park to Washington, Glenarm to Court?”
 - Send us an email: fanoffivepoints@gmail.com
- ✓ Let us know how you’ve been since we’ve last seen you, if you’ve been thinking about this rezoning, and if you have any questions or comments.
- ✓ And if you’re a relatively new property owner in the neighborhood, please get in touch with us! We’d love to meet you, tell you what this is all about, and hear what you have to say.