

DATE: 12-7-18

NAME: Soukanya Phommachaly

ADDRESS: 1045 Julian St.

SUBJECT: Rezoning of 1080 & 1090 King Street

TO: Members of the Denver Planning Board
c/o Ms. Theresa Lucero, City of Denver – Community Planning and Development

I am a resident of Villa Park and a neighbor of the 1080 / 1090 King St property that is seeking rezoning to E-RH-2.5. I am contacting you to express my support for this rezoning and to encourage the Planning Board to recommend approval of the rezoning request to Denver City Council.

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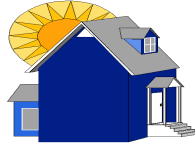
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For these reasons I am pleased to be supportive of this rezoning application and hope that the Planning Board will be too.

Sincerely,

A handwritten signature in blue ink, appearing to be 'S. Phommachaly', written in a cursive style.



Villa Park Neighborhood Association

December 13, 2018
Attn: Theresa Lucero, Case Manager
Planning Services
Community Planning and Development
201 W. Colfax Avenue Dept. 205
Denver, CO. 80202

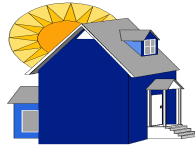
Re: 1080-1090 King St: 20171-00178

Dear Planning Board,

Villa Park Neighborhood Association (VPNA) members at its general monthly neighborhood association meeting at 6:30 p.m. on November 28, 2018 reviewed the proposed rezoning of 1080-1090 King St: 20171-00178. Villa Park Neighborhood Association boundaries are from Federal Blvd to Sheridan Blvd and from 6th Ave to the 12th Ave gulch border and is a registered neighborhood organization with the City of Denver. The property owners and/or residents of our neighborhood can become members of the association by attending the association meetings three times a year. At this meeting we had a vote of nine against and three for the rezoning and one abstention. Neighbors are informed of upcoming zoning issues by either coming to our monthly meetings, the Villa Park Neighborhood Association web site or our newsletter. We did not hear from any other members or residents regarding this zoning issue.

Based on the rezoning criteria this application does not meet the criteria in several areas. The rezoning is not consistent with adopted plans. For example, the Villa Park Neighborhood Plan strategy LZ-1: discourages higher density development that is inconsistent with the neighborhood character, quality and scale of the surrounding neighborhood. As illustrated in the staff report this proposed development is surrounded by E-SU-D1X zoning which is single family dwelling units. Prior to the form based zoning ordinance in 2010 the area of 1090-1080 King St was zoned R-1 and continued with this type of zoning under the E-SU-D1X category. The 2010 form based zoning also included several areas in the Villa Park Neighborhood that included the E-RH 2.5 and by and large these zoned areas have not seen much redevelopment. This proposal would be more in sync with the E-RH-2.5 zoning that is already zoned in the neighborhood with more compatible neighborhood character, scale and quality.

The rezoning application of 20171-00178 is not consistent with the Comprehensive Plan. The Comprehensive Plan for Denver under the Land Use Strategies 1-C of incorporating relevant recommendations from neighborhood, corridor and area plans, this application is counter to the Villa Park Neighborhood Plan in regards to preserving the neighborhood character, quality and scale of the neighborhood. Under the City of Denver's Comprehensive Plan in Housing Section, strategies 2-B & 3-B it lists the need to preserve existing housing, support stabilization programs that help people stay in their homes, and under objective 5; it states to support home ownership for low and middle-income households to become home owners. The Denver Livability Partnership/Housing Development Fund, along with the Villa Park Plan, West Colfax Plan explicitly notes the need to maintain stabilized areas of neighborhoods. If this rezoning is approved it will reduce the preservation of existing houses and will not stabilize the neighborhood with a price point of \$450,000 per unit.

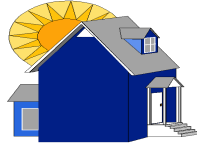


Villa Park Neighborhood Association

In regards to the criteria of public need, this proposal clearly is not meeting a public need since it would be eliminating current affordable housing. The neighborhood character of this area is stable but will quickly become unstable with the change in housing prices of \$450,000 per unit as a start point. Villa Park is one of the few affordable housing areas in the city. The comparable sales in this area and overwhelmingly the housing sale price varies from \$120,000 to \$250,000 which is well below the median in the city. This further illustrates the affordability of Villa Park. If this rezoning is approved, the city will be eliminating affordable housing for Denver residents. Villa Park Neighborhood states that this rezoning application does not meet the public need criteria for affordable housing.

Regarding the criteria of Justifying Circumstances, Villa Park has met with this developer several times and it has always been the position of the developer and initially their original zoning application to redevelopment only one lot which they owned in 2017. Then the project expanded to the lot at 1080 King St with their revised application in 2018 that created an assemblage of properties approximately 15,625 square footage of the combine lots. The rezoning to E-RH-2.5 with this project will encompass a solid wall front of 115 feet without any massing relief. The units are 12 feet wide by 45.6 feet and two stories. The width of these units are barely larger than a couch and are assembled in a shot gun fashion with a small open space section behind each unit of approximately 15 by 12 feet and then a one-car garage finishing the rest of each unit to the alley and again creating another solid wall massing on the back side of the lot of 115 feet. The determinate characteristic of these units would create such a contrast with the rest of the surrounding Villa Park Neighborhood and on the block of King Street that it is inconsistent with the neighborhood context and zoning district purpose. The character of the neighborhood around King St reflects the single-family dwelling unit or E-SU-D1X. The area has not have many changes and basically is single family. The applicant does not have justifying circumstances to rezone this area as stated in the application since the surrounding areas in Villa Park is not changing and this rezoning application proposal is out of character with the Villa Park Neighborhood and does not meet this criteria. I encourage the Planning Board to evaluate the changes in the Villa Park Neighborhood that is affected with building permit activity.

Under the rezoning criteria of neighborhood context, this proposal as stated earlier falls short in this area. The context of the neighborhood is single-family dwelling units that were develop when Villa Park was platted. The pattern of residential development has remained consistent in this area. Under the form-based zoning update, Villa Park noted that the higher density housing development would occur along the Sheridan Light Rail Station where the zoning allowed for this transition. In addition the Federal Blvd Corridor was noted for more mix use zoning with the predominant commercial area of the neighborhood. Both of these areas would be more in neighborhood context to what the developer is proposing. In fact in looking at the composition of the proposed development the 9 unit development will only have 2 bedrooms per unit. The area being displaced have additional room for additions on the main structure but also the option of the Accessory Dwelling Unit (ADU). Families in Villa Park may have 4 to 5 members per household and with the development of an additional ADU unit the total household count could easily bring it up to 8 or 9 members which would be very similar to the density of the proposed development. So are we really creating more density or just bigger buildings. The change that has occurred in west Denver has predominately occurred in the West Colfax neighborhood where the zoning is at a higher density level. Based on the justification found in the aforementioned plans, the proposed rezoning from E-DU-1X to E-RH-2.5 will not result in the uniform application of the zone district, building form, use and design regulations to all buildings within the subject area.



Villa Park Neighborhood Association

Therefore, the Planning Board should deny this rezoning application based on the the rezoning criteria. This rezoning application: 20171-00178 does not have consistency with adopted plans, falls short in demonstrating uniformity of district regulations and restrictions, lacks in the demonstration of a public need for the rezoning,

and does not have justifying circumstances in illustrating the land surrounding the proposed rezoning area is changing in Villa Park. This concludes Villa Park Neighborhood Association position statement.

Respectfully Submitted by

Kathy Sandoval on behalf of the Villa Park Neighborhood Association

**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	20171-00178
Location	1080-1090 King St
Registered Neighborhood Organization Name	Villa Park Neighborhood Assn.
Registered Contact Name	JoAnn Phillips
Contact Address	936 Meade St
Contact E-Mail Address	vpna_2000@yahoo.com
Date Submitted	December 14, 2018

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization was held on November 28, 2018, with 13 members in attendance.

With a total of 13 members voting,

3 voted to support (or to not oppose) the application;

9 voted to oppose the application; and

1 voted to abstain on the issue.

It is therefore resolved, with a total of 13 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

oppose Application # 20171-00178

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

From: [Rick Levy](#)
To: [Lucero, Theresa - CPD Sr City Planner](#)
Subject: [EXTERNAL] Proposed Rezone Case 17i-00178: 1080 & 1090 N King St: 20171-00178
Date: Monday, December 17, 2018 10:26:29 AM

Greetings Senior City Planner Lucero,

I am a resident of the Villa Park neighborhood, living at the corner of 10th Ave and Hazel Ct. I would like to submit the following comments concerning the proposed rezoning at 1080 and 1090 King Street in the neighborhood.

The proposed rezoning from a single unit (E-SU-D1x) to a multi unit set of row homes (E-RH-2.5) seems, to me, my family, and my neighbors to be another step in the wrong direction for Villa Park and for Denver. As you know, the vast majority of the neighborhood, especially on the eastern side, is comprised of single family homes. This gives the neighborhood its own charming character. Folks have large yards for their kids and pets to play in, and for many to build into beautiful gardens that lend to the city's sustainability goals as well as the city's effort to become a certified wildlife habitat. While the homes are modest, they offer an affordable place for a diverse community to call home, near mass transit, a library, schools, parks, and recreation centers.

The slow, but already underway, endeavor to reshape our neighborhood into something that it is not concerns me greatly. Developers come in and buy homes at a relatively low price, and then apply to change the very character of the neighborhood by changing the zoning. Then they construct shoddy row homes that they sell for well above the mean price in the neighborhood. We have seen this play out across the city, especially on the west side of Denver. I see no reason why the developer cannot simply renovate or build new constructions that fit the current zoning and the character of the neighborhood.

I urge you and the city to consider the slippery slope that has already begun within Villa Park, and how further rezoning of the neighborhood will change its character for the worse, causing congestion, pollution, less room for vegetation, and less affordability.

Sincerely,

Rick Levy
995 Hazel Ct, Denver Colorado 80204
303-808-6539

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Rick Levy

DATE: _____ 12/12/18 _____

NAME: _____ Adam Cole _____

ADDRESS: _____ 927 Raleigh St Denver CO 80204 _____

SUBJECT: Rezoning of 1080 & 1090 King Street

TO: Members of the Denver Planning Board
c/o Ms. Theresa Lucero, City of Denver - Community Planning and
Development

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Row House zoning in this Blueprint Denver identified Area of Change will enable reinvestment and redevelopment of this property which, on the south side of Lakewood Dry Gulch, is practically as close as you can get to the Knox Station on the RTD "W" light rail line. As a City we should be taking advantage of the public investment in transit and encouraging density near transit stops like at Knox station.

This is supported in the West Colfax Plan which classifies this area as Urban Neighborhood Station and prescribes single and multi-family residential buildings of 1 to 5 stories in height.

Because this site is south of Lakewood Dry Gulch E-RH-2.5 is the perfect choice for new zoning to respect the scale and character of Villa Park while also focusing more density and reinvestment at this Knox Station TOD opportunity.

For these reasons I am pleased to be supportive of this rezoning application and hope that the Planning Board will be too.

Sincerely,



DATE: 12-12-18

NAME: BRANDON Gill

ADDRESS: 945 Zenobia St. Denver, Co

SUBJECT: Rezoning of 1080 & 1090 King Street

TO: Members of the Denver Planning Board
c/o Ms. Theresa Lucero, City of Denver – Community Planning and Development

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DATE: 12-16-15

NAME: Thomas Mack

ADDRESS: 1015 King St Denver CO

SUBJECT: Rezoning of 1080 & 1090 King Street

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c/o Ms. Theresa Lucero, City of Denver – Community Planning and Development

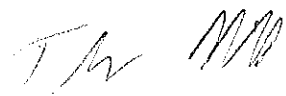
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Sincerely, 

DATE: 12-16-2018
NAME: Martin J
ADDRESS: 1024 Lowell Blvd

SUBJECT: Rezoning of 1080 & 1090 King Street

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c/o Ms. Theresa Lucero, City of Denver – Community Planning and Development

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Sincerely, Martin J



SUBJECT: Rezoning of 1080 & 1090 King Street

TO: Members of the Denver Planning Board
c/o Ms. Theresa Lucero, City of Denver – Community Planning and Development

I am a owner of property in Villa Park at 1027 Julian Street, 735 King Street and 738 Tennyson Street and a neighbor of the 1080 / 1090 King St property that is seeking rezoning to E-RH-2.5. I am contacting you to express my support for this rezoning and to encourage the Planning Board to recommend approval of the rezoning request to Denver City Council.

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Thank you very much.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Ben Maxwell'.

Ben Maxwell

Mangager

ben@hmcapitalgroup.com

DATE: December 15, 2018

NAME: CLAY STORER

ADDRESS: 1048 KNOX CT.

SUBJECT: Rezoning of 1080 & 1090 King Street

TO: Members of the Denver Planning Board
c/o Ms. Theresa Lucero, City of Denver – Community Planning and Development

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Sincerely,

DATE: 2/2/19

NAME: J. MIKE KLEBBA JR

ADDRESS: 1075 KING ST

SUBJECT: Rezoning of 1080 & 1090 King Street

TO: Members of Denver City Council
c/o Ms. Theresa Lucero, City of Denver – Community Planning and Development

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