



TO: Denver Planning Board
FROM: Sara White, AICP, Senior City Planner
DATE: March 15, 2018
RE: Denver Zoning Code – 2018 Text Amendment Bundle

Staff Report and Recommendation

This amendment to the Denver Zoning Code is sponsored by Community Planning & Development. The Denver Planning Board will consider this amendment at a public hearing on March 21, 2018, and recommend to the City Council whether to approve, approve with conditions, or deny the text amendment. A redline of the proposed amendment is available on the CPD website (see link below), while a summary of the proposed text changes is attached to this staff report.

Based on the review criteria for text amendments stated in the Denver Zoning Code, Section 12.4.11 (Text Amendment), CPD staff recommends that the Planning Board recommend approval of the amendment to the City Council.

I. Summary and Purpose

The 2018 Text Amendment Bundle provides necessary clarifications, re-organization, graphics revisions, and a variety of substantive changes to the Denver Zoning Code. Please see the attached summary for additional detail of the proposed changes and the redlined document showing the proposed zoning text amendment changes posted on the CPD website at: <http://www.denvergov.org/textamendments>.

II. Criteria for Review and CPD Analysis

The criteria for review of a proposed text amendment are found in Section 12.4.11.4 of the DZC. CPD analyzed the proposed text amendment for compliance with the review criteria stated below and finds that the proposed 2018 Text Amendment Bundle satisfies each of the criteria.

A. Text Amendment is Consistent with Adopted Plans

The Text Amendment is consistent with the city's following adopted plans, strategies, and policies:

Denver Comprehensive Plan 2000:

Land Use

- Strategy 2-A: (*paraphrased*) [P]roposed revisions should ensure that the Denver Zoning Ordinance will be flexible and accommodating of current and future land use needs...
- Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood...

Denver's Legacies

- Strategy 2-A: Establish development standards to encourage positive change and diversity while protecting Denver's traditional character.
- Strategy 2-C: Identify community design and development issues, and target specific concerns with appropriate controls and incentives.

Neighborhoods

- Strategy 1-E: Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles.

Blueprint Denver:

Blueprint Denver recommends various regulatory changes to implement adopted plans and improve compatibility with existing character, including:

- Language amendments: A change in the land-use standards of a zone is one tool to improve compatibility
- Creating new and more appropriate zone districts: a zoning district that allows the appropriate uses, densities, and design standards [...] may not exist. In such instances a new zone district needs to be created or an existing zone district needs to be modified through a language amendment.

Taken as a whole, the 2018 Text Amendment Bundle is consistent with the above-adopted plan policies because this update to Denver's zoning regulations responds to new and emerging businesses, industries and technologies, responds to evolving trends in residential and commercial development and design, and makes these important rules for development clearer to residents, developer and other code users. Additionally, the 2018 Text Amendment Bundle proposes several amendments that encourage development that is consistent with the character of surrounding neighborhoods and historic areas, achieving the recommendations of Comprehensive Plan 2000. The proposed changes to require development that is consistent with the character of the surrounding area is also consistent with Blueprint Denver's goals of making existing zone districts more compatible.

B. Text Amendment Furthers the Public Health, Safety, and General Welfare

This Text Amendment furthers the general public health, safety, and welfare of Denver residents, land owners, and businesses by providing clarity and predictability in the zoning regulations, by removing regulatory barriers to planned and desired private enterprise and redevelopment, and by overall continuing to implement the city's adopted comprehensive, land use and transportation plans through regulatory changes.

C. The Text Amendment Results in Regulations that are Uniform within Each Zone District

The 2018 Text Amendment Bundle results in zoning regulations which are uniform in their application to buildings and land uses within each zone district. Moreover, the 2018 Text Amendment Bundle includes improvements to ensure consistency in zoning regulations and removes conflicting provisions with other City, state, and federal regulations, all of which will improve the City's ability to administer and enforce the Code uniformly.

III. Public Outreach and Comments

Below is a summary of the public outreach for this amendment:

- Late 2017/Early 2018:* Targeted stakeholder outreach, including presentation to AIA Urban Design committee and affected industry stakeholders
- January 27, 2018:* CPD attends Inter-Neighborhood Cooperation (INC) Zoning and Planning Committee for briefing
- February 12, 2018:* Summary of text amendments and Redline draft of text amendments posted to website for public review and email notice sent to all Registered Neighborhood Organizations (RNOs) and City Councilmembers
- February 21, 2018:* Televised Planning Board Informational Item
- March 5, 2018:* Email notice to all Registered Neighborhood Organizations (RNOs) and City Councilmembers of scheduled Planning Board public hearing, with link to updated summary and summary of all items
- March 6, 2018:* Televised Informational item at City Council LUTI Committee meeting
- March 7, 2018:* CPD staff hosts Office Hours for general public
- March 8, 2018:* CPD staff hosts Office Hours for general public
- March 13, 2018:* CPD staff hosts Office Hours for general public
- March 16, 2018:* Planning Board staff report and updated redline draft posted to website.

Additionally, notice of the proposed 2018 Bundle Text Amendment was sent in the CPD email newsletter, Development Services "Code Alert" email newsletter, and Development Services email newsletter from December through February. CPD staff also offered informal briefings to City Council members regarding proposed revisions in February and March.

Minor edits have been made to the Public Review Draft based upon feedback from City staff.

As of the date of this staff report, CPD has received three written comments related to this Text Amendment, attached to this staff report and summarized below:

- One letter in support of the height and setback changes for the mixed-use, 2 story zone districts

- One letter in opposition of the proposed form changes for mixed-use, 2 story zone district, citing inappropriateness of restricting commercial buildings.
 - Staff finds the proposed text amendment better balances plan objectives to encourage quality infill development and consistency with neighborhood character.
- One letter asking for restrictions on the location of mini-storage facilities.
 - The proposed restrictions on mini-storage facilities will better reflect the desired active, vibrant character of certain areas of the city.

IV. CPD Staff Recommendation

Based on the criteria for review as described above, CPD Staff recommends that the Planning Board recommend approval to the Denver City Council of the DZC 2018 Text Amendment Bundle, as presented at the Planning Board public hearing on March 21, 2018.

ATTACHMENTS

- 2018 Bundle Summary
- Public Comments



Denver Zoning Code 2018 Text Amendment Bundle

Scope Summary **March 14, 2018**

This document presents a **summary** of topics proposed in the 2017 Text Amendment Bundle. A redline draft of the complete amendment is available on the city website at www.denvergov.org/textamendments.

Purpose of the 2018 Bundle:

1. Continue to improve usability and organization of the code.
2. Make clarifying and substantive changes based on experience working with the code for over six years.
3. Further implement adopted plans and policies.

Contents:

The summary is organized into the following groups:

Group 1: GENERAL PROVISIONS (Article 1)

Group 2: NEIGHBORHOOD CONTEXT DESIGN STANDARDS (Articles 3-9, excluding uses and parking requirements)

Group 3: GENERAL DESIGN STANDARDS (Article 10, except parking)

Group 4: PARKING (Articles 3-9, Use Tables-Parking changes only and Article 10 parking standards)

Group 5: USES (Articles 3-9 Use Tables and Article 11)

Group 6: ZONING PROCEDURES (Article 12 and Division 9.4, Overlay Zone Districts)

Group 7: RULES OF MEASUREMENT AND DEFINITIONS (Article 13)

Group 8: ENTIRE CODE CLARIFICATIONS / CORRECTIONS

GROUP 1: GENERAL PROVISIONS
ARTICLE 1

Division 1.2.3: General Standards for all Zone Lots

Substantive

1. Require that no new Zone Lot shall contain multiple Zone Districts when any Zone District contained within the Zone Lot is a Protected District. This is proposed in order to close a loophole to avoid meeting Protected District Standards.

Usability and Clarifications

1. Clarify that minimum Zone Lot standards apply per Zone Lot.

GROUP 2: NEIGHBORHOOD CONTEXT DESIGN STANDARDS

ARTICLES 3-9

Articles 3-9: All Zone Districts

Substantive

1. Allow a building with an established Building Form to be assigned a different Building Form if it can meet all required standards of the new form or if the previous form is no longer available.
2. Expand setback encroachments for pedestrian bridges to accommodate all publicly accessible pedestrian/bicycle routes (not only mass transit station bridges) and allow other associated bridge and circulation elements such as stairs, elevators, etc. Add Pedestrian Bridges as an allowed height exception.
3. Require Street Level Active Uses to include at least a door or window that meets applicable transparency requirements.
4. Allow a portion of the Street Level Active Use requirement to be satisfied with an Arcade.
5. Allow unoccupied elevator penthouses, stair enclosures, etc., as height encroachments when placed along the rear or side interior perimeter of a building in certain mixed-use zone districts.
6. Remove access and contiguity requirement for attached accessory structures.
7. Prohibit the Drive Through building form within $\frac{1}{4}$ mile of a Rail Transit Station Platform.
8. Allow accessory art structures to exceed the Detached Accessory Structure Building Form standards when approved by Denver Arts & Venues.
9. For 2.5-story building forms with a Low-sloped Roof, require a 10' stepback from the primary street-facing façade above 25'.

Usability and Clarifications

1. Revise Supplemental Standards for detached accessory structures to clarify the maximum Gross Floor Area applies to the Detached Accessory Structures building form. Other accessory structures are already limited in size by other requirements such as maximum footprint dimensions, lot coverage, etc.
2. Clarify that building coverage exceptions for Detached Additional Dwelling Unit and Detached Garage building forms are only allowed if the structure meets the specific standards described in the building form table

Articles 3-9: Mixed-Use Commercial 2-story Zone Districts

Substantive

1. Reduce allowed height in feet of 2-story mixed-use commercial zone districts from 35' to 30'.
2. Require greater rear and side setbacks for the General and Shopfront Building Forms in MS-2x and MX-2x zone districts, when adjacent to a Protected District.

Articles 3-4: Street Level Active Use Requirement

Substantive

1. Require Street Level Active Uses in the S-MX and E-MX zone districts when the building is built within 80' of the Primary Street.

Articles 3- 5: Tandem House Building Form

Usability and Clarifications

1. Revise Tandem House building form table to refer to minimum “separation” between primary structures.

Article 5: Zone District Intents

Usability and Clarifications

1. Revise the intent statement for U-RH-3A to remove references to standards that are not applicable.

Article 6: General Urban Neighborhood Zone Districts

Substantive

1. Remove erroneous application of the block specific setback in the Duplex building form in 5-story districts.

Division 8.3: Downtown Core and Downtown Theater Districts

Usability and Clarifications

1. Allow the transfer of certificates by bill of sale for transfer of undeveloped floor area. Clarify process for issuance of replacement certificates.
2. Remove the reference to interior square footage counting towards the Premium for Rehabilitation of Historic Structure in the Downtown districts, as the city only reviews exteriors of Historic Structures for the purposes of any floor area premiums.
3. Improve graphic legibility.

Division 8.4: Lower Downtown District

Usability and Clarifications

1. Clarify applicability of bicycle parking standards in Section 8.10 related to the D-LD zone districts.

Division 9.2: Campus Healthcare and Healthcare 2

Substantive

1. Make the review procedure for helipads and emergency entrances for hospitals more consistent with other review procedures for uses that may have external impacts. Instead of being subject to Planning Board review of the Site Development Plan, these would be reviewed as a new accessory use, subject to Zoning Permit with Special Exception Review, which includes Board of Adjustment review.

Division 9.7: Master Planned Context

Substantive

1. Revise the M-RX district standards to better align with RX standards in other neighborhood contexts. Specifically, include the upper floor nonresidential restrictions that are found in other RX zone districts.
2. Limit the Urban House, Duplex, Garden Court, and Town House building forms to applicable residential uses.

Usability and Clarifications

1. Revise Apartment building form table to remove erroneous reference to Permitted Uses in the Siting section and revise “Nonresidential” to “Lodging Accommodations” in the Uses section.
2. Clarify that M-RX is considered a Residential Zone district.

GROUP 3: GENERAL DESIGN STANDARDS

ARTICLE 10 (Except Parking – See Group 4)

Division 10.5: Landscaping, Fences, Walls and Screening

Substantive

1. Revise wording in the overheight fences approval criteria regarding maximum height so there is no confusion about what it means for fences to be out of scale with other fencing on the block.

Division 10.6: Grading Standards

Usability and Clarification

1. Clarify the interplay between grading and retaining wall standards to specify where wall and fill can be placed to comply with the code.

Division 10.7: Parking Area Lighting

Substantive

1. Add requirement for maximum and average uniformity differential to promote safe parking lot lighting design and reduce nuisance impacts.
2. Add maximum parking lot lighting illumination levels for certain auto-centric uses to reduce glare and impacts on adjacent properties.
3. Add maximum lighting levels at zone lot lines abutting Protected Districts.

GROUP 4: PARKING STANDARDS

ARTICLES 3-9 (Parking Amounts) and 10 (Parking Standards)

Division 10.4: Parking and Loading

Substantive

1. Clarify effect on zoning permit when previously-approved reduced minimum standards for a special parking arrangement can no longer be met and the project becomes deficient in parking.

Division 10.6: Parking, Keeping and Storage of Vehicles

Substantive

1. Allow RVs up to 33' in length to be parked on a residential zone lot behind the primary street-facing façade if screened by an obscuring fence and not within side setback areas.

Usability and Clarification

1. Clarify that spaces serving permitted fuel pumps may count towards the required minimum number of vehicle parking spaces.
2. Clarify that Packed Parking standards also apply to mechanized parking systems in addition to traditional attendant parking facilities. The primary purpose of this amendment is to ensure that vehicles being parked by mechanized systems have all vehicle drop-off, maneuvering, and queuing sited on private property.

GROUP 5: USES

Articles 3-9 (Use Tables and Limitations) and Article 11 (Use Limitations and Definitions)

Substantive

Primary Uses: Residential

1. Use Limitations and Definitions: Clarify that only one dwelling unit is permissible on nonconforming Zone Lots in the U-TU zone district.

Primary Uses: Civic, Public, and Institutional Uses

1. Use Limitations and Definitions: Remove "Open Space-Recreation" use to eliminate overlap with other recreation uses. Revise "Community Center" definition to include open space.

Primary Uses: Commercial Sales, Service and Repair

1. Use Limitations and Definitions: Remove Body Art Establishment as a sub-classification under Retail Sales, Service & Repair and classify it under Retail Sales, Service & Repair, All Others. Remove all use limitations for Body Art Establishments as a distinct use, including the 1,000' spacing requirement between other body art establishments and adult businesses.
2. Use Limitations: Allow Eating & Drinking Establishments as permitted uses in the CMP-H and CMP-EI zone districts, and as permitted uses, subject to limitations, in the CMP-H2 and CMP-EI2 zone districts.

Primary Uses: Industrial, Manufacturing and Wholesale

1. Use Definitions: Revise definitions of Wholesale Trade or Storage, General, and Wholesale Trade or Storage, Light, to specifically exclude Mini-Storage Facilities to remove overlap of definitions.
2. Use Limitations: Prohibit Mini-Storage Facilities within ¼ mile of a Rail Transit Station Platform in all zone districts, except for the I-A and I-B zone districts. In the I-A and I-B zone districts, within ¼ mile of a Rail Transit Station Platform, Mini-Storage Facilities would be permitted with limitations on the design of the facility.
3. Use Limitations: Explicitly exempt Emergency Service Telecommunications Facilities from zoning regulations.

Accessory Uses: Accessory to Primary Residential Uses

1. Use Definitions and Limitations: Allow Online Retail Sales as a newly-defined Home Occupation use.

Accessory Uses: Accessory to Primary Nonresidential Uses

2. Use Limitations: Allow accessory outdoor retail sales and display areas to include areas not adjacent to the building, with limitations on the size and setbacks from Protected Districts.
3. Use Definitions and Limitations: Add Helipad and Emergency Vehicle Access Point as new uses accessory to a primary Hospital use. The new accessory use will be subject to Zoning Permit with Special Exception review.
4. Use Limitations: Prohibit Drive-through facilities as an accessory use within ¼ mile of a Rail Transit Station, except for the Suburban (S-) neighborhood context. In all Suburban neighborhood context zone districts, accessory drive-through facilities may only be established

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in the Shopfront or the General Building Form, and the drive-through lane may not be located between the building and any street.

Temporary Uses

1. Use Definitions: Add new definition for Temporary Building or Yard for Construction Materials. The use is referenced in Use tables throughout the code, but has no corresponding definition.
2. Use Limitations: Revise limitations for Amusement/Entertainment uses to allow the Zoning Administrator to grant an extension longer than 12 days, provided certain criteria are met.

Usability and Clarification Changes

1. Use Definition: Revise the definition of “household” to be gender-inclusive.
2. Use Definition: Revise definition of Conference Center, Event Center because it can be located in a building containing multiple uses, which may or may not be nonresidential uses.
3. Use Limitations: Clarify that Outdoor Storage, General, use limitations apply to all such uses, not just those in the I-A and I-B zone districts.
4. Use Limitations: Clarify that only retail sales, not wholesale sales, are permitted as part of a Produce/Cottage Foods Home Occupation.
5. Use Limitations: Clarify that retail sales may occur in combination with a primary Wholesale Trade or Storage Use, in the same building, provided that the commodities sold are the same goods that are stored/warehoused as part of the permitted use.
6. Use Limitations: Clarify that structures housing Temporary Uses are not required to comply with primary or accessory Building Form standards.
7. Use Limitations: Clarify Food Sales & Market limitations are applicable in MS and MX zone districts, as well as RX.
8. Use Limitations: Remove reference to Denver Building Code in Accessory Dwelling Unit limitations, as it does not require additional review.
9. Use Limitations: Clarify that a Dwelling Unit may have one Full Kitchen, unless otherwise allowed by zoning, and that it may have any number of additional partial kitchens.

GROUP 6: ZONING PROCEDURES

Article 12 and Div. 9.4

Division 9.4: Overlay Zone Districts

Usability and Clarification

1. Clarify the intent of the UO-3 overlay district to encourage preservation to support decision-making for rezoning requests to UO-3.

Division 12.4: Zoning Application and Review Procedures

Substantive

1. Expand justifying circumstances rezoning criteria to broaden the range of changed conditions that may justify a rezoning, including adopted plans and Former Chapter 59 zoning.
2. Disallow variances to be requested for accessory or temporary uses. Primary uses are already ineligible for variances.

Usability and Clarification

10. Clarify the width range in the siting standards eligible for Administrative Adjustment. The width range includes 40' wide.
11. Revise language in protest petitions for map amendments to align with Charter language referencing the area of the 'lots', not the land area.
12. Remove Detached Accessory Dwelling Unit from site development plan applicability. These do not need to undergo separate site development plan review.
13. Clarify that informational notice is required for Special Exception review.
14. Clarify applicability of accessory building form standards to detached accessory dwelling unit form only.

GROUP 7: RULES OF MEASUREMENT AND DEFINITIONS

ARTICLE 13

Division 13.1: Rules of Measurement

Substantive

1. Clarify that in cases where the subject property is used along with reference lots to determine a Primary Street Block Specific Setback, the subject property shall not be included in the measurement if it will be demolished.
2. Eliminate mezzanines as an exception from height in stories in the SU, TU, TH, RH, E-MU-2.5, MU-3, and RO-3 zone districts. Update the definition of mezzanine to clearly define and regulate mezzanines.
3. Clarify the measurement of Building Separation to explicitly include Tandem House situations and revise the existing graphic accordingly.
4. Clarify the measurement of the Overall Structure Length and create a new measurement for Overall Structure Width for Tandem House situations. The length and width shall include any attached partially enclosed structure in addition to the completely enclosed primary structure.
5. Add a specific rule of measurement for measuring the height of retaining walls to differentiate retaining walls from fences.
6. Allow subdivision or plat documents to determine the size and width of a zone lot for the purposes of Building Form standards. If no document is available, measurement will be determined by a survey and a measurement range of applicability.

Usability and Clarification

1. Add a new graphic to describe the measurement of the build-to range in cases where a public easement extends across a portion of the zone lot.
2. Allow a Building Specific Base Plane to be applied to large lots in Single Unit, Two Unit, and Rowhouse zone districts to facilitate multi-structure development.
3. Clarify that half stories are calculated based on the Gross Floor Area of the floor below contained within the same Dwelling Unit so a blanket allowance cannot be applied across multiple units in a single structure.
4. Clarify that half stories are calculated based on the Gross Floor Area of the completely enclosed floor below. Update the definition of Gross Floor Area by replacing the word “building” with “a completely enclosed structure.” This does not allow outdoor decks, or similar, to count towards the Gross Floor Area for purposes of determining half stories.
5. Clarify the definition of Street Level to include any point on the first story or level in a building or structure and to clarify what is meant by the term ‘building line’.
6. Clarify that an extra story of height in MX/MS zone districts is only available if, at the location in the building where one desires an extra story, there is also parking.

Division 13.3: Definitions of Words, Terms and Phrases

Substantive

1. Revise the definition of “Flat Roof” to “Low-Sloped Roof” for roofs with slopes no greater than 3:12 (previously 2:12) for consistency with the Building Code definition.
2. Add a definition of “Public Art” to be consistent with the City Charter definition.

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3. Add a definition of “Tunnel/Breezeway” for a previously undefined term. Includes clarification that neither “tunnel” nor “breezeway” are a room, but they represent the same concept in terms of connecting two or more structures with one above ground (breezeway) and the other subterranean (tunnel).
4. Add a definition of “Partial Kitchen” for a previously undefined term. To distinguish between a “Partial Kitchen” and a “Full Kitchen,” “Full” was added to the existing definition of “Kitchen.”

Usability and Clarification

1. Revise definitions of “Trailer” and “Recreational Vehicle” to ensure there is no overlap between the two.

GROUP 8: ENTIRE CODE CLARIFICATIONS / CORRECTIONS

Usability and Clarifications

1. Continue graphic enhancements for all primary building forms other than residential.
2. Replace the images for the Projecting Windows encroachment to accurately show examples of what is allowed.
3. Clarify that references to the former Inclusionary Housing Ordinance (IHO) only apply to projects submitted before the IHO was ended by City Council.

White, Sara E. - CPD PS Citywide Planning

From: Hickman <bnlhick@aol.com>
Sent: Wednesday, March 07, 2018 1:00 PM
To: White, Sara E. - CPD PS Citywide Planning
Subject: Re: Text amendment - MX developments

Follow Up Flag: Follow up
Flag Status: Flagged

Sara,

I think those two changes are positive and are appropriate steps. Adding a rear setback and reducing the height to 30ft. (adjacent to protected districts) puts those projects in line with zoning requirements for other zoning allowed and more in keeping with the predominantly single family areas in which several of these MX/MS-2x zones are found.

Thanks for checking in on this with me.

bob hickman
303-941-1280

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

From: White, Sara E. - CPD PS Citywide Planning <Sara.White@denvergov.org>
To: Hickman <bnlhick@aol.com>
Sent: Wed, Mar 7, 2018 10:39 am
Subject: RE: Text amendment - MX developments

Hi Bob,

Since a few of the bundle changes came directly as a request from you, I wanted to see if you felt that the proposals to increase rear setbacks in MX/MS-2x and reduce the overall allowed height in feet are appropriate steps to address the problem you raised with your example on Alameda. We always appreciate comments on our text amendments to help inform our Boards and Commissions, and it would be great if you felt that your request was heard to provide that kind of feedback. It isn't necessary to comment on the Bundle as a whole if you don't want, but even just on the issues that interest you would be helpful.

Planning Board is scheduled for March 21st, which means I would need to collect any comments by March 15th to include in the Staff Packet.

Sara White, AICP | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720) 865-2824 | sara.white@denvergov.org
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From: Hickman <bnlhick@aol.com>
Sent: Monday, February 26, 2018 12:08 PM

White, Sara E. - CPD PS Citywide Planning

From: John Riecke <toast2042@mac.com>
Sent: Tuesday, March 06, 2018 6:08 PM
To: White, Sara E. - CPD PS Citywide Planning
Subject: 2018 Text Amendment Bundle

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Beginning on page 14, “substantive – form standards continued”, please remove all that crap. It’s just NIMBYism dressed up as “protection”. The problem isn’t the extra two feet or half-story of height, the problem is the entitled and embittered owners of single family homes that bought property next to commercial corridors. Forcing commercial buildings to keep the same rear-setback as the homes they abut is plain dumb. Please forward this comment to the appropriate representative.

Thank you,

John R

"However beautiful the strategy, you should occasionally look at the results."

White, Sara E. - CPD PS Citywide Planning

From: Orange Face <chknlkn@yahoo.com>
Sent: Thursday, March 08, 2018 4:02 PM
To: White, Sara E. - CPD PS Citywide Planning
Subject: STORAGE WARS!

Hi Sarah-

I would like to register my extreme displeasure in the copious amounts of massive storage units popping up in Denver's most prime areas for re/development, closest to downtown. We just had one nasty one go up in Globeville at 45th/Washington, and I would like to know what meetings to attend and what I can sign to keep these behemoths from proliferating. The Globeville Plan was not to have giant storage units everywhere. It's a disgrace. We don't even have a grocery store yet....still. How is the area supposed to improve when you are adding bike lanes.....next to 3+ story storage boxes?

Thank you,

Liz