3/14/2022

Analiese Hock, Principal City Planner
Community Planning and Development
Wellington E. Webb Municipal Building
201 W Colfax Ave
Denver, CO 80202

Re: Expanding Housing Affordability (EHA)

Dear Ms. Hock

We write in response to the draft policy for expanding housing affordability. Whilst we welcome the proposal to exempt ground floor commercial space from the linkage fee calculation, we are disappointed to see that the height increases sought in point 1 of our previous letter, dated January 20th, 2022, have not been included within the draft policy. The original request is set out below:

1. Currently adopted plans promote density in areas adjacent to transit hubs and this was central to the creation of the 38th & Blake Incentive Overlay. Fig 9.4-18 of the overlay identifies the currently permitted incentive heights. We believe that these heights should constitute the baseline height per current zoning, and that they should be built upon in line with the city-wide principles set out in table on page 21 of the EHA Proposed Policy Approach document. This would permit 4 additional stories where 8 and 12 stories are currently allowed, and 6 additional stories where 16 stories are currently allowed. Maximizing density in the vicinity of transit hubs is in line with sustainable urban design objectives and optimizes the ability of the private sector to deliver subsidized affordable housing whilst minimally impacting the cost of traditional market rate homes.

We hope that this matter can be revisited and would welcome further discussion prior to finalizing the policy.

Sincerely,

John Deffenbaugh
Senior Director of Strategy & Projects, RiNo Art District, BID, GID

CC.
Kristofer Johnson, Principal City Planner, City and County of Denver

Dear Denver Planning Board and Members of City Council,

I am writing you today to voice my support for the zoning code text amendment and legislative map amendment proposal #2022I-00029.

There has been a significant amount of thought and expertise that has formulated this text amendment. It will update the 38th and Blake Station Area to be more inclusive of affordable housing than was initially planned with height incentives which have not gotten the affordability that we need as a city. This will raise base heights and mandate affordability at a much more meaningful level both in terms of number of units and of a percentage of AMI.

This text amendment brings the area in line with what we thought we would get with the overlay district but did not. Also with the change in State law we are now able to include rental properties and lower AMIs to the mix. This rezoning is critical to keeping Denver affordable and creating mix income developments.

I ask you to support this Text Amendment and Legislative Map amendment as presented

Sincerely

Keith Pryor

2418 Champa

303-881-9873

Denver Co

Planning Board Comments

Submission date:	**7 April 2022, 3:55PM**
Receipt number:	**177**
Related form version:	**2**

Your information

Name	**Deborah Montoya**
Address or neighborhood	**3924 Williams St.**
ZIP code	**80205**
Email	**debora52@comcast.net**

Agenda item you are commenting on

	Rezoning

Rezoning

Address of rezoning	**3924 Williams St. Denver, CO 80205**
Case number	**2022i-00029**

Draft plan

Plan area or neighborhood	

Proposed text amendment

Project name	

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan
Case number

DURA Renewal Plan

Address of renewal project
Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	**Strong opposition**
Your comment:	**I tried to come to the virtual meeting scheduled for Yesterday April 6th. I came to the site 10 minutes early and for 30 minutes looked for the Zoom meeting. I've had this happen before, recently to try to give comments on another issue. It seems almost deliberate to keep regular home owners and neighborhood residents from participating in these changes and decisions. I'll bet all of the developers were present. I will be opposed until I know how it effects me directly. There was no Zoom meeting, the updates showed only to April 5th. The re-zoning page had nothing scheduled for April 6th. How convenient for developers who want to shut out the Sun over our neighborhood.**
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	