



**TO:** Denver City Council Land Use, Transportation, and Infrastructure Committee  
**FROM:** Andrew Webb, Principal City Planner  
**DATE:** May 3, 2022  
**RE:** Official Zoning Map Amendment Proposal #2021I-00202 rezoning multiple properties in Regis from U-SU-C to U-SU-C1

### **Staff Report and Recommendation**

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the Land Use, Transportation, and Infrastructure Committee move Application #2021I-00202 forward for consideration by the full City Council

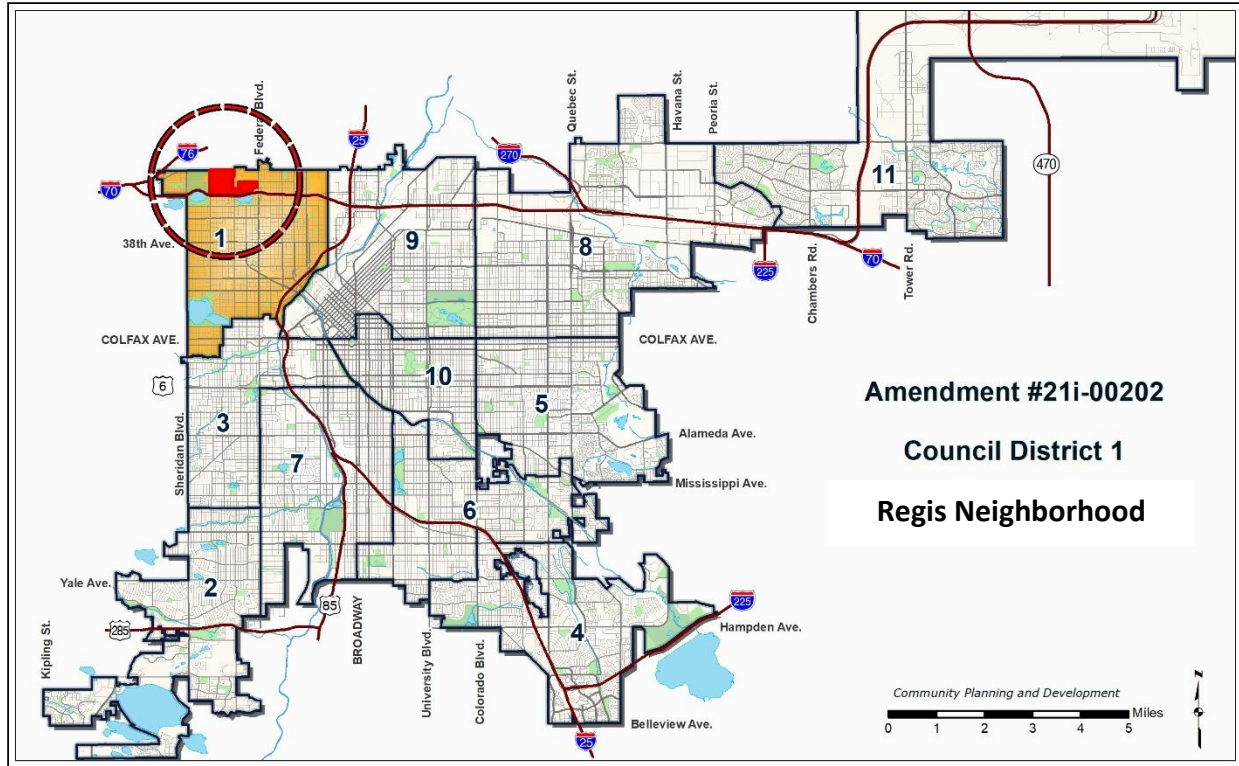
### **Summary and Purpose**

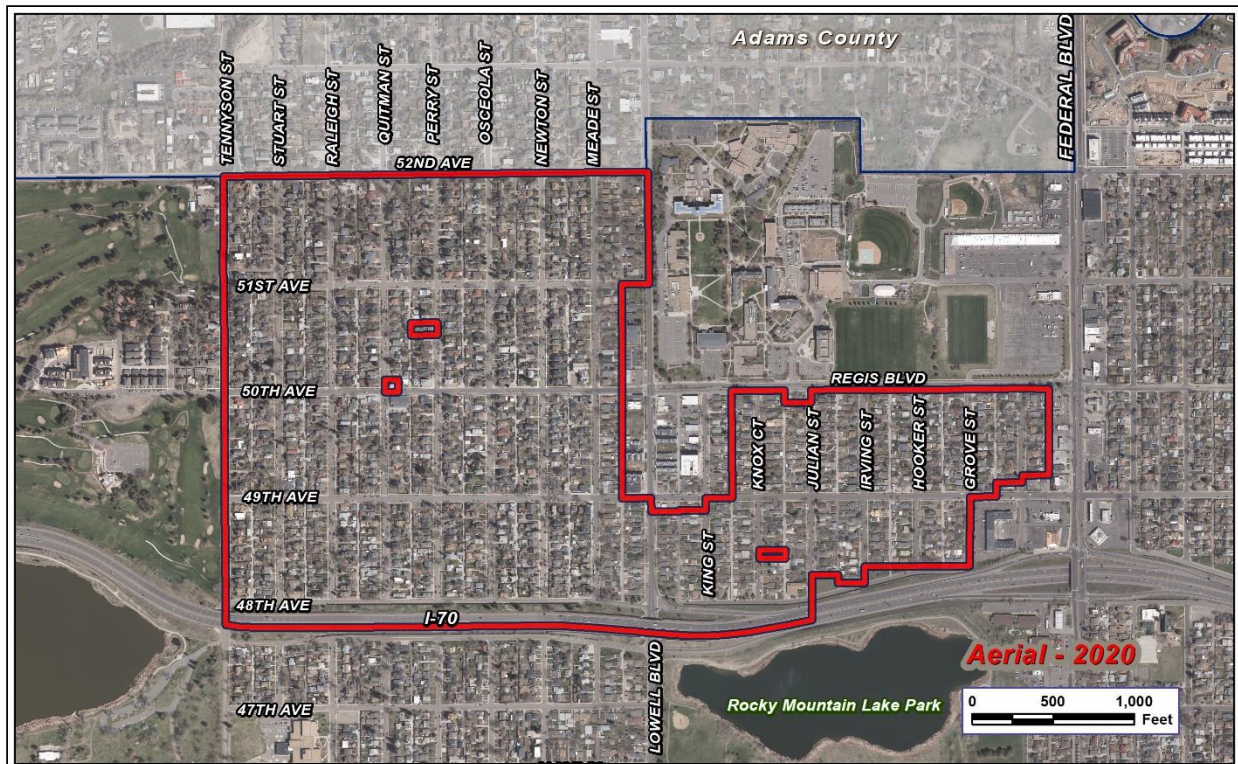
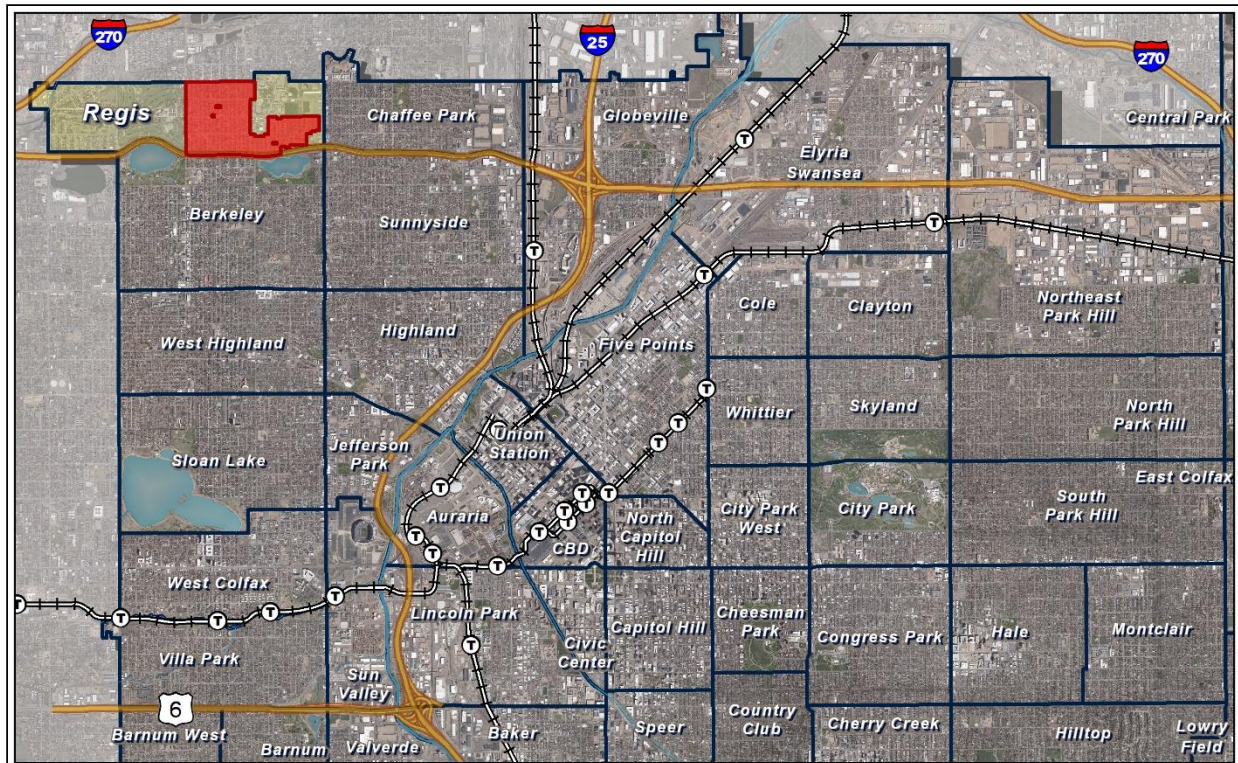
Councilmember Amanda Sandoval is sponsoring a map amendment to rezone the single-unit residential zone districts in the Regis neighborhood to allow accessory dwelling units.

- The proposed rezoning includes the area of single-unit zoning west of North Federal Boulevard, south of West 52nd Avenue, east of North Tennyson Street and north of West 48<sup>th</sup> Avenue in the Regis neighborhood.
- The proposed rezoning includes approximately 1,025 single unit residential properties, comprising an area of about 145 acres. The proposed map amendment would rezone these properties from U-SU-C to U-SU-C1.
- The proposed zone district is the same as the current district except that it allows the accessory dwelling unit use and detached accessory dwelling unit building form. The accessory dwelling unit use is allowed either within the primary structure or in a detached accessory dwelling unit structure. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

## Existing Context

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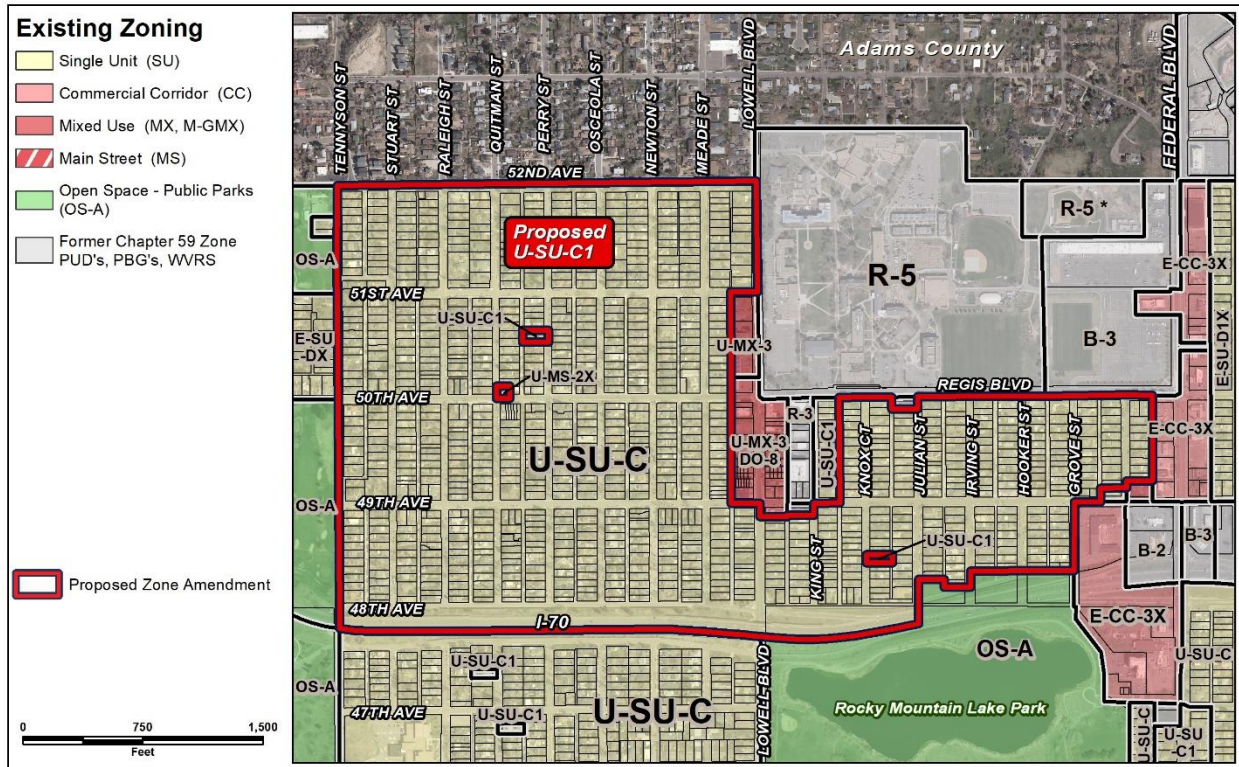
The subject properties are in the Regis neighborhood, which is primarily single-unit residential uses abutting multi-unit residential and commercial uses at the intersection of Regis Boulevard and North Lowell Boulevard and along North Federal Boulevard. It is bounded by I-70 to the south, a golf course to the west and commercial development along North Federal Boulevard to the east. To the north, the subject area is bordered by single-unit development in Adams County and the campus of Regis University. There is a pattern of regular blocks surrounded by orthogonal streets within a grid.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-C 2 properties contained within the rezoning area were previously rezoned to U-SU-C1 as individual applications.	Single-unit residential	1- and 2-story residential buildings with moderate setback	Generally regular grid of streets; Block sizes and shapes are consistent and rectangular. Vehicle parking to the side or rear of buildings (alley access).
North	Adams County R-2	Single and two-unit residential north of West 52 <sup>nd</sup> Avenue and west of North Lowell Boulevard, R-5, R-3 and B-5 (Regis University Campus), U-MX-3, U-SU-C1,	1- and 2-story residential buildings with moderate setback north of western half of rezoning area. One- to 5-story college campus, 1 to 2-story mixed-use structures along Lowell Boulevard to the north of the eastern half of the rezoning area.	
South	U-SU-C, OS-A, separated by I-70 Right-of-Way	Interstate Highway with single-unit residential and open space (Rocky Mountain Lake Park) to the south.	1- and 2-story residential building with moderate setback, recreational park	
East	E-CC-3x, B-2	Auto-oriented commercial uses along North Federal Boulevard	Single-story drive through, commercial and hotel uses with deep setbacks	
West	OS-A, small areas of E-SU-Dx and U-SU-C.	Golf Course (Willis Case), small subdivisions of	2-story residential uses with deep setbacks	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
		single-unit residential		

## 1. Existing Zoning



The proposed rezoning area is currently zoned U-SU-C, which is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots.

## 2. Historic Structures

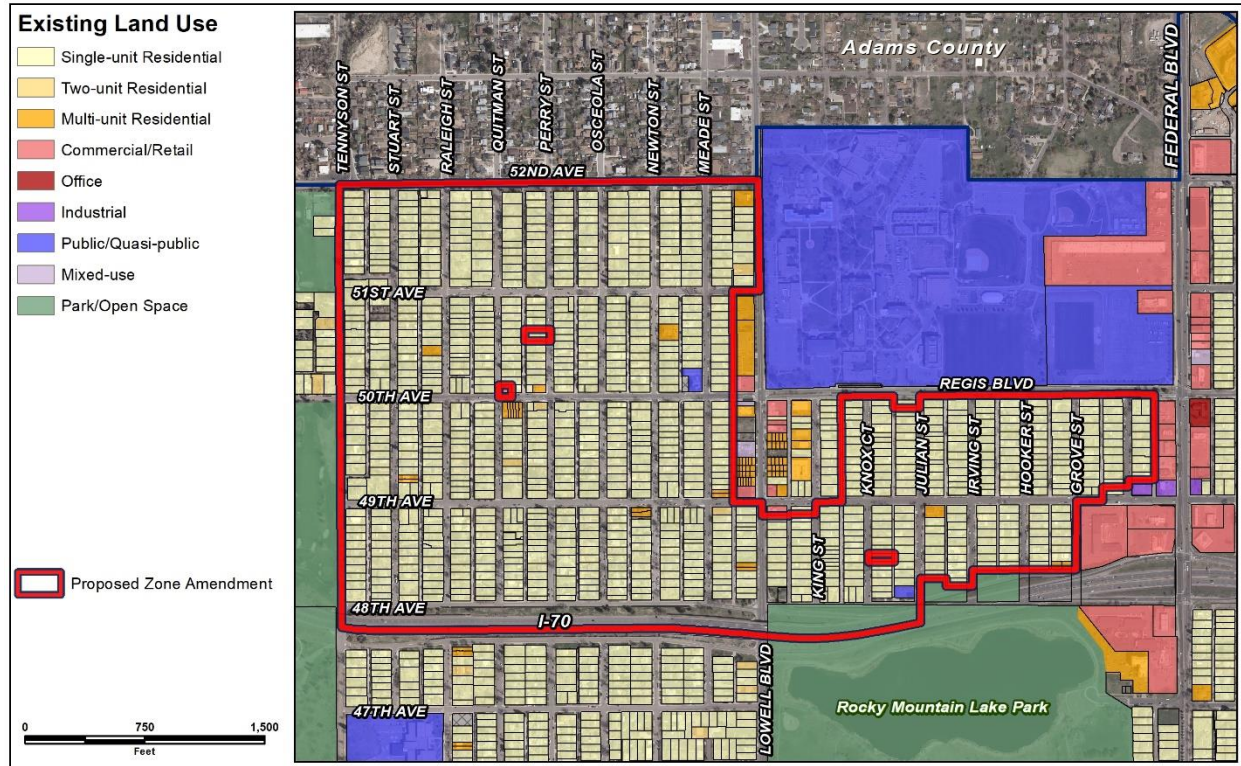
There are no historic structures in the proposed rezoning area. One Denver Landmark structure, the Berkeley School, directly abuts the rezoning area on North Lowell Boulevard.

## 3. Large Development Review

The applicability of the large development review process is defined by DZC Section 12.4.12.2. There is no specific development concept for this legislative map amendment proposal, no adopted plan recommends use of the LDR process for this proposal, no infrastructure network or system improvements are anticipated, and there is no existing general development plan that needs to be amended. Therefore, although the area of the rezoning is larger than 5 acres, large development review was found to be inapplicable.

## 4. Existing Land Use Map

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## 5. Existing Building Form and Scale

All images are from Google Street View.



*View facing west on North Raleigh Street, just north of Regis Boulevard, within proposed rezoning.*



*View facing west on North Newton Street, just south of West 52<sup>nd</sup> Avenue – within proposed rezoning*



*View facing east on North Knox Court, just south of West 49<sup>th</sup> Avenue – within proposed rezoning*



*View of mixed-use development along North Lowell Boulevard just south of Regis Boulevard, facing southwest – near proposed rezoning*



*View of auto-oriented commercial uses along North Federal Boulevard, facing northwest, just north of I-70 – near proposed rezoning*

### **Proposed Zoning**

The proposed zone district is a single-unit residential district allowing the Urban House building form with a maximum height of 30 to 35 feet and Accessory Dwelling Units with a maximum height of 24 feet. The minimum lot width is 50 feet wide, and minimum lot area is 5,500 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to the existing U-SU-C zone district. Further details of the zone districts can be found in Article 5 of the Denver Zoning Code (DZC).

The primary building forms allowed in the proposed zone district are the same as those allowed in the existing zone district.

### **Summary of City Agency Referral Comments**

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No response.

**Asset Management:** Approved – No comments.

**Denver Public Schools:** Approved – No response.

**Department of Public Health and Environment:** Approved – No response.

**Denver Parks and Recreation:** Approved – No comments.

**Public Works – R.O.W. - City Surveyor:** Approved with comments. Legal description updated per request.

**Development Services - Transportation:** Approved – No response.

**Development Services – Wastewater:** Approve – See Comments Below.

There is no objection to the rezone. Upon rezoning applicant will need to obtain a building permit. Independent sanitary service lines may be required, historical drainage paths must be maintained. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning. Commitment to serve proposed structure will be based on permit issuance.

**Development Services – Project Coordination:** Approve Rezoning Only - Will require additional information at Site Plan Review

- 1) Any specific property seeking to construct or establish an ADU use or structure on the property will need to receive appropriate Zoning and Building permits and comply with the building form standards for the zone lot. Single family homes and duplex structures are reviewed through the Residential Zoning Review team.
- 2) Given the large area of the rezoning, it may be that not every property in the zone district will be able to meet the building form standards to construct an ADU on the zone lot if desired.
- 3) Any ADUs used as a short-term rental will need to acquire appropriate zoning and licensing permits.

**Development Services – Fire Prevention:** Approved – No response.

## Public Review Process

	Date
Postcards and Flyers	11/1/2021
Public Survey	Nov 2021 through Feb 2022
Community Town Halls to discuss proposal with neighborhood residents	12/4/2021 and 12/15/2021
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	3/9/2022
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	4/4/2022
Planning Board public hearing: <i>Planning Board voted unanimously to recommend approval of this proposed rezoning</i>	4/20/22
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of	04/23/22

City Council and registered neighborhood organizations, at least ten (10) working days before the meeting:	
Land Use, Transportation and Infrastructure Committee of the City Council:	5/10/22(tentative)
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	6/27/2022 (tentative)
City Council Public Hearing:	7/18/2022(tentative)

- **Public Outreach and Input**

- **Registered Neighborhood Organizations (RNOs)**

As of the date of this staff report, no comments have been received from Registered Neighborhood Organizations.

- **General Public Comments**

As of the date of this staff report, CPD has received more than 35 letters and written comments from residents indicating support for the proposed amendments. Staff also received 2 written comments in opposition to the proposal, citing concerns about additional on-street parking demand. Additionally, City Council District 1 published an online survey in English and Spanish from November 2021 to February 2022 seeking residents' input. Of the 292 responses received, 260 said they supported the proposed rezoning to allow ADUs, 34 said they opposed it, and 16 said they were undecided.

## **Criteria for Review / Staff Evaluation**

The City Attorney's Office has determined this to be a legislative map amendment proposal. Therefore, the criteria for review of this legislative rezoning proposal are found in DZC, Sections 12.4.10.7 as follows:

### **DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

#### **1. Consistency with Adopted Plans**

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)

### **Overview of Plan Consistency**

Several adopted plans, detailed below, recommend allowing accessory dwelling units (ADUs) as one tool in a broader strategy to diversify the types of housing that are available and provide affordable housing options. This rezoning, if approved, would allow ADUs throughout the Regis neighborhood.

### ***Denver Comprehensive Plan 2040***

The proposed text amendment and rezoning are consistent with *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The map amendment enables ADUs in an entire neighborhood. ADUs can provide additional housing options, including for seniors and families, and they can provide residents more flexibility to remain in their houses. Therefore, the map amendment is consistent with the following Equitable, Affordable and Inclusive strategies:

- Equitable, Affordable and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy D – *Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments* (p. 28).

Because ADUs are not currently allowed in the Regis neighborhood, the map amendment would provide an additional housing type and is therefore consistent with the following Strong and Authentic Neighborhoods strategy:

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).

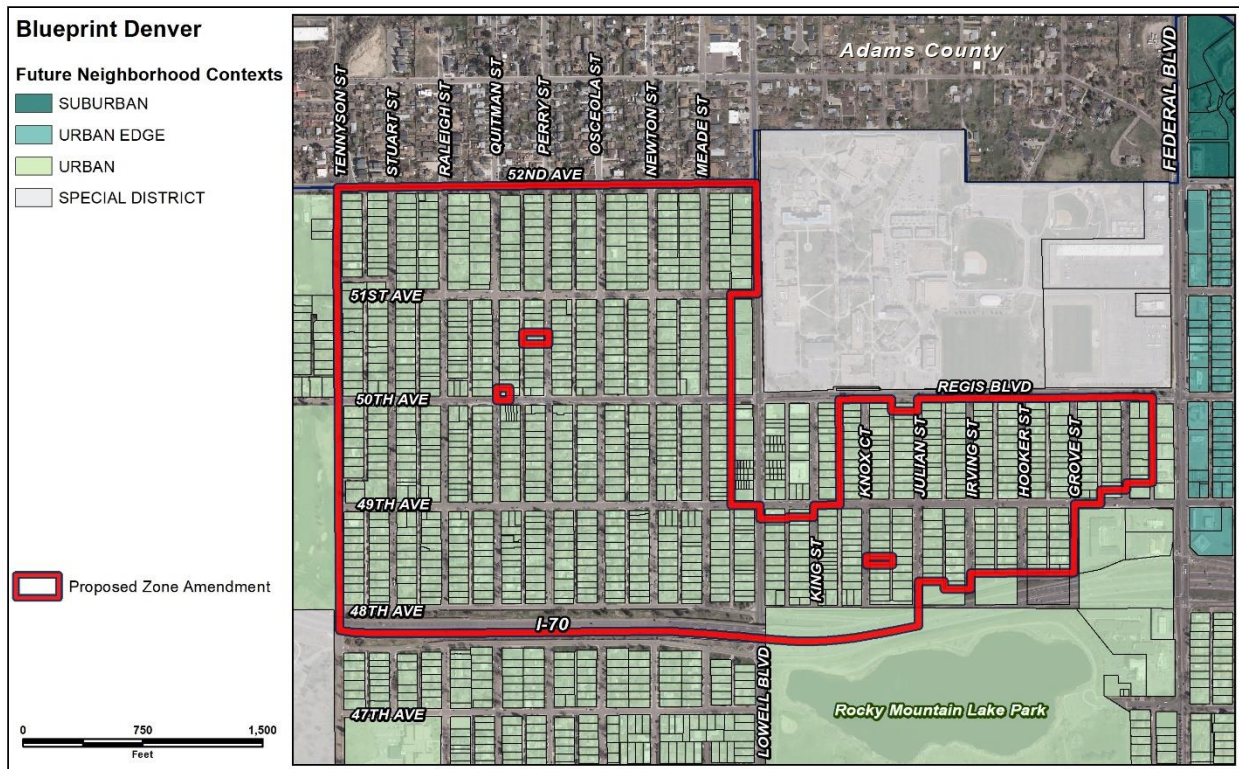
Similarly, the map amendment will allow additional housing units on lots with existing houses where infrastructure and services such as water, stormwater, and transit already exist. Therefore, the map amendment is consistent with the following Environmentally Resilient strategy:

- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p. 54).

### ***Blueprint Denver***

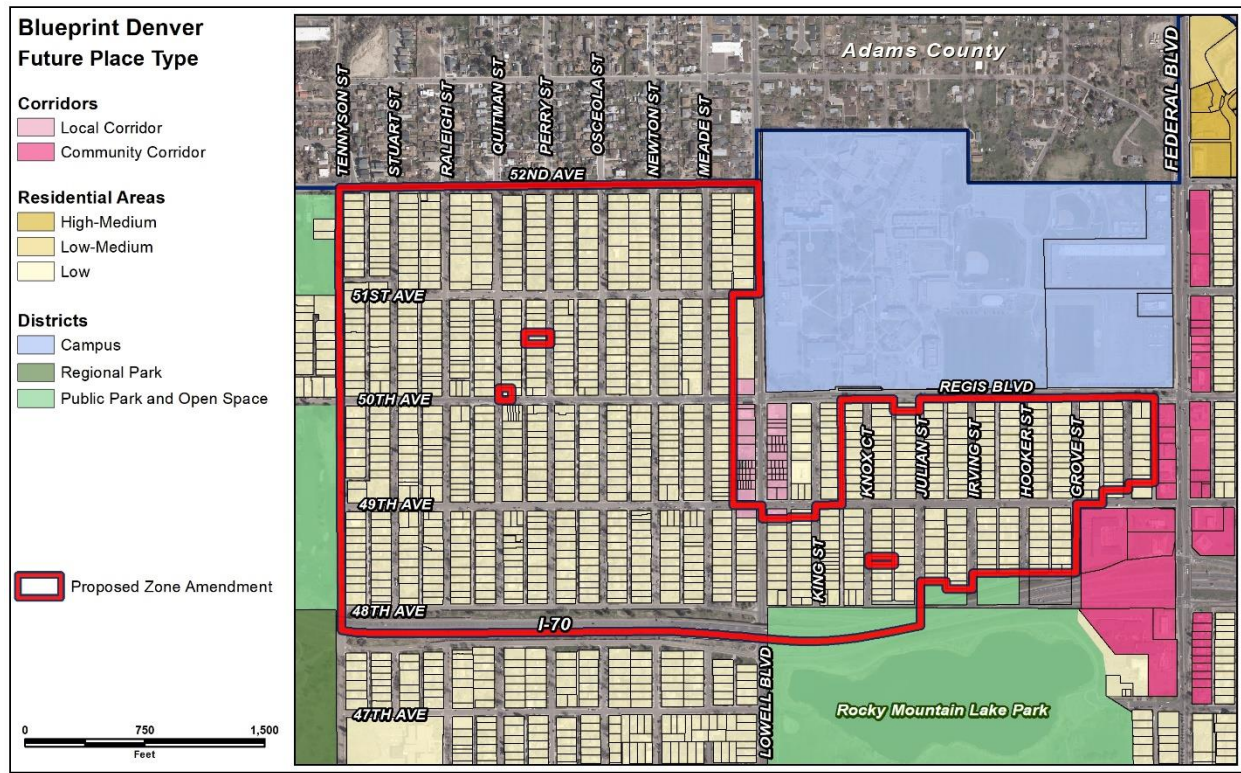
*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject properties as part of a Low Residential place within the Urban Neighborhood Context and provides guidance on the future growth strategy for the city.

### **Blueprint Denver Future Neighborhood Context**



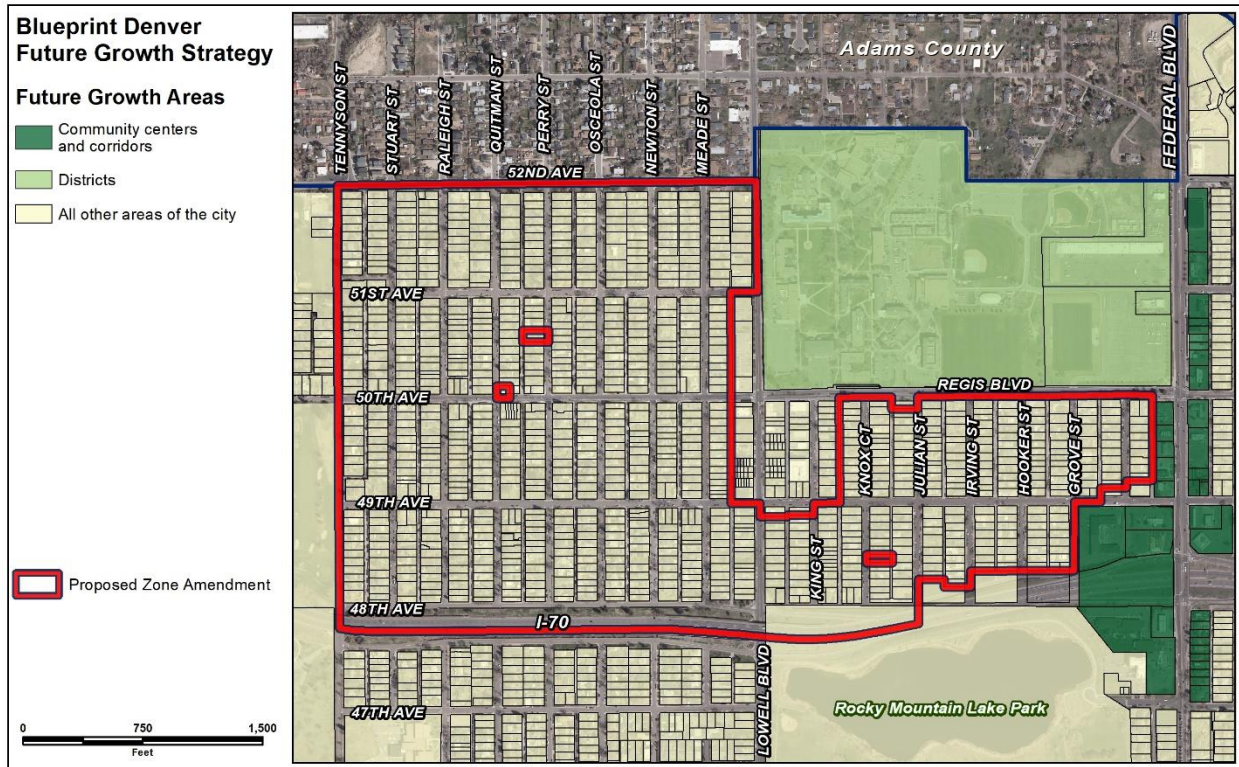
In Blueprint Denver, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject properties are shown on the context map as Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with grid block patterns and alley access (p. 222). U-SU-C1 is a zone district within the Urban neighborhood context and is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the building form standards, design standards and uses work together to promote desirable residential areas” (DZC Section 5.2.2.1). U-SU-C1 is consistent with Blueprint Denver’s future neighborhood context of Urban because it will promote residential character by allowing a low-scale accessory dwelling unit that will be compatible with the existing residential area.

### Blueprint Denver Future Places



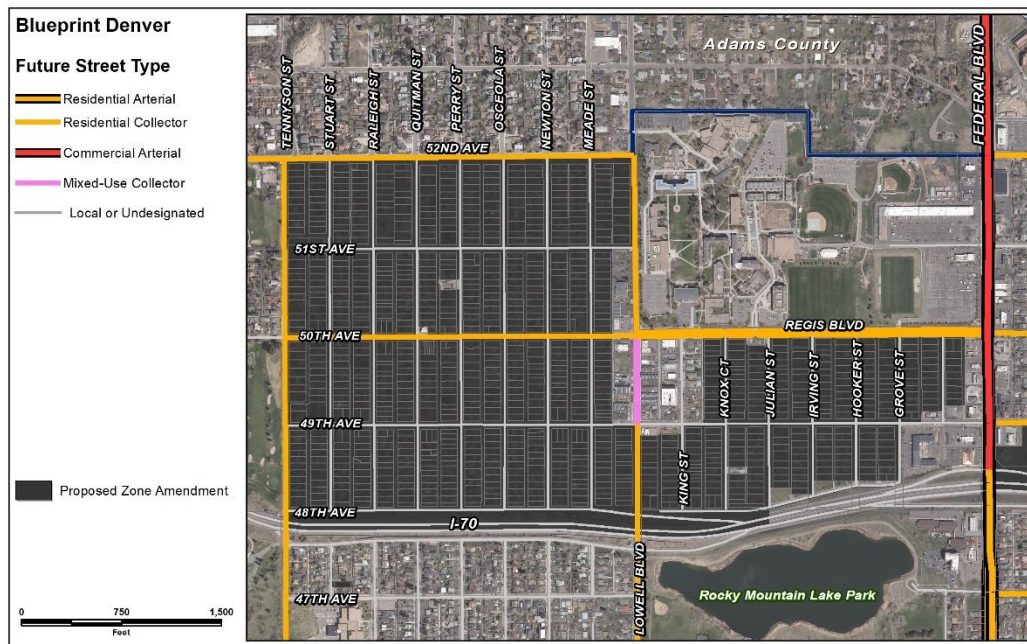
The subject properties in the Regis neighborhood are designated within a Low Residential future place type on the Blueprint Denver Future Places map. This place type is “predominately single and two-unit uses on smaller lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “building heights are generally up to 2.5 stories in height” (p. 230). The U-SU-C1 is a single unit residential zone district that allows for an additional dwelling unit accessory to an established single-unit home, which is consistent with the Low Residential future place type description. It allows the Urban House primary building form, which has a maximum height of 2.5 stories, also consistent with the future places map.

## Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject properties are part of the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area contains "mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods" (p. 49). The proposed U-SU-C1 zone district allowing an ADU is appropriate in this growth area as it will minimally contribute to development intensity in the neighborhood while maintaining the area's single-family residential character.

## **Blueprint Denver Street Types**



Street types described in Blueprint Denver help inform the appropriate intensity of the adjacent development (p. 67). *Blueprint Denver* classifies West 52nd Avenue, West 50<sup>th</sup> Avenue/Regis Boulevard, North Tennyson Street and North Lowell Boulevard as Residential Collectors. “Collector streets are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets,” such as North Federal Boulevard to the east. (p.159). The remaining streets in the proposed rezoning are undesignated local streets, which are “most often characterized by residential uses [and] provide the lowest degree of through travel but the highest degree of property access” (p. 154).

U-SU-C1 is a residential district within the Urban Neighborhood Context, which include regulations intended to “accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages.” (DZC Section 5.2.2.1.B). Therefore, the proposed text and map amendments will result in an intensity that is appropriate for the network of street types in the area.

## **Blueprint Denver Strategies**

*Blueprint Denver* includes additional recommendations that are relevant for this proposed map amendment.

### **Land Use & Built Form, Housing, Policy 4:**

- This policy recommends “Diversify[ing] housing choice through the expansion of accessory dwelling units throughout all residential areas” (p. 84), which is consistent with the map amendment.

- The policy is aimed at a citywide approach to ADUs, and it includes several strategies for integrating accessory dwelling units, including using “an inclusive community input process to respond to unique considerations in different parts of the city,” “expanding[ing] access to ADUs as a wealth-building tool for low- and moderate-income homeowners,” and “identify[ing] strategies to reduce involuntary displacement – especially in areas that score high for Vulnerability to Displacement – in conjunction with expanding the allowance for ADUs” (p. 84). This legislative rezoning removes the burden on individual homeowners to rezone their own property.

**Land Use & Built Form, General, Policy 11:**

- This policy is to “Implement plan recommendations through city-led legislative rezonings and text amendments” (p. 79).
- **Strategy A** recommends “prioritiz[ing] larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals” (p. 79). Given broad interest in rezoning to allow ADUs on single properties in Regis, a legislative rezoning for the entire area is consistent with this strategy.
- **Strategy C** directs text amendments and city-led rezonings to utilize “a robust and inclusive community input process.” A months-long public outreach process for this rezoning included two town-halls with recordings shared on Facebook, a survey available in English and Spanish that received 292 responses, a website with FAQs, and overview, and other ADU resources, and a mailer sent in English and Spanish to all residential properties in Regis. Full details of the outreach and the input received are included in the attached rezoning proposal.

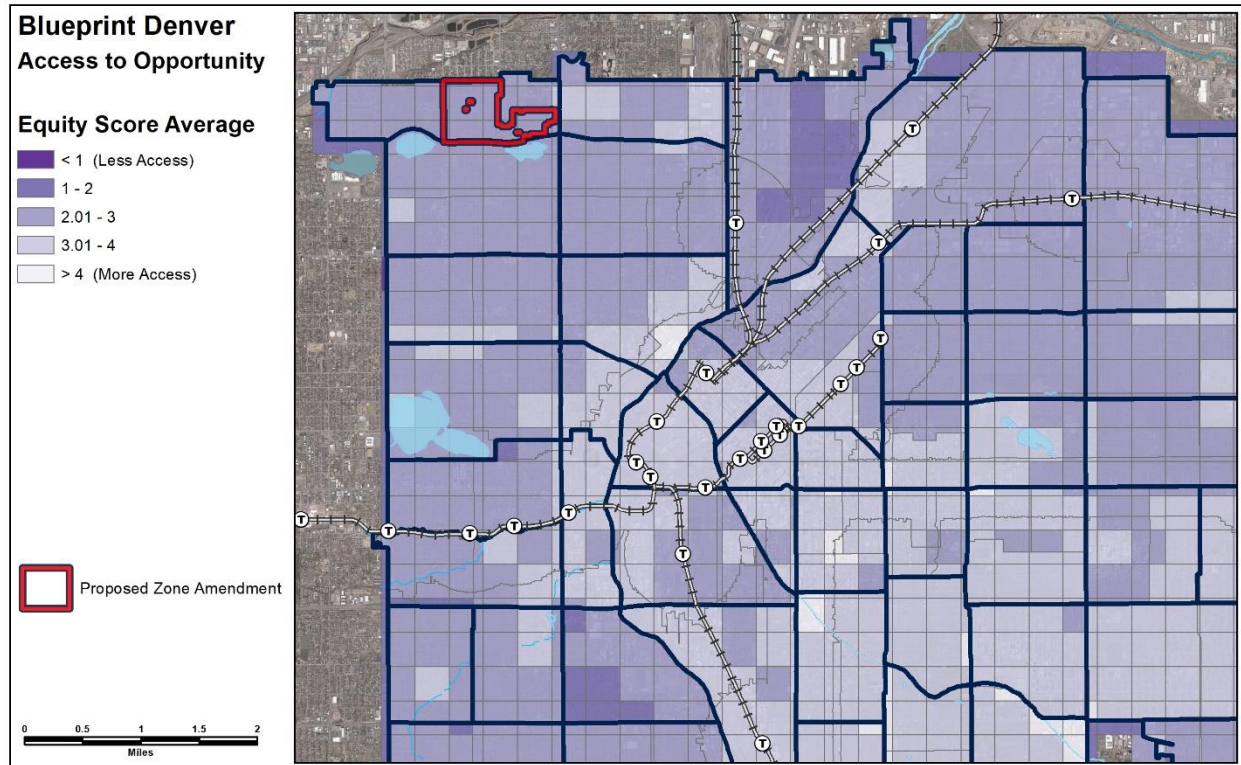
**Land Use and Built Form: General, Policy 5:**

- This policy is to “Integrate mitigation of involuntary displacement of residents and/or businesses into major city projects” (p. 75)
- **Strategy B** recommends “For major city investments and projects—including regulatory changes and legislative rezonings— analyze the potential for the involuntary displacement of lower-income residents and local businesses.” Discussion of impacts on involuntary displacement is included below *Blueprint Denver* equity concepts. Additionally, the use limitations of ADUs, including a requirement of single ownership of the primary house and the ADU, are designed to encourage their use by existing residents rather than speculative buyers.

**Blueprint Denver Equity Concepts**

*Blueprint Denver* contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions.

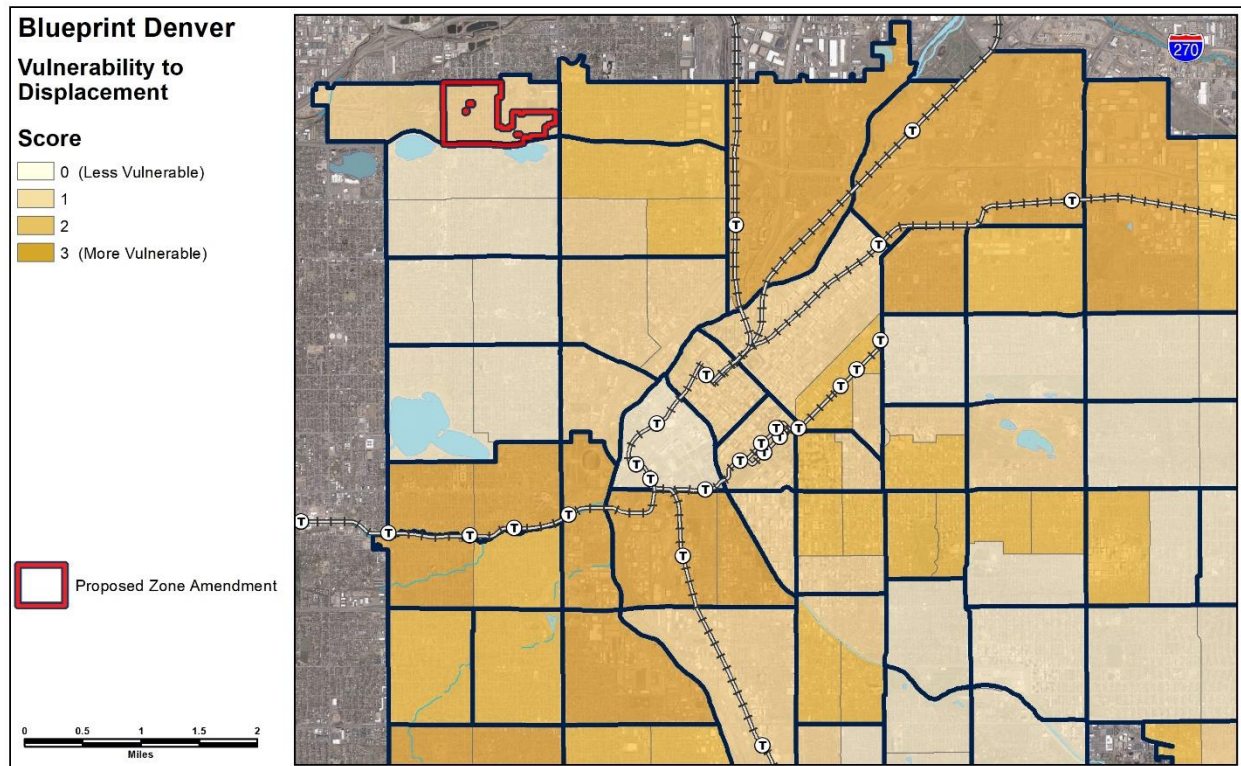
**I. Access to Opportunity**



This equity concept is measured using a six-indicator index of data points for neighborhood equity and scores measuring access to amenities, services and quality transit. Generally, Regis is shown to have average access when measuring social determinants of health, access to healthcare and childhood obesity. The neighborhood has less than average scores for access to transit and centers and corridors.

This rezoning, with its focus on allowing additional housing units, will increase the availability of homes near transit and expand the number of residents who can access jobs and services along nearby centers and corridors, such as North Lowell and Federal Boulevards. Further, this rezoning will not exacerbate or worsen inequities in the access to opportunity concept scores as it promotes opportunities for every Denver resident to live in a complete neighborhood with basic services and amenities.

## II. Vulnerability to Involuntary Displacement

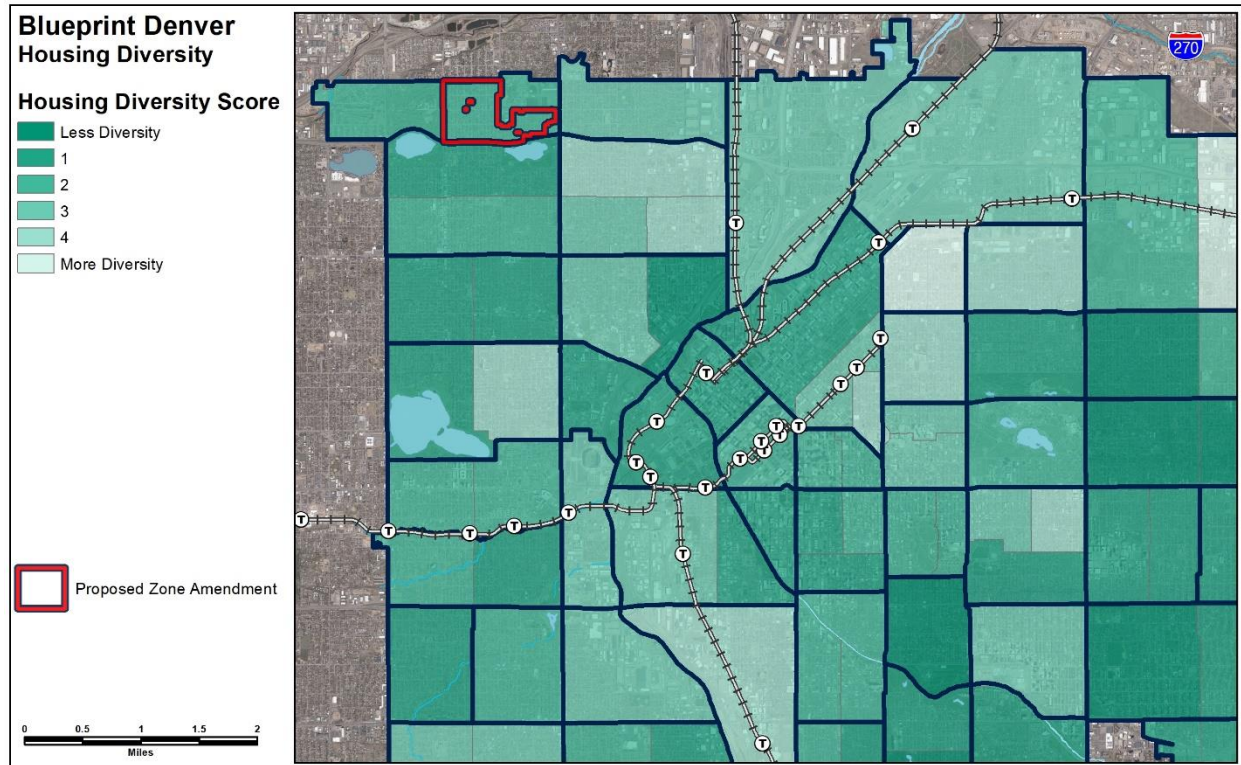


This concept seeks to stabilize residents and businesses who are vulnerable to displacement due to increasing property values and rents. The basis for measuring vulnerability to involuntary displacement was developed by the Department of Housing Stability (HOST) and combines the following data points from the U.S. Census: median household income, percent of renter-occupied units and percent of residents with less than a college degree. These indicators showed a higher percentage than average of residents who own their homes and a higher median income in Regis, making the neighborhood less vulnerable to displacement.

This proposed rezoning will not increase inequities but instead allow more property owners to establish an accessory dwelling unit on their property which can be an opportunity to build wealth and help keep current residents in place and provide more housing options for households who are vulnerable to displacement.

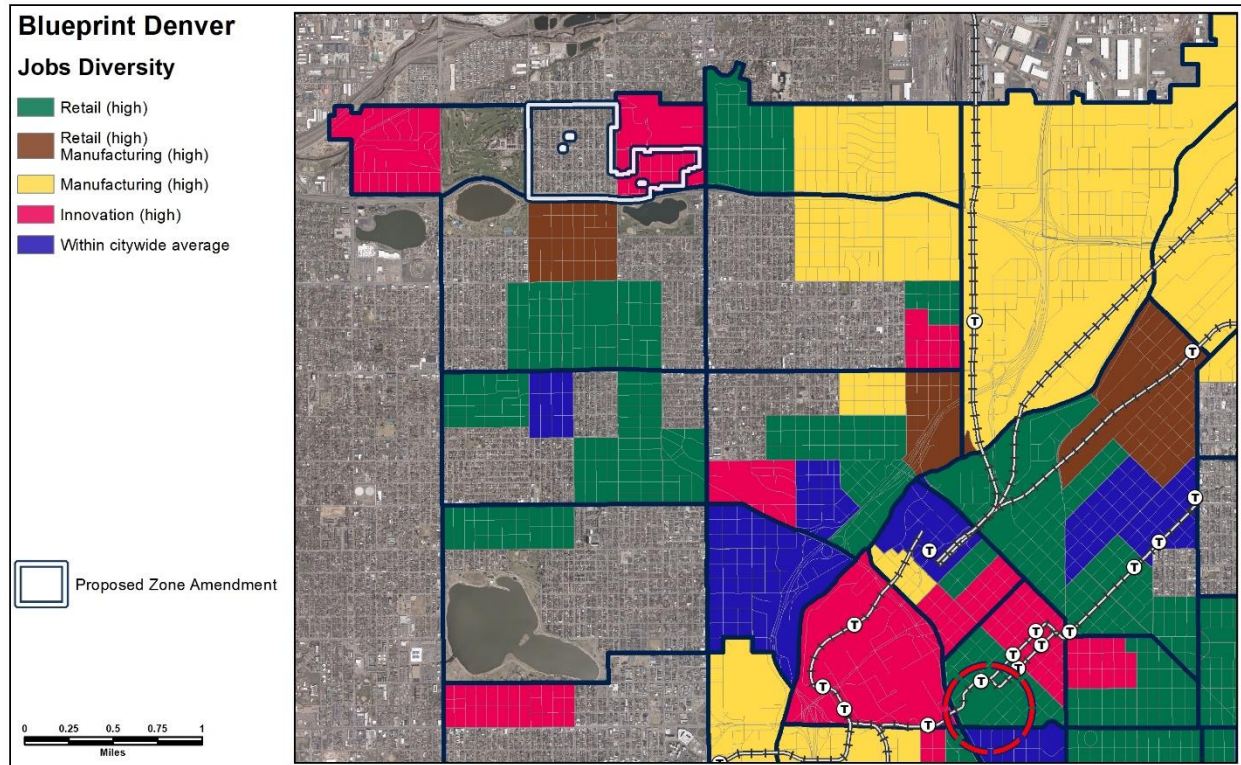
## III. Expanding Housing and Jobs Diversity

This concept seeks to provide a better and more inclusive range of housing and employment options in all neighborhoods. A diverse range of housing options, including different prices, sizes, types and a mix of rental and for-sale is key to encouraging complete neighborhoods and households of all types and incomes. Similarly, access to quality employment options allows residents of varying incomes and education levels to find jobs and wealth-building opportunities.



The housing diversity score combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership versus rental, housing costs, and the number of income-restricted units. The census tracts that make up the Regis neighborhood offer moderate diversity scoring more diverse than the citywide average for home sizes and housing costs. The indicators shows a lower-than-average number of rental units and “missing middle” housing options.

This zoning proposal will help preserve and expand existing housing diversity by creating a new housing option that is typically smaller and at a different price point than the existing single-unit homes in the neighborhood. ADUs can accommodate households of different ages, sizes, and incomes which would also advance the goal to increase racial, ethnic and socioeconomic diversity in Denver’s neighborhoods.



Jobs diversity measures two key factors related to the availability and variety of employment options: the amount of jobs per acre in different parts of the city (jobs density) and the mix of jobs in different parts of the city (jobs diversity). Overall, the Regis neighborhood does not have a high density of jobs, typical of single-unit residential areas. Part of the eastern half of the rezoning is included with the census tract containing Regis University, and the data in that area reflects a higher proportion of innovation related jobs connected to the campus.

As the existing and proposed zone districts do not allow for commercial uses, the rezoning will not impact jobs diversity. However, the proposed district could enable residents with different incomes and education levels to live in a neighborhood with greater access to a variety of jobs and lead to wealth-building opportunities.

### ***Denver Department of Housing Stability Five Year Strategic Plan***

*The HOST Five Year Strategic Plan* is not adopted as a supplement to the Comprehensive Plan, but the plan was adopted by City Council in 2021 and can be considered relevant to the review criteria for this map amendment. The map amendment will help reduce regulatory barriers to developing ADUs and are therefore consistent with the following plan guidance:

- **Program and Development Strategies:** Partner with agencies involved in the development review process to assess barriers to small-scale affordable housing and propose solutions that enable smaller projects (e.g., projects with a small number of units, accessory dwelling units, etc.). (p. 31)

- **Policy and Systems Change Strategies:** Support efforts to advance key land use strategies to advance affordable housing outlined in Blueprint Denver. These include: Diversify housing choice through the expansion of accessory dwelling units and remove barriers to the construction. (p. 51)

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to U-SU-C1 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed rezoning will improve public health, safety, and general welfare through implementing adopted plans.

Additionally, a rezoning to allow ADUs throughout the neighborhood introduces a new type of housing in an area, which provides several benefits. First, it expands housing diversity and opportunities to help residents at a range of income levels continue to live in the neighborhood. Second, it provides more flexibility for existing residents of Regis, which can allow families to remain in place as they grow and age. This flexibility supports family cohesion and can increase economic security.

The proposed rezoning would also allow infill development through a minimal, context-sensitive increase in housing units. This infill, taking place where utilities, services, and a mix of uses are already in place, is more environmentally sustainable than the alternative of greenfield development. And because ADUs are either attached to the main building or behind the main building, they allow extra housing options while maintaining the character of the neighborhood.

## **Attachments**

1. Application (includes outreach summary)
2. Public Comments

## Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Amanda P. Sandoval
Address		Address	1810 Platte St
City, State, Zip		City, State, Zip	Denver, CO 80202
Telephone		Telephone	720-337-7701
Email		Email	district1@denvergov.org

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	Multiple properties in the Regis neighborhood, 1,025 parcels. See attached map and legal descriptions.
Assessor's Parcel Numbers:	Multiple
Area in Acres or Square Feet:	Approximately 145 acres
Current Zone Districts:	U-SU-C

PROPOSAL	
Proposed Zone Districts:	U-SU-C1

REVIEW CRITERIA	
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</i>
	<input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.



THE HONORABLE

*Amanda P. Sandoval*  
COUNCILWOMAN DISTRICT 1

*City and County of Denver*  
CITY COUNCIL

City and County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202

p: 720.337.7701  
amanda.sandoval@denvergov.org

February 22<sup>nd</sup>, 2022

Sarah Showalter  
Director of Planning Services  
Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave.  
Denver, CO 80202

Director Showalter,

I am asking that Community Planning and Development prepare a rezoning of the U-SU-C properties in the legal description of this application to U-SU-C1 to allow for accessory dwelling units (ADUs).

Over the past few years, requests for individual rezonings to allow ADUs have come from the Regis neighborhood. In 2021, several homeowners in the neighborhood approached my office to inquire about a legislative rezoning to allow ADUs by-right throughout neighborhood. In response, in November of 2021 my office began outreach to gauge support for a rezoning. Legislative ADU rezonings not only save property owners time and money, but also benefit the City by being a more efficient use of taxpayer dollars than one-off rezonings.

To ensure there was community support, my office built on our engagement process developed for the Chaffee Park and Sloan's Lake ADU rezonings. I sent mailers to each property owner, hosted two town halls, sent two rounds of door-to-door flyering, and gathered input in a survey. All materials were available in English and Spanish. At the close of the survey on February 15<sup>th</sup>, 82% of respondents supported the rezoning. This is the highest level of support I have seen in all our rezoning outreach and provides clear direction to move forward with the application.

I would like to extend my gratitude to the residents of Regis who brought this idea forward and organized to spread awareness and ensure community voices were heard. After months of neighborhood outreach, I am thrilled to sponsor this legislative rezoning on behalf of the neighborhood and continue to expand the right to build ADUs to more homeowners in Denver.

Sincerely,

Amanda P. Sandoval  
Councilwoman Amanda P. Sandoval, District 1

# Regis ADU Rezoning Application

## 1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Housing an Inclusive Denver (2018)
- West Colfax Plan (2006)

### Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

#### Equitable, Affordable and Inclusive

- ☐ *Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*

U-SU-C1 allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use and introduces a new housing type to a largely single-unit residential neighborhood. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs than the single-unit homes that currently dominate the Regis neighborhood.

- ☐ *Goal 2, Strategy D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments (p. 28).*

ADUs are commonly used to house additional family members or allow seniors to age in place. These arrangements can offer cost savings and emotional/psychological benefits for families.

- ☐ *Goal 4, Strategy C – Incentivize the reuse of existing smaller and affordable homes (p. 29).*

ADUs can increase density while maintaining a neighborhood's character and avoiding impacts to the primary residence. In addition, the financial support of an ADU can help homeowners resist pressures to sell to developers who would replace modest homes with larger, more expensive single-family development.

#### Environmentally Resilient

- ☐ *Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).*

The proposed map amendment will allow an additional housing unit on the site of an existing single-family home where infrastructure and services such as water, stormwater, and transit already exist. This allows Denver to grow responsibly and promotes land conservation.

### Blueprint Denver

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. There are four key components of *Blueprint Denver* that apply to this rezoning application:

1. Neighborhood Context
2. Place Type
3. Plan Policies and Strategies
4. Equity Concepts

### ***Blueprint Denver Urban Neighborhood Context***

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject area is shown on the context map as Urban neighborhood context. The description is used to guide appropriate zone districts (p. 66).

The Urban neighborhood context predominantly contains “small, multi-unit residential and low-intensity mixed-use buildings ... embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access.” (p. 222). U-SU-C1 is a residential zone district within the Urban neighborhood context that is “intended to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context.” “The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms .... Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street” (DZC 5.2.2.1).

U-SU-C1 is consistent with the Blueprint future neighborhood context of Urban because it will allow single-unit residential uses with a low-scale accessory dwelling unit that will be compatible with the existing residential area.

### ***Blueprint Denver Low Residential Places***

The subject area is designated within a Low Residential future place on the *Blueprint Denver Future Places* map. This place is “predominately single- and two-unit uses on small or medium lots. Accessory dwelling units and duplexes are appropriate and can be thoughtfully integrated where compatible,” and “buildings are generally up to 2.5 stories in height” (p. 214). U-SU-C1 is a single unit residential district that allows for an additional dwelling unit accessory to an established single-family home, which is consistent with the Low Residential future place description. U-SU-C1 allows the Urban House building form, which has a maximum height of 2.5 stories and is consistent with the future places map.

### ***Blueprint Denver Street Types***

In Blueprint Denver, street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p.67). Most streets within the proposed rezoning area are classified in Blueprint Denver as local or residential collector streets. Local streets are “most often characterized by residential uses [and] provide the lowest degree of through travel but the highest degree of property access” (p. 154). Residential Collectors “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 154). Blueprint Denver describes residential streets as those with “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context” (p. 160). The proposed map amendment to U-SU-C1 is consistent with these street types as it will continue to allow low-intensity residential uses along these streets and does not modify front setback requirements.

### **Blueprint Denver Growth Strategy**

*Blueprint Denver’s* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject area is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to U-SU-C1 will allow low-intensity growth to the number of households in this area by allowing an accessory dwelling unit.

### **Blueprint Denver ADU and Legislative Rezoning Policies**

*Blueprint Denver* provides recommendations related to accessory dwelling units and legislative rezonings. **Land Use & Built Form, Housing, Policy 4** recommends “Diversify[ing] housing choice through the expansion of accessory dwelling units throughout all residential areas” (p. 84). The policy includes several strategies for integrating accessory dwelling units, including using “an inclusive community input process to respond to unique considerations in different parts of the city” and “identify[ing] strategies to reduce involuntary displacement” (p. 84). While **Land Use & Built Form, Housing, Policy 4 Strategy E** states that a “citywide approach to enable ADUs is preferred”, **Land Use & Built Form, General, Policy 11 Strategy A** recommends “prioritiz[ing] larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals” (p. 79). This rezoning therefore clearly fulfills the directives of Policies 4 and 11.

In addition, the rezoning responds to **Land Use & Built Form, General, Policy 11 Strategy C**, which directs city-led rezonings to utilize “a robust and inclusive community input process.” While Regis lacks a neighborhood plan, the effort to rezone the neighborhood for ADUs was community-initiated and community-driven. A months-long public outreach process included: multiple mailers to all affected property owners; an online survey with 335 responses showing majority support for the rezoning (73% in favor, 20% against); and two virtual community town halls.

The large-scale rezoning also responds to the equity concepts called out in **Land Use & Built Form, General, Policy 11 Strategy B**, in particular, strategies to reduce vulnerability to displacement. Current residents will be able to benefit from the financial stabilization that an ADU can provide.

ADUs can be rented to create supplemental income or can be used to house additional family members and allow families to pool resources. Seniors will be able to age in place. Vulnerability to displacement will be discussed in depth in the next section.

This rezoning will also increase equity around ADUs by removing the need for individual, site-by-site rezonings. While the ADU rezoning process is relatively simple, engaging with the City in this way can be intimidating and unfortunately may deter those who would most benefit from ADUs from completing the process. Importantly, this legislative rezoning will also waive the \$1,000 individual rezoning fee. This fee, which applies to any standard zone district rezoning of 1 acre or less, burdens lower-income people and is an additional barrier to the equitable distribution of ADUs throughout the city.

### **Blueprint Denver Equity Concepts**

*Blueprint Denver* has three equity concepts: Improving access to opportunity; reducing vulnerability to displacement; and expanding housing and jobs diversity. *Blueprint Denver* states that equity concepts “should be used to evaluate large area rezonings” (p. 67) and therefore are applicable to this rezoning application.

#### **Access to Opportunity**

The subject area has a score of 2.67 or “Somewhat Equitable” on Access to Opportunity, defined as access to basic goods, services, and amenities to improve quality-of-life. The area scores higher on the variables of Social Determinants to Health (lower poverty, higher school diploma rates, etc.), access to healthcare, and low child obesity. However, the total score is brought down by poorer access to grocery stores and transit options and lower life expectancy than the city as a whole. The proposed rezoning may have a positive impact on access to opportunity by moderately increasing the population density of Regis and increasing the likelihood that goods and services (include transit) locate to the area.

#### **Vulnerability to Displacement**

The subject area scores as less vulnerable to displacement (1 on a scale of 0 to 4). The area has a higher proportion of owner-occupied dwelling units and higher median income, but lower rates of educational attainment than Denver as a whole. The proposed rezoning to allow ADUs would provide opportunities for new residents to enjoy this relatively stable neighborhood, especially those with lower incomes who may otherwise not be able to afford to live in the area.

At the same time, it is important to note that averages can obscure the many households that are more vulnerable to displacement in the area. ADUs may be a strategy to stabilize these households and ensure they remain in the neighborhood. Unfortunately, even with the enabling zoning, there are still barriers to building ADUs that disproportionately burden lower income households. For example, building an ADU can trigger soil bores, require owners to upgrade sidewalks, or make other improvements that drive up costs well beyond the reach of many lower-income property owners. Consequently, the Councilwoman has partnered with existing ADU builders, including the WDRC and local for-profit designers, to explore modifications to the regulatory environment around ADUs. The Councilwoman and her office look forward to participating in the “ADUs in Denver” project launching in March, 2022.

**Housing Diversity**

The subject area scores “Somewhat Diverse” in overall housing diversity. The area has a good diversity of housing costs and number of bedrooms available. However, there are very few missing middle options, low supply of rental housing, and few income restricted units. ADUs are a strategy to add needed housing diversity. The proposed rezoning to allow ADUs will help diversify the housing stock by encouraging the development of additional housing types in the neighborhood and by contributing to the mix of owner/renter-occupied units.

**Job Diversity**

The proposed rezoning to residential zone districts will not have a direct impact on job diversity in the neighborhood.

**Housing an Inclusive Denver (2018)**

Adopted in 2018, *Housing an Inclusive Denver* was not adopted as a supplement to *Denver Comprehensive Plan 2040* but was still adopted by City Council and can be considered relevant to the review criteria for this map amendment. The Plan includes citywide guidance for using *Blueprint Denver* to reduce regulatory barriers to development of accessory dwelling units. The following plan goals are applicable to the proposed rezoning:

**Legislative and Regulatory Priorities, Recommendation 2: Expand and strengthen land-use regulations for affordable and mixed-income housing.**

*Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units” (p. 9).*

**Attainable Homeownership, Recommendation 1: Promote programs that help households maintain their existing homes.**

*“Promote development of accessory dwelling units as a wealth building tool for low and moderate-income homeowners in vulnerable neighborhoods and to support intergenerational households” (p. 14).*

The proposed map amendment to U-SU-C1 is consistent with these *Housing an Inclusive Denver* recommendations because it will significantly expand the availability and allow the development of accessory dwelling units throughout the neighborhood.

**2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to U-SU-C1 will result in the uniform application of zone district building form, use and design regulations.

**3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementation of the city’s adopted land use plan which recommends “the expansion of accessory dwelling units throughout all residential areas” (p. 84 of *Blueprint Denver*). The proposed rezoning would also provide the benefit of additional housing units that are compatibly integrated into the surrounding neighborhood. Adding gentle density to established neighborhoods rather than pushing


greenfield development supports long-term sustainability and therefore the health, safety, and welfare for all of Denver for generations. In addition, increasing access to ADUs as tools for financial stability and family cohesion can promote health and wellbeing by reducing stress-related health complications and increasing economic security.



## Appendix A: Regis ADU Outreach

## Property Owner Mailers

- Notice of town halls and link to project webpage mailed to all property owners, Nov. 1<sup>st</sup>, 2021
- Owner address list generated by City Assessor




### Accessory Dwelling Units (ADUs) in the Regis Neighborhood?

Councilwoman Amanda Sandoval wants your input on a potential rezoning to allow accessory dwelling units (ADUs) in the Regis neighborhood. ADUs are also known as in-law units, casitas, & carriage houses. **This rezoning would affect your property in Regis – please let us know what you think!**


**Take the survey and attend a virtual town hall!**  
 December 4th or 15th (call-in option available)

**Visit [bit.ly/regisadu](https://bit.ly/regisadu)**

For questions, email [district1@denvergov.org](mailto:district1@denvergov.org) or call 720-337-7704



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### Unidades de Vivienda Accesorias (ADUs) en Regis?

La concejal Amanda Sandoval está considerando una re zonificación para permitir las ADUs por partes del barrio de Regis. Las ADUs también se conocen como casas de huéspedes, casitas, y también pequeños estudios. **¡Complete la encuesta y asista a una reunión virtual!**

El 4 y 15 de diciembre (por favor contáctenos para servicios de traducción)

**Visite [bit.ly/regisadu](https://bit.ly/regisadu)**

Para preguntas, envíe un correo electrónico a [district1@denvergov.org](mailto:district1@denvergov.org) o llame al 720-337-7704



## Flyers

- Flyer delivered to all affected properties week of Nov. 29<sup>th</sup>, 2021



### Accessory Dwelling Units in the Regis Neighborhood?

Accessory Dwelling Units (ADUs) are also known as granny-flats, in-law units, casitas, or carriage houses. Over the past few years, many Regis homeowners have expressed interest in building ADUs – however, they need to apply one-by-one to be rezoned to allow them. Councilwoman Amanda Sandoval is proposing to lead a rezoning on behalf of the community to allow ADUs throughout the areas on the map below. This would save owners time and money.



Regis ADU Rezoning  
Parcels Eligible to Rezone to Allow ADUs  
U-SU-C1 (1,025 lots)  
Other (already allows ADUs)

**Learn More at a Virtual Town Hall**

Join Councilwoman Amanda Sandoval and Community Planning and Development staff to learn about the possible rezoning. Spanish translation available. Register at [bit.ly/regisadu](https://bit.ly/regisadu)

Saturday, December 4th  
11:00 am - 12:30 pm  
**and**  
Wednesday, December 15th  
6:30 pm - 8:00 pm

**We need to hear from YOU!**

Do you support allowing ADUs in this part of the Regis neighborhood?

**[bit.ly/regisadu](https://bit.ly/regisadu) or call 720-337-7704**

Survey available in English and Spanish



For questions, email [district1@denvergov.org](mailto:district1@denvergov.org) or call 720-337-7704





### ¿Unidades de Vivienda Accesorias (ADUs) en el barrio de Regis?

Las ADU son segundas unidades más pequeñas ubicadas en una propiedad de una sola unidad. A veces se les conoce como unidades de suegros, casitas o pisos de abuelas. En los últimos años, muchos residentes del barrio de Regis han expresado interés en construir una ADU, pero necesitan una re zonificación para hacerlo. La concejal Sandoval propone liderar una re zonificación en todo el barrio para que los propietarios individuales ya no tengan que pasar por el proceso uno por uno.



Propiedades elegibles para re zonificación, U-SU-C a U-SU-C1 (1,025 lotes)    Otras áreas (ya permiten ADUs)

**Asista a una reunión virtual con la concejal**

Regístrese en [bit.ly/regisadu](https://bit.ly/regisadu). Las reuniones se presentarán en inglés. Si desea servicios de traducción al español, comuníquese con nosotros lo antes posible. Llame al 720-337-7704 o envíe un correo electrónico a [district1@denvergov.org](mailto:district1@denvergov.org)

Sábado 4 de diciembre  
11:00 am - 12:30 pm  
**y**  
Miércoles 15 de diciembre  
6:30 pm - 8:00 pm

**¡Necesitamos saber de USTED!**

¿Apoya permitir las ADUs en estas partes del barrio de Regis?

Responda esta encuesta y compártala con sus vecinos:

**[bit.ly/regisadu](https://bit.ly/regisadu) o llame al 720-337-7704**

Encuesta disponible en inglés y español



Contáctenos: [district1@denvergov.org](mailto:district1@denvergov.org) o llame al 720-337-7704



## Second round of flyers delivered to addresses that had not responded

- Last half of January 2022

**Do you support Accessory Dwelling Units (ADUs) in the Regis Neighborhood?**

Accessory Dwelling Units (ADUs) are also known as granny-flats, in-law units, casitas, or carriage houses. Over the past few years, many Regis homeowners have expressed interest in building ADUs – however, they need to apply one-by-one to be rezoned to allow them. Councilwoman Amanda Sandoval is proposing to lead a rezoning on behalf of the community to allow ADUs throughout the areas on the map below. This would save owners time and money.

**We still need to hear from YOU!**  
Please take 5 minutes to share your opinion online or by phone  
**bit.ly/regisadu** or call **720-337-7704**  
Survey available in English and Spanish

**Regis ADU Rezoning**

Parcels Eligible to Rezone to Allow ADUs  
U-SU-C (1,025 parcels)  
Other (already allows ADUs)

For questions, email [district1@denvergov.org](mailto:district1@denvergov.org) or call 720-337-7704

**¿Apoya Unidades de Vivienda Accesorias (ADUs) en el barrio de Regis?**

Las ADU son segundas unidades más pequeñas ubicadas en una propiedad de una sola unidad. A veces se las conoce como unidades de suegros, casitas o pisos de abuelas. En los últimos años, muchos residentes del barrio de Regis han expresado interés en construir una ADU, pero necesitan una re zonificación para hacerlo. La concejal Sandoval propone liderar una re zonificación en todo el barrio para que los propietarios individuales ya no tengan que pasar por el proceso uno por uno.

**¡Todavía necesitamos saber de USTED!**  
Comparta su opinión mediante una encuesta en línea o por teléfono:  
**bit.ly/regisadu** o llame al **720-337-7704**  
Encuesta disponible en inglés y español

**Área de Rezonificación**

Propiedades elegibles para re zonificación, U-SU-C a U-SU-C1 (1,025 lots)    Otras áreas (ya permiten ADUs)

Contáctenos: [district1@denvergov.org](mailto:district1@denvergov.org) o llame al 720-337-7704

## Town Halls

- Held on Dec. 4<sup>th</sup> and Dec. 15<sup>th</sup>, 2021
- Zoom webinars and streamed on Facebook Live
- 29 total attendees

## Project Webpage

- Links to opinion survey, information about ADUs, maps, contact information
- 941 views as of Feb. 18, 2022

## Survey Results

- Survey open Nov. 1<sup>st</sup>, 2021 through Feb. 15<sup>th</sup>, 2022
- Available in English and Spanish
- 292 responses
  - 82.9% in support of rezoning
  - 11.6% opposed
  - 5.5% undecided

**From:** Philip Taylor  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [District 1 Comments](#)  
**Subject:** [EXTERNAL] Support for ADU's in Regis Neighborhood  
**Date:** Monday, April 11, 2022 10:27:16 PM

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Dear Mr. Webb,

I would like to express my support for Councilwoman Sandoval's proposal to rezone my neighborhood -- Regis -- to allow accessory dwelling units. ADU's are a useful way to increase housing stock in Denver and reduce the sky-high cost of housing. Providing more housing options also supports more inclusive communities by helping slow gentrification. Our neighborhood has plenty of room to grow and our location on RTD's 52 bus route helps connect us to the city's core. Our neighborhood is a great location for "gentle density."

Councilwoman Sandoval and her staff have worked hard to gauge neighborhood opinions on this proposal, and polling has shown a strong majority of Regis residents are in favor of rezoning our neighborhood to allow ADU's.

Thank you for including my support in the application record.

Sincerely,

Philip Taylor  
4315 W 50th Avenue  
Denver, CO 80212

--

Philip Taylor, E.I.  
Structural Design Engineer  
JVA Consulting Engineers  
202-903-1518  
Pronouns: he/him/his (See [www.myprouns.org](http://www.myprouns.org) to learn more)

"I have no special talents. I am only passionately curious." -- Albert Einstein

**From:** [Lindsey Winick-Powers](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Support for Regis rezoning  
**Date:** Thursday, April 7, 2022 11:45:51 AM

---

Dear Mr. Webb,

We recently became property owners in Regis and support the proposed zoning change to allow for ADUs. The area of Berkeley we rented in previously was zoned for ADUs and it wasn't disruptive and increased housing density.

Thanks,

Lindsey & Jordan Winick-Powers  
5155 N Raleigh

**From:** [cris.sandoval](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] ADU Development Proposal - Regis  
**Date:** Monday, April 18, 2022 1:44:44 PM

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To Whom It May Concern,

My name is Cris Sandoval and I reside at my owner-occupied home at 4968 Quitman Street in the NW Denver Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

It is unquestionable that ADUs will be an excellent addition to our neighborhood. As a person who was born, raised, and still resides in NW Denver, ADUs are a solution to expand affordable housing options in our city and allow more people to live in our unique neighborhood. In addition, ADUs can help provide essential extra income which is imperative for elderly folx, as well as people like myself who will need to subsidize college for my daughter, as well as offer many other benefits for our neighborhood and Denver as a whole.

Saludos,

Cris Sandoval

**From:** [Anna Domenico](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] ADU in Regis - letter of support  
**Date:** Monday, April 18, 2022 12:35:46 PM

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Dear Andrew & Denver City Council,

As a Regis resident, I'm so happy that our neighbor overwhelmingly support ADU zoning. It's a lovely way to add new housing without altering the character of the neighborhood. With so many people in need of more affordable housing, so many families living multi-generationally, and so few options with housing prices soaring, I love the idea of ADUs filling a bit of the void. I have friends who would like to build them for grandparents to avoid assisted living as they age. I know it can serve as income for people who are on a set income while property taxes rise. I see no meaningful down side! I love hearing that our council people are also working to make ADU building more attainable and affordable with less hoops to jump through.

Thank you for considering this rezoning!

Anna Domenico  
5118 Tennyson St, Denver, CO 80212

**From:** [Kirsten Lindholm](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] ADU letter of support  
**Date:** Monday, April 18, 2022 7:30:05 PM

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To Whom It May Concern,

My name is Kirsten and I live at 4864 Newton Street in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Kirsten Lindholm

720-243-5458

**From:** [Scott Carney](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] ADU Neighborhood Housing Proposal  
**Date:** Monday, April 18, 2022 12:31:06 PM

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To Whom It May Concern,

My name is Scott Carney and I live at 4964 Knox Court in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

As long as we are still able to have parking spots available on our street (which is ok on Knox Court because of the parking permit system), ADUs will help fix Denver's terrible problem with affordable housing and provide income for homeowners who might need it.

Thank you for your time and consideration.

Your Name

Scott Carney  
Author, Anthropologist and Investigative Journalist  
CEO at Foxtopus Ink

[Instagram](#) | [Twitter](#) | [Facebook](#)

[scottcarney.com](#) | [foxtopus.ink](#)

401.489.4116

**\*\*[sign up for the mailing list](#)\*\***

**From:** [suzanne reed](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] ADU REGIS  
**Date:** Monday, April 18, 2022 1:28:17 PM

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To Whom It May Concern,

My name is Suzanne Reed and I live at 4927 GROVE ST .in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Suzanne Reed

**From:** [DARLENE Drennon](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] ADU Rezoning Berkeley/Regis Neighborhood  
**Date:** Monday, April 18, 2022 1:04:52 PM

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To Whom It May Concern,

My name is \_Darlene Drennon\_ and I live at (4901 Osceola Street)\_ in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Darlene Drennon

**From:** [Casey Biglane](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] ADU support  
**Date:** Monday, April 18, 2022 4:59:50 PM

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To Whom It May Concern,

My name is Casey Drummond and I live at 4832, Osceola St, Denver CO 80212, in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Casey Drummond

**From:** [Joseph R. LeJeune](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] ADU's  
**Date:** Monday, April 18, 2022 11:41:48 PM

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Dear Andrew,

With the cost of housing rising we need alternatives to help and house our aging family members. We could add a small living space for my dad who might be homeless unless we can help him with a private small place for him to live and share our lives. I'm certain other families face similar situations. This is one very important way to help our cities housing crisis. My family and I whole heartedly support the ADU proposal for our area. Thank you for working towards this worthy endeavor.

Ray LeJeune

720-363-5484

Sent from my iPhone

**From:** [Derek Parks](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] ADUs in Regis neighborhood.  
**Date:** Tuesday, April 19, 2022 10:15:55 AM

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To Whom It May Concern,

My name is Derek Parks and I live at 49th & Hooker in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community and offer many other benefits for our neighborhood and Denver as a whole.

We are in a housing and climate crisis right and the best fix for both of those is more density. We need homes for people that are close to jobs!

The Regis area is a good fit for ADUs since they can be rented to students. Many of the students today do not drive and do have cars.

Thanks!

Derek

**From:** [Keith Arnold](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Fwd: Regis ADU Rezoning Public Hearing and Letters of Support Needed!  
**Date:** Monday, April 18, 2022 1:09:16 PM

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To Whom It May Concern,

My name is Keith Arnold and I live at 5147 Newton St. in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Keith Arnold

**From:** [John DiMattia](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] In support of Regis ADUs  
**Date:** Tuesday, April 19, 2022 11:57:31 AM

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Hello,

My name is John DiMattia and I live at 44th and Zenobia in the Berkeley neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the Regis neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I know I'm not directly in your neighborhood, but the housing shortage is a regional problem. I'm getting tired of hearing about the climate crisis, housing crisis, and spare the air days without seeing much systematic action to create denser, more walkable neighborhoods that don't require a car for every single trip. The northside could easily support at least 4 plexes on every lot. But I suppose if ADUs are all that can be "sacrificed" during this combination of "emergencies", then we may as well start there.

Thank you for your time and consideration.  
John DiMattia

**From:** [maria hassett](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] In support of rezoning - Regis neighborhood  
**Date:** Monday, April 18, 2022 4:59:50 PM

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To Whom It May Concern

Your Name

My name is Maria Hassett and I live at grove and 50th in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Maria Hassett

Maria Hassett  
303-875-8075

Blue Sky Campervans  
NOTE! To book a van: [www.Vans.A-Lodge.com](http://www.Vans.A-Lodge.com)

\*\*\*\*\*

--

Maria Hassett  
303-875-8075

Blue Sky Campervans  
NOTE! To book a van: [www.Vans.A-Lodge.com](http://www.Vans.A-Lodge.com)

\*\*\*\*\*

Maria Massage Boulder  
Massage and Occupational Therapist & Practitioner of Structural Integration  
book on line: <https://mariamassageboulder.simplespa.com>

**From:** [Austin Bash](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Letter of support for ADU's in Regis Neighborhood  
**Date:** Monday, April 18, 2022 3:03:34 PM

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To Whom It May Concern,

My name is Austin Bash and I live at Tennyson and 49<sup>th</sup> Ave in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I am VERY excited for the opportunity have ADU's in our neighborhood. I have watched as other neighborhoods in Denver have permitted ADU's and the neighborhood has thrived. I believe that this change will be an incredible asset to our community and can't wait for it to happen!

Thank you to everyone who has put in the hard work to make this a reality!

Thank you for your time and consideration.

Austin Bash

**From:** [Nathan Lee](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Letter of support for rezoning of Regis neighborhood  
**Date:** Tuesday, April 19, 2022 8:26:31 AM

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*Please find my letter of support for rezoning portions of the Regis neighborhood below:*

To Whom It May Concern,

My name is Nathan Lee and I live at 4886 Osceola Street in the Regis neighborhood. I am writing to express my string support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole. All of this will support my family and others in the area.

Thank you for your time and consideration.

Nathan Lee

**From:** [Erin Atencio](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Neighborhood Housing Proposal  
**Date:** Tuesday, April 19, 2022 9:42:54 AM

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To Whom It May Concern,

My name is Erin Atencio and my house is at 50th and Perry in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Erin Atencio

**From:** [Nora Grossman](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Neighborhood Housing Proposal  
**Date:** Monday, April 18, 2022 9:12:09 PM

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To Whom It May Concern,

My name is Nora Grossman and I live at 4845 Quitman St in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.  
Nora Grossman

**From:** [Mariah Master](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Neighborhood Housing Proposal  
**Date:** Monday, April 18, 2022 5:18:53 PM

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To Whom It May Concern,

My name is Mariah Master and I live at 4931 Quitman St. in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Mariah Master

--

**Mariah Master (she/her)**  
**(720)427-4066**

Currently residing on occupied lands of the Ute and Cheyenne in Denver, CO

**From:** [Maggie Martin](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Planning and Zoning Support  
**Date:** Monday, April 18, 2022 7:30:11 PM

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To Whom It May Concern,

My name is Maggie Martin and I live at 4811 Meade St in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Maggie Martin

**From:** [Rachel Lee](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Regis ADU Rezoning Opposition  
**Date:** Monday, April 18, 2022 6:21:12 PM

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To Whom It May Concern,

My name is Rachel Lee and I live at the intersection of 51st and Raleigh St in the Regis neighborhood. I am writing to express my OPPOSITION for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel DO NOT feel that ADUs will be a good fit for our neighborhood. On street parking is already very full. We moved from LoHi to Regis last year because we liked that the housing was less dense. We would like to preserve the feeling of having space from our neighbors.

Thank you for your time and consideration.

Rachel Lee

**From:** [Christopher Price](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Regis ADU Rezoning Public Hearing  
**Date:** Tuesday, April 19, 2022 10:21:47 AM

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Dear Mr. Webb:

I am writing to express my support for Councilmember Sandoval's application to rezone property in the Regis neighborhood from U-SU-C to U-SU-C1 to allow accessory dwelling units (ADUs). This is a great proposal and an excellent way to introduce housing diversity into our neighborhood without a negative impact.

The public health, safety, and general welfare of the City would be improved if the proposal is approved. First, ADUs can provide a diverse mix of housing while maintaining the existing character of the neighborhood. Second, ADUs can provide additional income opportunity for residents to remain in place. Third, this type of development will provide a mix of housing in an area that needs it.

Sincerely,

Christopher Price  
4922 Meade St.

**From:** [Caryn Siggins](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [naomi.grunditz@denver.org](mailto:naomi.grunditz@denver.org)  
**Subject:** [EXTERNAL] Regis ADU Rezoning  
**Date:** Monday, April 18, 2022 12:44:49 PM

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To Whom It May Concern,

My name is Caryn Siggins and I live at 4836 Julian St in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Caryn Siggins

**From:** [Carrie - Alice Patrick](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Regis ADU Support  
**Date:** Monday, April 18, 2022 1:43:22 PM

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To Whom It May Concern,

My name is Carrie Patrick and I am a homeowner at 4945 Green Court in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will provide a fantastic benefit for our ever-improving neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Many Thanks,

Carrie-Alice Patrick  
(747) 204 - 8352

**From:** [Dan Lauber](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Regis Neighborhood ADU"s  
**Date:** Tuesday, April 19, 2022 10:53:31 AM

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To Whom It May Concern,

My name is Dan Lauber and I live at 48th & Julian in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Dan Lauber

**From:** [Brady Hennegan](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Regis Neighborhood Rezoning Application  
**Date:** Monday, April 18, 2022 5:33:44 PM

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To Whom It May Concern,

My name is Brady Hennegan and I live at 49th St and Julian St in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Brady Hennegan

--

-- Navitas Equity Solutions is now [Echelon Energy](#) --

**Brady Hennegan** | Senior Investment Associate



p. 303.801.8005 | [brady@echelonenergy.com](mailto:brady@echelonenergy.com)

[www.echelonenergy.com](http://www.echelonenergy.com)

**From:** [Heidi Bagus](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Re-Zoning Regis Neighborhood  
**Date:** Monday, April 18, 2022 7:18:18 PM

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To whom this letter concerns;

My name is Heidi Bagus, I live in the Regis neighborhood, 4966 Irving Street, Denver, Co. 80221

I am very strongly in support of council woman, Sandavol's proposed zoning change from U-SU-C zoning to U-SU-C1 zoning to allow accessory dwelling units.

I am 70 years old and currently work to subsidize my monthly social security income.

Looking to my future ..I realize I will eventually need help in order to remain in my home.

ADU units will not only clean up the alley ways, but allow for shared and better maintained yards.

ADU's will bring a better balance to the neighborhood, allowing affordable housing to all those who need a small dwelling while living in a neighborhood instead of an apartment complex.

I look forward to this proposed zoning change, not only for my security but the future of a thriving neighborhood.

Thank you for your attention to my letter

Very Sincerely

Heidi Bagus

Sent from my iPad

**From:** [Matt Plavnick](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] support for ADUs in North Denver  
**Date:** Monday, April 18, 2022 3:16:15 PM

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Hello. I am a North Denver resident and live near 50th & Osceola in the Regis neighborhood. I support Councilwoman Sandoval's proposal to allow accessory dwelling units in our neighborhood. This is a smart approach to increase housing options and promote density in our neighborhood while helping homeowners develop additional income that will support the vitality and growth of our community.

Thank you for considering this proposal.

Sincerely  
Matt Plavnick  
5023 Osceola St.  
Denver, CO 80212  
303.495.0655

**From:** [LEE POHLENZ](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Support for Regis rezoning  
**Date:** Monday, April 18, 2022 5:40:53 PM

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To Whom It May Concern,

My name is Lee Pohlenz and I live at 4831 N. Raleigh St, Denver CO 80212 in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.  
Lee Pohlenz

**From:** [Niki](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Support for Regis Rezoning  
**Date:** Monday, April 18, 2022 7:28:25 PM

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To Whom It May Concern,

My name is Niki Mosier and I live at 4820 Newton St in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Niki Mosier

--

Niki Mosier | SEO Consultant  
[nikimosier.com](http://nikimosier.com)

[Schedule time with me](#)  
[Connect with me on Twitter](#)  
[Connect with me on LinkedIn](#)

**From:** [Justin Harden](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Support for Regis Rezoning  
**Date:** Monday, April 18, 2022 5:20:04 PM

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To Whom It May Concern

My name is Justin Harden and I live at 50th and Stuart in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand housing options in our city and allow more people to live in our neighborhood. In addition, ADUs can support multi-generational living, provide extra income, and enable increased density without the need to scrape existing smaller homes.

Thank you for your time and consideration.

Justin Harden

Sent from iPhone

**From:** [John Wilker](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**Subject:** [EXTERNAL] Writing in support of Regis/Berkeley ADUs  
**Date:** Monday, April 18, 2022 2:01:23 PM

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To Whom It May Concern,

My name is John Wilker and I live at 4960 Stuart St. in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

My wife and I are very interested in adding an ADU to our property. I feel that ADUs would be excellent ways to help Regis students not occupy larger single family homes that might be better for families. Additionally we assume we'll need a place for my aging mother eventually and an ADU would be perfect.

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Your Name

John Wilker  
Science Fiction Writer  
twitter: jwilker  
I wrote some books! [Check em out!](#)

Remember that bad times, are just times that are bad.

To Whom It May Concern,

My name is Douglas Leigh and I live at 5143 Tennyson Street, Denver, CO 80212 in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

A handwritten signature in blue ink, appearing to read 'Douglas Leigh', with a stylized, flowing script.

Douglas Leigh

4/19/2022

To Whom It May Concern,

My name is Andrew Purcell and I live at 4829 Irving St in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Andrew Purcell

To Whom It May Concern,

My name is Meghan Delfino and I live at 5083 Osceola St in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your time and consideration.

Meghan and Josh Delfino

**From:** [Rezoning - CPD](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Rezoning- Regis project  
**Date:** Wednesday, April 20, 2022 9:19:59 AM

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

From: tikigr1@gmail.com <tikigr1@gmail.com>  
Sent: Wednesday, April 20, 2022 9:12 AM  
To: Rezoning - CPD <Rezoning@denvergov.org>  
Subject: [EXTERNAL] Rezoning

I feel an accessory dwelling is not for Berkeley. I feel Regis all ready owns several homes just waiting to be torn down. Parking is another issue here in Berkeley. Off street parking is becoming very difficult. I also feel this subject of rezoning needs to be addressed at a community meeting at Regis university. Zoom meetings are very difficult for seniors to handle. Please consider how difficult it is for community to take the time in attending a very important meeting.

Sharon Rudden

Sent from my iPhone

**From:** [Grunditz, Naomi R. - CC YA2246 City Council Aide Senior](#)  
**To:** [Natalie Johns](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** Re: [EXTERNAL]  
**Date:** Tuesday, April 19, 2022 9:27:58 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Good morning, Natalie,

Thank you for being involved in your community and sharing your opposition. I am cc'ing Andrew Webb, the planner assigned to this rezoning, so your comments can be included in the official record.

Best,  
Naomi



**Naomi Grunditz, MURP | Planner**

Office of Councilwoman Amanda P. Sandoval  
Council District 1, NW Denver  
(720) 337-7704 | 1810 Platte St. Denver



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**From:** Natalie Johns <[ngerken611@gmail.com](mailto:ngerken611@gmail.com)>  
**Date:** Monday, April 18, 2022 at 9:22 PM  
**To:** "Grunditz, Naomi R. - CC YA2246 City Council Aide Senior"  
<[Naomi.Grunditz@denvergov.org](mailto:Naomi.Grunditz@denvergov.org)>  
**Subject:** [EXTERNAL]

Hi Naomi and Councilwoman Sandoval,

My name is Natalie Johns and I live at 51st and Perry in the Regis neighborhood. I am writing to express my opposition to Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1.

I feel that ADUs will only increase the issues in this neighborhood. ADUs are good in neighborhoods that can support it and Regis is not one of them. The parking situation in this neighborhood is already a huge issue. Regis university students park from Lowell to Perry during the school year

In addition, the lack of sidewalks on 52nd, Perry and Quitman increases the number of people

walking in the street making it already a safety hazard. The neighborhood is not designed for more units.

Thank you for your time and consideration.

Natalie Johns

# Planning Board Comments



Submission date: 18 April 2022, 6:18PM

Receipt number: 192

Related form version: 2

## Your information

Name	Rachel Lee
Address or neighborhood	5086 Raleigh Street
ZIP code	80212
Email	rachelblee@gmail.com

## Agenda item you are commenting on

Other

## Rezoning

Address of rezoning

Case number

## 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 you would like to comment on

**Regis ADU Rezoning**

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

To Whom It May Concern,

My name is Rachel Lee and I live at the intersection of 51st and Raleigh St in the Regis neighborhood. I am writing to express my OPPOSITION for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs).

I feel DO NOT feel that ADUs will be a good fit for our neighborhood. On street parking is already very full. We moved from LoHi to Regis last year because we liked that the housing was less dense. We would like to preserve the feeling of having space from our neighbors.

Thank you for your time and consideration.

Rachel Lee

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.

# Planning Board Comments



Submission date: 15 April 2022, 10:43AM  
Receipt number: 188  
Related form version: 2

## Your information

Name	Nicholas Shipley
Address or neighborhood	University Neighborhood
ZIP code	80210
Email	nicholas.shipley@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	Regis
Case number	2021I-00202

## 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 you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Denver needs more housing. To not allow ADUs is to not allow a neighbor to have a home.**

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.

Tu Huynh  
[tutuhuynh@gmail.com](mailto:tutuhuynh@gmail.com)  
4867 Julian ST  
Denver CO 80221

Date: April 18<sup>th</sup> 2022

To Whom It May Concern:

My name is Tu Huynh and I currently live at 4867 Julian St in the Regis neighborhood. I am writing to express my support for Councilwoman Sandoval's proposal to rezone portions of the neighborhood from U-SU-C to U-SU-C1 to allow our community to build accessory dwelling units (ADUs)

I feel that ADUs will be a good fit for our neighborhood. ADUs are a great way to expand affordable housing options in our city and allow more people to live in our wonderful neighborhood. In addition, ADUs can help seniors age in place, provide extra income to stabilize the community, and offer many other benefits for our neighborhood and Denver as a whole.

Thank you for your consideration,

TU HUYNH