

From: bethw1@comcast.net
To: [Kaiser, Libby - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] SOS
Date: Tuesday, March 7, 2023 7:52:16 AM

NO!

\$9.5 million dollars later, the homeless problem worse than ever due to incentives to live for free at taxpayers expense. Shame on you for wasting more money on a problem that needs common sense, ie get the dangerous and mentally ill off the street, force those who can work to work and contribute to their needs. How bout the homeless do some of the clean up? Act like you care as much about the hard working tax payers as you do the addicts on the street.

From: [DL Gallagher](#)
To: [Kaiser, Libby - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] SOS sites
Date: Tuesday, March 7, 2023 2:18:16 PM

Hello,

As a Denver resident I am concerned about these programs. I am ready and willing to help people in need of housing who are not addicted to drugs or alcohol, but are truly experiencing difficulty strictly due to their current financial situation. Are there any requirements that people must meet in order to obtain this housing? I believe if the homeless people are addicts to drug or alcohol there are sufficient shelters for them to spend nights in. If mental illness is part of the problem, what requirements are in place to help with improvement in that regard? Funds must be spent to improve and alleviate the causes of the "homelessness", not only to enable it.

I am not in favor of prolonging this program and all of the additional funds being turned over to it. I assume the funds being paid by Denver are part of taxpayer funds, is that correct?

I acknowledge I do not know a great deal about the organization that Denver has running the SOS sites, but I have many questions.

Thank you for your review of this email.

Deb Gallagher
Denver CO

From: [Kathleen Robertson](#)
To: [Kaiser, Libby - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Temporary Managed Communities
Date: Wednesday, March 8, 2023 9:12:32 AM

Denver City Council and
associated government entities:

I highly recommend and endorse any zoning changes or other modifications that would permit and enhance the current and / or future homeless communities.

I am not a member of any group that may be promoting the legal changes required to enable Temporary Managed Communities, just a Denver resident who read about, and then read, the current proposal. I am not eloquent nor know the “talking points” associated with this document, however consider it an appropriate and needed step for mitigating homelessness.

It seems this proposal offers safety to the housed community as well as the homeless. It offers consistent, positive, and necessary services that promote the physical and mental needs of a societal group. It promotes efficient use of resources to assist those who are homeless toward “regular” housing, employment, and upward mobility.

Thank you,
Kathleen W. Robertson
2212 Valentia St.
80238

Safe Outdoor Spaces Comment Form



Submission date: **8 March 2023, 2:13PM**
Receipt number: **3**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

These changes to the SOS zoning code are very appropriate especially at this time. They are sensible, humane, and needed.

Please select if you are submitting a question or a comment.

Comment

Name:

Tom Luehrs

Email Address:

tluehrs@sfcdenver.org

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Male

How old are you?

65-74

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$100,000 - \$149,999

From: [Erik sureman](#)
To: [Kaiser, Libby - CPD CE2159 City Planner Principal](#)
Date: Wednesday, March 8, 2023 4:22:55 PM

Hi I wanted to commend the city on the safe outdoor spaces
Why not expand on the idea and create safe outdoor spaces out of site of the city
for anyone to just show up and camp with restricted rules u all create
U could even make it a law
It's being done in Portland right now
U could temporarily solve homelessness
Thks

Sent from my iPad

Safe Outdoor Spaces Comment Form



Submission date: 10 March 2023, 9:22AM
Receipt number: 4
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	I'm very excited about this zoning change. I lived in capital hill for a long time, on a block that had an unsanctioned camp ground, and I can personally attest to the positive changes in my neighborhood, for both housed and unhoused residents, when the first safe outdoor spaces went up. Thanks for doing this really great work.
--	---

Please select if you are submitting a question or a comment.	Comment
Name:	Genna Kohlhardt
Email Address:	Genevieve.Kohlhardt@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$100,000 - \$149,999

Safe Outdoor Spaces Comment Form



Submission date: 10 March 2023, 10:50AM
Receipt number: 5
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	Please keep Safe Outdoor Spaces going! They've made such a positive impact and it's what Denver's neighbors experiencing homelessness need. My husband worked for the Denver Rescue Mission a few years ago and we've had conversations about how helpful these spaces really are.
Please select if you are submitting a question or a comment.	Comment
Name:	Marissa Morrow
Email Address:	marissa.jackson13@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	19-34
What is your race or ethnicity? Please select all that apply. You may report more than one group.	Black or African American White
Do you rent or own your home?	Rent
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000

Safe Outdoor Spaces Comment Form



Submission date: **11 March 2023, 6:06AM**
Receipt number: **6**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

DO NOT CODIFY CAMPS! Individuals experiencing homelessness, neighborhoods and the city deserve better. Camps are not part of an effective solution to homelessness and camping is not something that should be allowed in a city. We need to demand more of our elected officials. We need policy and action that actually improve the situation for the homeless and the neighborhoods. Build well designed/operated shelters, build more transitional housing, build more affordable housing, provide services. Camps are a cop out that grant huge financial benefit to a small non profit. They do not serve our community.

Please select if you are submitting a question or a comment.

Comment

Name:

Erin Ganser ☐

Email Address:

erin.ganser@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

45-54

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in **\$200,000 or more** the last 12 months. Please include all sources of income for all adult household members.

Safe Outdoor Spaces Comment Form



Submission date: **15 March 2023, 9:55AM**
Receipt number: **7**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Why do you keep ruining a beautiful city with a minority population (homeless) directing the majority. Have you no common sense? Look at downtown Denver. It is a ghost town now because of these policies - which bring crime, drugs, and filth. Keep expanding these policies, and Denver will be completely destroyed.

Please select if you are submitting a question or a comment.

Comment

Name:

Denice Volk

Email Address:

info@callitsold.com

Would you like to receive email updates on this project?

No

Tell us about yourself

What is your gender?

Female

How old are you?

Prefer not to answer

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

Prefer not to answer

Safe Outdoor Spaces Comment Form



Submission date: **16 March 2023, 4:48PM**
Receipt number: **8**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

The pandemic is over. It is time to clean up the mess that transients have made of Denver. It is not time to liberalize the zoning code and further entrench this population of drug-addicts.

Please select if you are submitting a question or a comment.

Comment

Name:

Tee Merlin

Email Address:

Would you like to receive email updates on this project?

No

Tell us about yourself

What is your gender?

Prefer not to answer

How old are you?

Prefer not to answer

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Prefer not to answer

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

Prefer not to answer

Safe Outdoor Spaces Comment Form



Submission date: **16 March 2023, 5:14PM**
Receipt number: **10**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

I think this is a great way to provide temporary housing while people get on their feet again. I am working on leaving an abusive relationship and this may be one of my only options as I do not have any family or many close connections able to accommodate me in the city.

Please select if you are submitting a question or a comment.

Comment

Name:

v

Email Address:

Would you like to receive email updates on this project?

No

Tell us about yourself

What is your gender?

Male

How old are you?

19-34

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Hispanic, Latino/Latina/Latinx, or Spanish

Do you rent or own your home?

Rent

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$25,000 - \$49,999

Safe Outdoor Spaces Comment Form



Submission date: **20 March 2023, 8:35AM**
Receipt number: **11**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Concerned about management and oversight at these spaces. Reports of drug use and other illegal activities that were NOT to be allowed are happening. This should be reported and clarified to the residents of Denver and the status of true, consistent management and oversight. I thought these were to be temporary sites with the goal to get the people into treatment or whatever else they needed to stop camping.

Please select if you are submitting a question or a comment.

Comment

Name:

BARBARA H HERNLEY

Email Address:

barbhernley@cs.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

65-74

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Safe Outdoor Spaces Comment Form



Submission date: 22 March 2023, 9:39AM
Receipt number: 12
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	I love the SOS initiative and hope the city will invest even more money into the program
Please select if you are submitting a question or a comment.	Comment
Name:	Leah
Email Address:	librarianleah@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$100,000 - \$149,999

Safe Outdoor Spaces Comment Form



Submission date: **23 March 2023, 6:46AM**
Receipt number: **13**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Having reviewed the proposed changes, I fully support the revisions to the DZC. These changes appear to provide enough flexibility in developing temporary housing solutions in managed communities.

Please select if you are submitting a question or a comment.

Comment

Name:

james Ronczy

Email Address:

jronczy@msn.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Male

How old are you?

65-74

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$100,000 - \$149,999

Safe Outdoor Spaces Comment Form



Submission date: **23 March 2023, 8:13AM**
Receipt number: **14**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Yes, proceed with the proposed changes.

Please select if you are submitting a question or a comment.

Comment

Name:

Katura Alwyn

Email Address:

katalwyn@allwinenterprise.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

65-74

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000



March 27, 2023

Community Planning and Development
PlanningServices@denvergov.org

Re: Temporary Managed Community Text Amendments

Dear Denver Planning Board Members,

The Platt Park People's Association ("3PA") is a registered neighborhood organization representing nearly 3,000 homes and the businesses in the Platt Park Neighborhood bounded by Broadway on the West, Downing on the East, Evans on the South and I-25 and Mississippi on the North.

With regard to the proposed planning and development zoning as written, the Platt Park People's Association is **OPPOSED**.

While the board opposes the proposed text amendments, we are not categorically opposed to the use of Temporary Managed Communities as a tool to fight the very real and growing problem of providing shelter for the unhoused.

Comments provided below detail our concern for specific text amendments:

- **11.11.17.2 (B)**
"On a vacant Zone Lot with a minimum Zone Lot size of 5,000 SF located on a Corner Zone Lot where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Department of Transportation and Infrastructure ("DOTI").and shall be limited to a maximum of 30 sleeping units."

As drafted, this would allow for any parcel larger than 5000 sq ft located on a corner of a collector or arterial street to be used for a Temporary Managed Community. As it reads, it seems as if our open space within the community's own park (Platt Park) could be repurposed as a Temporary Managed Community. Further specificity needs to be provided to provide clarity and ensure the preservation of our parks for public recreation.

- **11.11.17.3 (A)(1)**
"Permits for Temporary Managed Community uses shall be valid for a period of not more than 4 years."

While we acknowledge that past code regulations of 180 days may be too short, we believe 4 years is too long without community checks and balances. The extension of 180-days to 4 years was an unfortunate necessity dictated by circumstances surrounding

the pandemic. However, we no longer face the same challenges. No other “temporary” zoning allows for a permit beyond 12 months. We believe a shorter time-period such as 12-24 months is reasonable, while any extensions beyond 12 months should be contingent on factors such as the track record of the Temporary Managed Community’s ability to adhere to zoning codes, abide by laws, the track record of the managing entity’s ability to safely and properly manage the community, and consideration of feedback from respective RNOs.

- **11.11.17.3 (D)(3)**

“Primary Street setbacks (min) shall be 0 feet.”

We find a zero setback without further provisions to ensure freedom to use the public right of way concerning. We believe that all stakeholders (Temporary Managed Community residents and right-of-way users) will be done a disservice with this provision. Providing zero setback and not requiring fencing for security and privacy for all stakeholders will almost certainly lead to more community pushback, less access to public right-of-way, and less security (actual and perceived) for Temporary Managed Community Residents. Furthermore, any fencing and height thereof (*See 11.11.17.3.(F)(1)*) should be provided in a manner to prevent obstructing sight-lines to prevent accidents involving right-of-way users or surrounding traffic.

- **11.11.17.3 (I)(1-4)**

As written, these amendments would grant the City carte blanche to suspend any and all zoning codes simply by labeling an event an “emergency” — including homelessness.

The proposed amendments allow a decree of the Mayor, City Council, the Director of the Public health Department — or by request of any manager/director of any city department — the suspension of zoning codes to place Temporary Managed Communities of any size in public right-of-way or parks, and allow them to remain in perpetuity as long as a “state of emergency” is maintained.

Not only does this provision admit far too many cooks in the proverbial kitchen, this “emergency” provision is fraught with opportunities for abuse and overreach which would instantly render meaningless the supposed protections that are built into the zoning code.

We look forward to continuing this conversation with the City in a productive manner to find common ground to allow Temporary Managed Villages in a manner which provides much needed transitional and supportive services while considering the voice of all stakeholders.

Thank you for your consideration,
Platt Park People’s Association

David Eyvazzadeh
Board Member & CFRD Chair



From: [Winston Downs Community Association](#)
To: [Planning Services - CPD](#); [Kaiser, Libby - CPD CE2159 City Planner Principal](#)
Cc: [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] Re: Official Planning Board Hearing Notification for Proposed Denver Zoning Code Text Amendment: Temporary Managed Community
Date: Wednesday, March 29, 2023 9:58:29 PM
Attachments: [image001.png](#)

Regarding Temporary Managed Community Code Text Amendment

This is to advise the WDCA RNO Board position on this Code Text Amendment
We are not in favor of having Temporary or Permanent tiny homes or encampments within and near the boundaries of our neighborhood because of the potential dangers to residents and especially the school children who attend George Washington High School, Denver Green School, BMH-BJ Synagogue child care and education programs and the Denver Academy of Torah on Alameda. We feel exposure to sanitation issues, those using drugs and those who may have untreated mental health issues would create unsafe circumstances for hundreds of students from ECE to K12 within our immediate area as well as to our residents.

Jane Lorimer, President

On Tue, Mar 21, 2023 at 1:07 PM Rezoning - CPD <Rezoning@denvergov.org> wrote:

DENVER ZONING CODE TEXT AMENDMENT			
PLANNING BOARD PUBLIC HEARING NOTIFICATION			
NAME AND NUMBER	Temporary Managed Community		
SPONSORS	City Council Members Chris Hinds and Robin Kniech		
	City & County Building		
	1437 Bannock St., Rm. 451		
	Denver, CO 80202		
SUMMARY OF CONTENTS	The proposed text amendment would expand the regulations for Temporary Tiny Home Villages to include secured campsites, comprised of tents or motor vehicles, providing temporary sleeping accommodations for people experiencing homelessness or are at risk of becoming homeless, or housing in case of emergency.		
CASE MANAGER	Libby Kaiser	PHONE/EMAIL	720-865-2933
	Principal City Planner		libby.kaiser@denvergov.org
PLANNING BOARD PUBLIC HEARING INFORMATION			
DATE	Wednesday, April 5 th , 2023		
TIME	3:00pm		
PLACE	Wellington E. Webb Municipal Building at 201 W. Colfax Avenue		
ROOM	4 th floor conference room #4.F.6/4.G.2		
** NOTICE IS PROVIDED TO ALL REGISTERED NEIGHBORHOOD ORGANIZATIONS **			
** NOTICE IS PROVIDED TO ALL CITY COUNCIL MEMBERS **			

A draft of the above-referenced proposed Text Amendment to the Denver Zoning

<http://www.denvergov.org/TextAmendments/>.

Any questions regarding this amendment may be directed to the Case Manager above.

RNOs are encouraged to submit the "RNO Position Statement.pdf" located at <http://www.denvergov.org/Rezoning/> by email to Community Planning and Development at PlanningServices@denvergov.org prior to the Planning Board Public Hearing.

WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:

Written comments received by 5 p.m. 9 days prior to the Planning Board Public Hearing will be attached to the staff report that is provided to the Board. Written comments received after that time and prior to 12 p.m. (noon) on the day before the Hearing will be emailed regularly to the Board; hard copies of these comments also will be distributed to the Board at the Hearing. Written comments received after 12 p.m. (noon) on the day before the Hearing will not be distributed to the Board; to ensure these comments are considered by the Board, please submit them to the Board during the Hearing.

**ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS
OR SUPPORT AT THE PLANNING BOARD HEARING AND AT THE PUBLIC HEARING
BEFORE CITY COUNCIL.**



From: PAB Stiefler <PStiefler@msn.com>
Sent: Friday, March 31, 2023 10:58 AM
To: Rezoning - CPD <Rezoning@denvergov.org>
Cc: Matthew.sanderson@kp.org
Subject: [EXTERNAL] Morgan's Historic District RNO - Position Statement

We oppose the zoning changes as currently proposed:

While the homelessness issue is very complex, everyone agrees that the current status quo of people living on the streets is completely unsustainable--not just for those experiencing homelessness but also for those who live and work in the vicinity where people have made unhealthy encampments. Temporary tiny home villages/communities and/or safe sanctioned campsites could be one helpful transitional tool as part of a broader strategy, but they also have the potential to fundamentally alter the neighborhoods in which they are placed--and nearby residents should be able to have input when zoning is being modified to allow new communities like this. We feel that the specific proposed zoning changes are missing a much more all-encompassing broad strategy to deal with homelessness in the city.

PAB Stiefler, Secretary
Morgan's Historic District RNO
855 York Street
Denver, CO 80206
303-819-6656 / 303-399-9814

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 10:27AM**
Receipt number: **15**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

I definitely feel everyone is entitled to shelter and food. Keep up the good work.

Please select if you are submitting a question or a comment.

Comment

Name:

Norma Prasad-deFreitas

Email Address:

normsindenver@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

75 and older

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

Prefer not to answer

Safe Outdoor Spaces Comment Form



Submission date: 29 March 2023, 10:28AM
Receipt number: 16
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

One of the important barriers to more low-income housing in Denver is the current zoning code. Almost three quarters of all the land in the City is zoned for single-family only housing, thus precluding the development of multi-family housing. That must change. The SOS zoning code project is an important step forward in changing the zoning code.

Please select if you are submitting a question or a comment.

Comment

Name:

Don Burnes

Email Address:

donwburnes@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Male

How old are you?

75 and older

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$100,000 - \$149,999

Safe Outdoor Spaces Comment Form



Submission date:	29 March 2023, 10:38AM
Receipt number:	17
Related form version:	1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	The Buck Foundation has been funding homelessness initiatives in the Denver Metro area for decades. We're thrilled to see that zoning codes which prohibit creative solutions to homelessness are being reconsidered. A step in the right direction!
Please select if you are submitting a question or a comment.	Comment
Name:	Erika Church
Email Address:	echurch@thebuckfoundation.org
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	45-54
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 10:39AM**
Receipt number: **18**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Please expand the zoning code to include Safe Outdoor Spaces and Safe Parking Spaces. The City needs this and it has already been proven successful.

Please select if you are submitting a question or a comment.

Comment

Name:

Janet Feder

Email Address:

brainbox@janetfeder.com

Would you like to receive email updates on this project?

No

Tell us about yourself

What is your gender?

Female

How old are you?

55-64

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$25,000 - \$49,999

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 10:56AM**
Receipt number: **19**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Please approve this zoning change. Safe Outdoor Spaces are a proven success as a temporary and transitional method of dealing with our homeless crisis until more units can be built.

Please select if you are submitting a question or a comment.

Comment

Name:

Luchia Brown

Email Address:

rhet0r@yahoo.com

Would you like to receive email updates on this project?

No

Tell us about yourself

What is your gender?

Female

How old are you?

55-64

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$100,000 - \$149,999

Safe Outdoor Spaces Comment Form



Submission date: 29 March 2023, 11:06AM
Receipt number: 20
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

I support the zoning code to move Safe Outdoor Spaces and Safe Parking Spaces into the temporary managed communities part of the zoning code. I have volunteered with the Safe Outdoor Spaces, and I see how these sites promote harm reduction for houseless people who have had traumatic experiences in other types of shelters or have not yet been able to access other forms of housing. I also saw how difficult and costly it was to move these sites every six months, not to mention stressful and time-consuming for the folks living at these sites to be relocated. Moving a site requires a number of steps, including figuring out how to connect to power and water, installing port-a-potties, rebuilding tent platforms, identifying how folks will get to their needed destinations, etc. I think that allowing them to exist in one place for a longer period of time is easier for the organizations managing these sites, the individuals living there, and is a better use of the public dollars funding these sites. Safe parking spaces allow people to sleep in their cars without fear of being criminalized. The city should also listen to recommendations directly from houseless people, such as the recent report from Housekeys Action Network Denver. Ultimately, I believe the city should support more permanent solutions for folks that provide more space, privacy, and amenities. While these sites may not be the solution for every houseless person, they have reduced harm for many and should be a permanent part of the zoning code.

Please select if you are submitting a question or a comment.

Comment

Name:

Rachel Galton

Email Address:

rachel.galton@alumni.rice.edu

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

19-34

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Rent

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 12:08PM**
Receipt number: **21**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

I fully support changing the zoning code if it supports CVC and safe parking.

Please select if you are submitting a question or a comment.

Comment

Name:

Taylor Berry

Email Address:

berry9tay@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

19-34

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Rent

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$25,000 - \$49,999

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 12:19PM**
Receipt number: **22**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

The Safe Outdoor Spaces and Safe Parking Areas have been a lifeline for many individuals experiencing homelessness in Denver, and we must continue to support and expand these efforts. It's a great compromise for people who feel unclean or unsafe in a shelter and don't want to literally be in the street where they could be harassed.

Please select if you are submitting a question or a comment.

Comment

Name:

Kellie Thompson

Email Address:

kknthomp@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

35-44

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$100,000 - \$149,999

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 12:25PM**
Receipt number: **23**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

I think SOS and the Tiny Home Communities are a pivotal part to the efforts to address homelessness in our community of Denver. I am in support of making SOS sites more stable!

Please select if you are submitting a question or a comment.

Comment

Name:

Christy Elwell

Email Address:

christylynnelwell@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

35-44

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$200,000 or more

Safe Outdoor Spaces Comment Form



Submission date: 29 March 2023, 1:03PM
Receipt number: 24
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	These spaces have been shown to work, and help people move out of homelessness. We need to support our neighbors, especially if we continue to push them from downtown, and this is a great way to do that.
Please select if you are submitting a question or a comment.	Comment
Name:	Michael Atkins
Email Address:	michael.atkins89@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Male
How old are you?	19-34
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 2:10PM**
Receipt number: **25**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Literally whatever zoning codes need to be changed in order to build more Safe Outdoor Spaces, should be changed. SOS is a great project and should be expanded as much as possible.

Please select if you are submitting a question or a comment.

Comment

Name:

Danny Havelick

Email Address:

vp@whittierneighborhood.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Male

How old are you?

19-34

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$150,000 - \$199,999

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 3:04PM**
Receipt number: **26**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

I fully support the zoning code amendments for Temporary Managed Communities and applaud the work to create revisions that are thoughtful and in keeping with existing standards. Thank you for developing a workable solution where unhoused residents can have safety and access to basic human services as they navigate a path to more permanent housing.

Please select if you are submitting a question or a comment.

Comment

Name:

Margie Morris

Email Address:

margie.t.morris@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

55-64

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$150,000 - \$199,999

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 6:22PM**
Receipt number: **28**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

It looks like This program will be a leader in the Movement to provide shelter to those who need it as a chronically homeless person I agree with the efforts 100 percent

Please select if you are submitting a question or a comment.

Comment

Name:

Clarence Wells

Email Address:

reedwellse@yahoo.com

Would you like to receive email updates on this project?

Tell us about yourself

What is your gender?

Male

How old are you?

45-54

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Other: 2 or more races

Do you rent or own your home?

Rent

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$10,000 - \$24,999

Safe Outdoor Spaces Comment Form



Submission date: **29 March 2023, 6:39PM**
Receipt number: **29**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

I am in support of the zoning code revisions to include SOS sites in the same category as tiny home communities. They have been operating similarly and have provided a lifeline to hundreds of people who are otherwise unhoused. I have experienced both a tiny home village & SOS site near my home and both have been well-managed. I support any needed changes that ensure SOS sites can continue to operate in Denver.

Please select if you are submitting a question or a comment.

Comment

Name:

Trena Moya

Email Address:

trena@d-flux.com

Would you like to receive email updates on this project?

No

Tell us about yourself

What is your gender?

Female

How old are you?

55-64

What is your race or ethnicity? Please select all that apply. You may report more than one group.

**Hispanic, Latino/Latina/Latinx, or Spanish
White**

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Safe Outdoor Spaces Comment Form



Submission date: **30 March 2023, 7:54AM**
Receipt number: **30**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Stop spending on temporary housing and build permanent housing to break the cycle of homelessness. Billions spent and it just keeps getting worse, so what you are doing is clearly not working.

Please select if you are submitting a question or a comment.

Comment

Name:

Anna McCaffery

Email Address:

agm303@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

Prefer not to answer

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Black or African American
White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Safe Outdoor Spaces Comment Form



Submission date: 30 March 2023, 8:53AM
Receipt number: 32
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	Our unhoused neighbors need safe outdoor places to live. I support this as one part of a solution for people experiencing homelessness in our neighborhood
Please select if you are submitting a question or a comment.	Comment
Name:	Elizabeth Jarrard
Email Address:	ejarrard@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	19-34
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Safe Outdoor Spaces Comment Form



Submission date: 30 March 2023, 9:05AM
Receipt number: 33
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	The city needs more safe outdoor spaces. They remove people from hazardous and unsupportive environments and get them into a safe place with wrap around services to help them transition from the experience of homelessness into healthy and stable living. The city and this community would be better served if it was easier and more available to create more safe outdoor spaces.
--	--

Please select if you are submitting a question or a comment.	Comment
Name:	Hamilton Nickoloff
Email Address:	hamilton@solhom.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Male
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Rent
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$100,000 - \$149,999

Safe Outdoor Spaces Comment Form



Submission date: 30 March 2023, 2:58PM
Receipt number: 34
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	Great initiative, should be drastically expanded and made considerably easier to access by people who need it.
Please select if you are submitting a question or a comment.	Comment
Name:	Collin McDougall
Email Address:	collinm@shaw.ca
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Male
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Safe Outdoor Spaces Comment Form



Submission date: 31 March 2023, 8:40AM
Receipt number: 35
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	This is a great way to leverage empty lots and spaces to give folks temporary, safe and clean options. I live near the Clayton SOS and love that it is in my neighborhood! I support this zoning project.
Please select if you are submitting a question or a comment.	Comment
Name:	Jessica Caouette
Email Address:	jessicacaouette@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	45-54
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$100,000 - \$149,999

Safe Outdoor Spaces Comment Form



Submission date: **31 March 2023, 8:51AM**
Receipt number: **36**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

Please open more Safe Outdoor Spaces! There are a lot of empty parking lots that could temporarily house homeless such as; Lakeside Amusement Park, 54/Sheridan, 10/Sheridan.

Please select if you are submitting a question or a comment.

Comment

Name:

D

Email Address:

dianebraves@msn.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

55-64

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Own

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$50,000 - \$99,000

Safe Outdoor Spaces Comment Form



Submission date: **31 March 2023, 11:13AM**
Receipt number: **37**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	I support Safe Outdoor Spaces as a way to house and provide services to the unhoused
Please select if you are submitting a question or a comment.	Comment
Name:	Shelley Hull
Email Address:	shull3399@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	65-74
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$25,000 - \$49,999

Safe Outdoor Spaces Comment Form



Submission date: 3 April 2023, 9:28AM
Receipt number: 38
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	As an individual who helped build the first Colorado Village I strongly support the endeavor to provide Safe Outdoor Spaces.
Please select if you are submitting a question or a comment.	Comment
Name:	Sharon Baker
Email Address:	skb38goshen@gmail.com
Would you like to receive email updates on this project?	

Tell us about yourself

What is your gender?	Female
How old are you?	75 and older
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	Prefer not to answer

Safe Outdoor Spaces Comment Form



Submission date: 3 April 2023, 9:30AM
Receipt number: 39
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	As a Denver resident committed to reducing homelessness I'm pleased to offer my support for this exciting initiative. Safe Outdoor Spaces and Safe Parking provide a necessary emergency intervention in the current state of our housing crisis. We need every tool available to us as a city, and these tools have proven to be successful and safe for their residents and surrounding neighborhoods. Our Community Planning Department has done magnificent work to ensure potential risks are mitigated and to bring this code amendment forward. Together we can create a future where every Denverite has access to safe and affordable housing.
--	---

Please select if you are submitting a question or a comment.	Comment
Name:	Cole Chandler
Email Address:	colechand321@gmail.com
Would you like to receive email updates on this project?	No

Tell us about yourself

What is your gender?	Male
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own

Please estimate your total household income, before taxes, in **\$200,000 or more** the last 12 months. Please include all sources of income for all adult household members.

Safe Outdoor Spaces Comment Form



Submission date: **3 April 2023, 9:45AM**
Receipt number: **41**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

I think this is a great idea and the city should eminent domain all privately held property into a commons held collectively and decided equally among all residents.

This would position Denver as a forward thinking community of the future, while also righting, to some degree, the theft of land from the indigenous population, as well as giving each resident a stake in their community.

Please let me know how this might be received by the stakeholders in this program as well as any right-thinking citizens of the City and County of Denver.

Please select if you are submitting a question or a comment.

Question

Name:

Zachary Westlie

Email Address:

westliezach@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Male

How old are you?

35-44

What is your race or ethnicity? Please select all that apply. You may report more than one group.

- American Indian or Alaska Native
- Asian
- Black or African American
- Hispanic, Latino/Latina/Latinx, or Spanish
- Middle Eastern or North African
- Native Hawaiian or Other Pacific Islander
- White
- Other: Homo sapiens

Do you rent or own your home?

Rent

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$200,000 or more

Safe Outdoor Spaces Comment Form



Submission date: 3 April 2023, 10:03AM
Receipt number: 42
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	The rules which posterity has handed down to us never contemplated (nor did they prevent) the magnitude of the homelessness crisis we have now. I greatly applaud adjusting the written rules to provide for dealing with the living emergency faster, more efficiently, and humanely.
Please select if you are submitting a question or a comment.	Comment
Name:	Jim Hannifin
Email Address:	jjhannifin@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Prefer not to answer
How old are you?	Prefer not to answer
What is your race or ethnicity? Please select all that apply. You may report more than one group.	Prefer not to answer
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	Prefer not to answer

Safe Outdoor Spaces Comment Form



Submission date: **3 April 2023, 10:03AM**
Receipt number: **43**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	I am in strong support of safe outdoor spaces, and believe they should continue and expand.
Please select if you are submitting a question or a comment.	Comment
Name:	Jason Pemberton
Email Address:	jason@youthink.co.nx
Would you like to receive email updates on this project?	No

Tell us about yourself

What is your gender?	Male
How old are you?	35-44
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Rent
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Safe Outdoor Spaces Comment Form



Submission date: 3 April 2023, 10:37AM
Receipt number: 44
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	It's imperative that Denver's zoning code be adapted for a more streamlined approach to various options for housing communities for the ability to respond to Denver's need for affordable housing.
Please select if you are submitting a question or a comment.	Comment
Name:	Debra (Deb) Meyer
Email Address:	debrakmeyer@mac.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	65-74
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000

Safe Outdoor Spaces Comment Form



Submission date: 3 April 2023, 11:11AM
Receipt number: 45
Related form version: 1

Tell us what you think!

<p>We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.</p>	<p>The Safe Outdoor Spaces are life-saving spaces that allow for our unhoused neighbors to build stability as they work towards goals such as housing, employment, medical care, mental healthcare, and more. Having a place to rest and leave one's belongings is absolutely vital. Moving the SOS sites frequently causes further trauma for unhoused residents, unnecessary financial burdens on the organizations, and takes time to construct the sites that could be used elsewhere. As a member of the Denver community whose profession is working alongside our unhoused neighbors, I have firsthand seen the difference these sites have made in creating stability and often leading to permanent housing. I fully support zoning that makes these sites more stable, able to stay longer, and hopefully decreases financial burden on the nonprofits supporting them.</p>
---	---

Please select if you are submitting a question or a comment.	Comment
Name:	K Owens
Email Address:	anniekathleenowens@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Non-binary
How old are you?	19-34

What is your race or ethnicity? Please select all that apply. You **White**
may report more than one group.

Do you rent or own your home?	Rent
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Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$50,000 - \$99,000
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Safe Outdoor Spaces Comment Form



Submission date: 3 April 2023, 11:53AM
Receipt number: 46
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	YES, please establish more safe outdoor spaces in Denver.
Please select if you are submitting a question or a comment.	Comment
Name:	Sara Griffin
Email Address:	sarascheler@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	19-34
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$150,000 - \$199,999

Safe Outdoor Spaces Comment Form



Submission date:	3 April 2023, 12:46PM
Receipt number:	47
Related form version:	1

Tell us what you think!

<p>We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.</p>	<p>I'm so glad that the Colorado Sun did extensive research in order to address the concerns of neighbors who live around the SOS sites that Colorado Village Collaborative has been operating. I can relate to the NIMBY fears that neighbors have. I believe providing data is the best way to distinguish the differences between perceptions and realities. I'd like to see a variety to Denver neighborhoods speak up in favor of sharing the burden of hosting SOS sites. Thank you.</p>
---	--

Please select if you are submitting a question or a comment.	Comment
Name:	Jonathan Davidson
Email Address:	jonathandavidson340@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Male
How old are you?	55-64
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$100,000 - \$149,999

From: chadken@comcast.net <chadken@comcast.net>

Sent: Sunday, April 2, 2023 1:41 PM

To: Rezoning - CPD <Rezoning@denvergov.org>; Chad Kenney <chadken@comcast.net>

Subject: [EXTERNAL] I am not if favor of proposed zoning changes

DenverGov.org - I am a Denver voter and I do not agree with the proposed zoning changes. I live in the Cheesman Park neighborhood. Allowing unlimited homeless sanctioned campsites, without input from neighborhood groups is wrong. The issues of homelessness is complex and while sanctioned campsites are one part of a temporary solution. They need to be permitted with care and attention to the neighbors concerns with respect to the number of unhoused people that area allowed to dwell at any given sanctioned campsite. To allow unlimited camping at these sites with no limit on the number of temporary dwelling and unlimited periods is not good policy. This proposed zoning changes is not good policy.

I am apposed to the currently proposed zoning changes.

Chad Kenney 918 Race Street Denver, CO 80206

Others have expressed the same!

We oppose the zoning changes as currently proposed:

While the homelessness issue is very complex, everyone agrees that the current status quo of people living on the streets is completely unsustainable--not just for those experiencing homelessness but also for those who live and work in the vicinity where people have made unhealthy encampments. Temporary tiny home villages/communities and/or safe sanctioned campsites could be one helpful transitional tool as part of a broader strategy, but they also have the potential to fundamentally alter the neighborhoods in which they are placed--and nearby residents should be able to have input when zoning is being modified to allow new communities like this. We feel that the specific proposed zoning changes are missing a much more all-encompassing broad strategy to deal with homelessness in the city.

From: Chris Chism <cmchism@gmail.com>

Sent: Monday, April 3, 2023 1:18 PM

To: Planning Services - CPD <PlanningServices@denvergov.org>

Subject: [EXTERNAL] OPPOSED TO THE NEW ZONING CODE AMENDMENT

While the homelessness issue is very complex, everyone agrees that the current status quo of people living on the streets is completely unsustainable--not just for those experiencing homelessness but also for those who live and work in the vicinity where people have made unhealthy encampments. Temporary tiny home villages/communities and/or safe sanctioned campsites could be one helpful transitional tool as part of a broader strategy, but they also have the potential to fundamentally alter the neighborhoods in which they are placed--and nearby residents should be able to have input when zoning is being modified to allow new communities like this. We feel that the specific proposed zoning changes are missing a much more all-encompassing broad strategy to deal with homelessness in the city.

CHRIS CHISM

801 York St, Denver, CO 80206

April 3, 2023

Temporary Managed Community
Public Review Draft

The following are my concerns about the draft zoning code text amendment.

- The issue of temporary housing for the homeless must be separated from temporary housing required for emergency needs such as displacement caused by fire, flood, evacuation, etc. Comments below apply to temporary communities established to reduce unauthorized encampments (**non-emergency temporary managed communities**).
- The Emergency Suspension clause (Article 11) eliminates the opportunity for meaningful community input and should not apply to the location of **non-emergency temporary managed communities**.
- The size and capacity of these **non-emergency temporary managed communities** is not regulated, beyond a minimum lot size in zones SU, TU, & RH (11.11.17.2 - B).
- There is no requirement for 24 hour on-site management to provide supervision and policing in these **non-emergency temporary managed communities**.
- A Sunset provision should be included for the **non-emergency temporary managed communities**, but would not be necessary for establishment of temporary communities required for emergency situations.

Thank you for your consideration of these comments and concerns.

Carla McConnell
662 Ulster Way
Denver 80230

carlamcconnell@comcast.net

Safe Outdoor Spaces Comment Form



Submission date: 3 April 2023, 1:44PM
Receipt number: 48
Related form version: 1

Tell us what you think!

<p>We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.</p>	<p>I support the zoning code revision to regulate Temporary Managed Communities under the existing regulations for Temporary Tiny Home Villages. The zoning code revisions have been thoughtfully drafted and accurately depict the changes needed to expand access to Safe Outdoor Spaces. The pilot programs for Safe Outdoor Spaces have proven to be successful at reducing crime, increasing access to services, and helping people experiencing homelessness find stability to secure permanent housing and obtain employment. The folks living at SOS's have demonstrated their commitment to being good neighbors and deserve the same dignity and sense of community that other Denver residents get to enjoy. Thank you for your consideration to expand these services and help further reduce homelessness in the City and County of Denver! Keep up the good work!</p>
---	---

Please select if you are submitting a question or a comment.	Comment
Name:	Peter Hassinger
Email Address:	pmhassinger@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Male
How old are you?	19-34

What is your race or ethnicity? Please select all that apply. You **White**
may report more than one group.

Do you rent or own your home? **Rent**

Please estimate your total household income, before taxes, in **\$50,000 - \$99,000**
the last 12 months. Please include all sources of income for all
adult household members.

Safe Outdoor Spaces Comment Form



Submission date: 3 April 2023, 2:10PM
Receipt number: 49
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	I strongly support everything the City and County of Denver can do to create more Safe Outdoor Spaces. These spaces are crucial to helping us address the number one problem facing our city: housing and homelessness. Zoning should allow these spaces in every Denver neighborhood. We must resist NIMBYism! Thank you.
--	--

Please select if you are submitting a question or a comment.	Comment
Name:	David Miller
Email Address:	davidmillerdenver@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Male
How old are you?	65-74
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$200,000 or more

Safe Outdoor Spaces Comment Form



Submission date:	3 April 2023, 2:15PM
Receipt number:	50
Related form version:	1

Tell us what you think!

<p>We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.</p>	<p>I support the continuation and expansion of the outspaces project. I believe that these places an essential first step in providing stability and safety for people living experiencing homelessness. I'd like to see these and other transitional programs expanded including: more tiny house villages throughout different parts of the city, more designated camping areas with services including water, restrooms, and trash disposal, harm reduction resources and facilities to reduce the risk of drug abuse, and other services that allow these individuals safety and security we all deserve. I don't think there's a perfect answer. Rather, I believe the answer is as many solutions as possible, as soon as possible, and as plentiful as possible. We shouldn't be fighting over parks when we're failing to house and care for thousands of our neighbors. Act quickly!</p>
---	---

Please select if you are submitting a question or a comment.	Comment
Name:	Tyler Cox
Email Address:	tyler.j.cox@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Male
How old are you?	35-44

What is your race or ethnicity? Please select all that apply. You **White**
may report more than one group.

Do you rent or own your home? **Rent**

Please estimate your total household income, before taxes, in **\$50,000 - \$99,000**
the last 12 months. Please include all sources of income for all
adult household members.

Safe Outdoor Spaces Comment Form



Submission date: 4 April 2023, 1:21AM
Receipt number: 52
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	I support
Please select if you are submitting a question or a comment.	Comment
Name:	Marieka Buhlmann
Email Address:	
Would you like to receive email updates on this project?	No

Tell us about yourself

What is your gender?	Prefer not to answer
How old are you?	Prefer not to answer
What is your race or ethnicity? Please select all that apply. You may report more than one group.	Prefer not to answer
Do you rent or own your home?	Own
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	Prefer not to answer

Safe Outdoor Spaces Comment Form



Submission date: 4 April 2023, 11:57AM
Receipt number: 53
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.	I would like to see more SOS sites and temporary housing opportunities for Denver’s unhoused. The current sites have been very successful and have offered movement into more permanent housing for the unhoused. Denver needs more affordable/attainable housing but SOS communities are a positive step in the right direction.
--	---

Please select if you are submitting a question or a comment.	Comment
Name:	Paula Bard
Email Address:	soaring.bard@gmail.com
Would you like to receive email updates on this project?	Yes

Tell us about yourself

What is your gender?	Female
How old are you?	65-74
What is your race or ethnicity? Please select all that apply. You may report more than one group.	White
Do you rent or own your home?	Rent
Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.	\$150,000 - \$199,999

Safe Outdoor Spaces Comment Form



Submission date: **4 April 2023, 12:41PM**
Receipt number: **54**
Related form version: **1**

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

We need tiny home villages and SOS spaces throughout the city. Shelters is NO way for people to live in. We all need our own space and privacy and something more the just warehousing.

Please select if you are submitting a question or a comment.

Comment

Name:

Mary Anna Thompson

Email Address:

dur3cg@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

65-74

What is your race or ethnicity? Please select all that apply. You may report more than one group.

White

Do you rent or own your home?

Rent

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$10,000 - \$24,999

Safe Outdoor Spaces Comment Form



Submission date: 4 April 2023, 3:33PM
Receipt number: 55
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

My name is Trish and I'm the Denver Regional Lead Organizer for New Era Colorado and a 24 year old Denver resident. As an organization that represents young people, a group disproportionately affected by the housing crisis, we urge you to incorporate Safe Outdoor Spaces into the "Temporary Managed Communities" zoning.

In my work speaking with and organizing young people in Denver, housing is one of the most pressing issues they face. I frequently talk to Auraria students who are homeless or couch surfing. In a survey done of students on the Auraria campus in 2018, 55% were facing housing insecurity and 18% of students at the time of the survey were homeless.. Safe Outdoor Spaces and Safe Parking Areas are vital for providing stable services, shelter, and harm reduction resources to our unhoused neighbors.

While this is not a long term solution, it is currently meeting a critical need in our communities and is a first step toward addressing our housing crisis. Establishing just cause eviction standards and allowing local control of rents would be two more long term solutions at the state level that I would encourage the two sponsors of this code update to consider supporting as well.

We're in a crisis and our neighbors and our young people deserve shelter, more stability, and harm reduction resources. For this reason, I urge you to update the zoning code to include Safe Outdoor Spaces into the "Temporary Managed Communities" zoning.

Please select if you are submitting a question or a comment.

Comment

Name:

Trish Hyde

Email Address:

trish@neweracolorado.org

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Female

How old are you?

19-34

What is your race or ethnicity? Please select all that apply. You **White**
may report more than one group.

Do you rent or own your home? **Rent**

Please estimate your total household income, before taxes, in **\$50,000 - \$99,000**
the last 12 months. Please include all sources of income for all
adult household members.

Safe Outdoor Spaces Comment Form



Submission date: 4 April 2023, 4:14PM
Receipt number: 56
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

The Colorado Coalition for the Homeless (the Coalition) is in strong support of the proposal to make Safe Outdoor Spaces (SOS sites) a permanent tool in the City’s toolbox to address homelessness.

During the COVID pandemic, SOS sites have been critical to providing lifesaving shelter, support, and transitional housing to people experiencing homelessness who may not be reached by the traditional service network. People who are unhoused are much more likely to accept a referral to an SOS site compared to traditional shelter and given Denver’s dearth of transitional and supportive housing options, they often feel like the only viable option to remaining unsheltered.

SOS sites allow our clients to get out of “survival mode” and partner with us in addressing their core barriers to stability. They have also helped our Outreach team operate more effectively because they provide reliable locations where we can locate clients. We have been able to connect clients to medical support, behavioral health clinicians, and case management support.

This type of interim sheltering also provide has been an important steppingstone to permanent housing, helping residents learn how to navigate rules and live successfully in community with others. At the Coalition, our Outreach team has successfully made hundreds of referrals to services, over 50 of which have resulted in permanent housing.

The Coalition urges the City to move the language that authorizes SOS sites from a temporary administrative rule tied to the pandemic to a permanent section in the Denver zoning code. This model has proved effective and should be made permanent and expanded to meet the Denver community’s growing need for alternative shelter options.

Please select if you are submitting a question or a comment.

Comment

Name:

Aubrey Wilde

Email Address:

awilde@coloradocoalition.org

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender? **Female**

How old are you? **19-34**

What is your race or ethnicity? Please select all that apply. You may report more than one group. **White**

Do you rent or own your home? **Own**

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members. **\$200,000 or more**

Safe Outdoor Spaces Comment Form



Submission date: 4 April 2023, 5:30PM
Receipt number: 57
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

* request that TMCs respect a block sensitive setback
- the draft allows TMCs to extend to the lot line on street-facing edges

* request that the draft strengthen the way in which reviews address potential impacts
- the draft adds a provision that the Zoning Administrator "may consider ... Whether the proposal will substantially and permanently injure the appropriate use of adjacent conforming properties."
- decisions are likely to be appealed to the sent to the Board of Adjustment, and the term "may" suggests the BoA would be unable to overturn a permit based on failure to consider such "injuries"

* request that the maximum period a TMC may remain within a residential zone be less than the four year maximum allowed in other zones

* request that the draft create a mechanism whereby TMC operators could enter into GNAs with the community and specify terms which the city could enforce (similar to how EXL allows GNA conditions to be terms on a license)

* request that the draft clarify the definition of "vacant lot"

Please select if you are submitting a question or a comment.

Comment

Name:

Mark Tabor

Email Address:

marktabor66@gmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Male

How old are you?

65-74

What is your race or ethnicity? Please select all that apply. You **White**
may report more than one group.

Do you rent or own your home? **Own**

Please estimate your total household income, before taxes, in **\$25,000 - \$49,999**
the last 12 months. Please include all sources of income for all
adult household members.

From: Thomas Mindala <tmindala@gmail.com>

Sent: Tuesday, April 4, 2023 9:04 AM

To: Rezoning - CPD <Rezoning@denvergov.org>

Cc: Webb, Andrew - CPD CE2159 City Planner Principal <Andrew.Webb@denvergov.org>; Tippetts, Heidi L. - CPD CA2314 Operational Supervisor II <Heidi.Tippetts@denvergov.org>; Shather, Bryan - CPD CA2379 Business Operations Administrator <Bryan.Shather@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>; Showalter, Sarah K. - CPD CE3125 City Planning Director <Sarah.Showalter@denvergov.org>; Kaiser, Libby - CPD CE2159 City Planner Principal <Libby.Kaiser@denvergov.org>

Subject: [EXTERNAL] Re: Notice of Land Use Transportation and Infrastructure meeting for Text Amendment Temporary Managed Community

As a concerned activist in the city of Denver, I do support the idea of expanding opportunities for temporary housing for those who are un-housed. My concern is how we do so in a way that makes them relevant and functional (what rules will they have to participate), how secure they will be, and quite frankly how sanitary they will be as they continue to develop. Personally, these issues need to be spelled out pretty clearly before we jump into an idea that might seem great on the surface but ends up only adding to the problem. I do wonder if there aren't existing opportunities to provide temporary housing through the purchase or leasing of unoccupied office or motel space where they exist rather than attempting to find additional land for these proposals.

To: Denver City Council

From: Barbara Dau and Barton English, 845 Gaylord Street, Denver 80206

Re: Temporary Managed Community Proposed Zoning Changes

Date: April 8, 2023

We oppose the zoning changes as currently proposed

We are writing to express our strong opposition to the proposed zoning changes that will expand Temporary Tiny Home Villages. Until 2021 we were residents of New York City but fled due, in part, to the increase in homeless people living on the streets. Many of these people have mental illness or drug issues, and they pose a safety concern to NYC residents, especially to older people and families with children. We are senior citizens and have eight grandchildren.

We have recently purchased a home at 845 Gaylord Street. Because Barbara lived in Denver during the 1980s and 1990s, we mistakenly thought that Denver was a safe city based on her prior experience. Sadly, we are now aware of the City's very high crime statistics and the large amount of crime occurring in our neighborhood which includes theft of car parts and mail, and breaking and entry robberies. Barbara, as an older woman, doesn't feel safe leaving the doors of our house unlocked, even when we are home, and she feels unsafe walking in areas with homeless populations and the trash that they generate. We are questioning whether we made the right decision to move to Denver, especially considering how much we had to pay to purchase a home. We can't rule out leaving Denver if safety becomes an issue for us the way it was in New York City.

We ask that the City Council carefully consider if it wants to follow a path similar to that taken by New York City. New York has lost hundreds of thousands of residents in the last few years, many moving due to an increase in homelessness and crime. The residents who have fled New York are in large proportion higher income earners, the loss of whom has had a devastating effect on the City. Now New York is trying to figure out how to stop the out-migration. **Learn from New York. Don't give your residents a reason to flee the inner city.** Keep Denver safe and beautiful. There are better ways to address homelessness than allowing, much less expanding, tiny home villages.

Safe Outdoor Spaces Comment Form



Submission date: 11 April 2023, 10:48AM
Receipt number: 58
Related form version: 1

Tell us what you think!

We want to hear from you. General questions or comments about the Safe Outdoor Spaces zoning code project can be shared in the text box below.

In an informal community meeting this morning April 11th, a large group of people experiencing homeless discussed this housing concept. Though not everyone felt that this model would suit their individual needs, these community members were nearly unanimous in their support of these safe outdoor spaces as an alternative to current congregational shelter models like those offered by the Denver rescue mission and salvation army. Many individuals currently camped illegally have expressed a desire to relocate to a safe outdoor space at the earliest opportunity. These safe outdoor spaces have proven to be extremely effective tool. What obstacles do we need to overcome in the effort to fully realize the benefits of these safe outdoor spaces immediately?

Please select if you are submitting a question or a comment.

Question

Name:

Michael Webber

Email Address:

azonahabros@protonmail.com

Would you like to receive email updates on this project?

Yes

Tell us about yourself

What is your gender?

Prefer not to answer

How old are you?

19-34

What is your race or ethnicity? Please select all that apply. You may report more than one group.

Prefer not to answer

Do you rent or own your home?

Other

Please estimate your total household income, before taxes, in the last 12 months. Please include all sources of income for all adult household members.

\$10,000 - \$24,999