

# Attachment 3 - Public Comment

rezoning  
May 1st

## CITY AND COUNTY OF DENVER, COLORADO REGISTERED NEIGHBORHOOD ORGANIZATION POSITION STATEMENT

Following a vote of the Registered Neighborhood Organization, please complete this form and email to [rezoning@denvergov.org](mailto:rezoning@denvergov.org). You may save the form in \*.pdf format if needed for future reference. Questions may be directed to planning staff at [rezoning@denvergov.org](mailto:rezoning@denvergov.org) or by telephone at 720-865-2974.

Application Number	#2022I-00261
Location	Multiple w/in UHills neighborhood Dist 4
Registered Neighborhood Organization Name	University Hills North Community
Registered Contact Name	Jennifer Neuhalfen
Contact Address	2500 S. Cherry St. Denver, CO 80222
Contact E-Mail Address	uhnc.president@gmail.com
Date Submitted	

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on 3/21/23, with 12 members in attendance.

With a total of 13 members voting,

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

0 voted to oppose the application; and

0 voted to abstain on the issue.

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

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

Approve ☒ Application # 2022I-00261.

Comments:	
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February 7, 2023

Subject: 4301 E Evans Ave

To Whom It May Concern,

Thank you for considering the rezoning of 4301 E Evans Ave. RTD is the current property owner and supports the proposed rezoning. The property, along with the adjacent parcel to the west, is currently a Park-n-Ride serving Colorado Station, but as travel patterns and the real estate market change, there is potential for development of the parcel. Bringing the zoning at 4301 E Evans into the modern Denver code and matching it to surrounding parcels will ease the way for future development that is consistent with Blueprint Denver and local area plans.

Sincerely,



Chessy Brady

Manager, Transit-Oriented Development

Planning Department

[chessy.brady@rtd-denver.com](mailto:chessy.brady@rtd-denver.com)

# Planning Board Comments



Submitted on	3 May 2023, 12:19PM
Receipt number	546
Related form version	3

## Your information

Name	Kathryn Lee
Address or neighborhood	2290 South Cherry Street
ZIP code	80222
Email	Klsdcl@hotmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	4640-4770 E Iliff Ave
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

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Case number

## DURA Renewal Plan

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Address of renewal project

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Name of project

## Other

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Name of project your would like to comment on

## Submit your comments

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

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Your comment:

My husband and I are residents of U-Hills North. There has been a significant amount of new development in the past decade, and the neighborhood has been asking the city for years to help create a plan to ensure better future development outcomes. My husband and I are pleased that U-Hills North was included in the Near SE Area Plan, and that Councilwoman Black is applying for rezonings that align with the Plan, and that Denver Academy is rezoning their own property to align with the Plan. We are cognizant of the Near SE Area Plan and support the recommendations in the Near SE Area Plan for U-Hills North. We also support Councilwoman Black's rezoning, as well as Denver Academy's.

We urge the city council to support the vision of the Near SE plan and support Councilwoman Black's rezoning proposal. We are not against development, but want it to be smart development, that takes the neighborhood plan into consideration, and aligns with that plan.

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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



Submitted on	3 May 2023, 3:28PM
Receipt number	548
Related form version	3

## Your information

Name	Darrin Lee
Address or neighborhood	University Hills North
ZIP code	80222
Email	darrin.lee@comcast.net

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff, 4640-4770 E Iliff/SW corner Iliff & Dahlia
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

## Submit your comments

---

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

---

Your comment:

We have been residents of the University Hills North neighborhood since 2001, and during that time, we have seen the neighborhood evolve. While we wholeheartedly support change, the evolution of our neighborhood has not always been positive, and is becoming uncontrollable. We have been requesting a neighborhood plan for several years, to ensure the ongoing development in our area is more conducive to the needs of the existing residents, yet still attractive to businesses and new residents. Therefore, we are very excited that UHills North is included in the Near SE Area Plan. We have followed and studied the plan and are in full support of it as it relates to UHills North. As residents of University Hills North, and parents of two Denver Academy students, we are also pleased to learn that Councilwoman Black is applying for rezonings to align with the Near SE Area Plan, and that Denver Academy is rezoning their property to align with the Plan as well. Respectfully, we urge you to consider and approve Ms. Black's rezoning application, as these measures are greatly needed as part of a pragmatic approach to judiciously fostering changes that are appropriate for the University Hills North neighborhood.

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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.

February 15, 2023

Councilmember Kendra Black  
Libbie Adams  
City and County of Denver

**RE: SUPPORT FOR REZONING IN SOUTHEAST DENVER**

Hello:

On behalf of Transportation Solutions, the Transportation Management Association or TMA for southeast Denver, we offer our support for the rezoning of properties near or adjacent to Colorado Light Rail Station and Yale Light Rail Station. These include:

1. **Yale Station:** Rezone 1 parcel at 5307 E. Yale that is in old code into DZC from R-MU-30 to S-MX-5
2. **CO Station:** Rezone 4101 and 4301 E. Evans old code PUDs into DZC to C-MX-16.
3. **4640-4770 E Iliff/SW corner Iliff & Dahlia:** Rezone from Campus (CMP) to S-RH-2.5.
4. **Denver Academy/4400 E Iliff:** Rezone from H-1-B to CMP but with a height restriction waiver.
5. **Clermont/2479 S Clermont:** Rezone from CMP-EI2 to S-MU-3.
6. **NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:** Rezone from G-MU-8 to S-MU-5.
7. **4175 E Iliff: Rezone from C-MU-20 WVRs in Former Chapter 59 to S-MX-3**

Transportation Solutions conducted a Station-Area Master Plan and Mobility Hub Study for Colorado Station-Area in 2017, and a similar study for Yale Light Rail Station-Area in 2021. The studies were funded through grants from the Denver Regional Council of Governments and supported throughout by the city. The proposed changes are supportive of the outcomes of both of our studies and follow the city's vision through Blueprint Denver and the recent Near Southeast Area Plan, including scaling down of density away from the stations.

Of particular importance for our Colorado Station-Area Master Plan is further limiting self-storage facilities and drive-thrus. 4101 and 4301 E. Evans in the old code are NOT subject to the city's current prohibition on storage and drive-thrus so the Public Storage was able to expand last year. We also support increasing the radius from ¼ mile to ½ mile.

Should you have any questions, please contact me at: 303.472.0639 or [stuart@transolutions.org](mailto:stuart@transolutions.org).

Thank you for your time in considering our letter.



Stuart M. Anderson  
Executive Director

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PO BOX 8448, Denver, CO 80201 • Tel 303.377.7086 • [www.transolutions.org](http://www.transolutions.org)

Councilwoman Kendra Black  
Denver City Council, District 4  
City & County of Denver  
3540 S. Poplar St., #100  
Denver, CO 80237

Dear Councilwoman Black,

I am the local Executive Vice President of Lincoln Property Company. We are the owner of The Colorado Center at the Colorado Station light rail station, which is an important TOD and part of the University Hills North neighborhood. I have been involved with the Near Southeast Area Plan and multiple other efforts around land use and transportation planning in this area.

I am writing in support of these proposed rezonings that are supported by the University Hills North Community organization and

1. **Colo Station:** Rezone 4101 and 4301 E. Evans old code PUDs into DZC to C-MX-16. (The properties in the old code are NOT subject to our prohibition on storage and drive-thrus so the Public Storage was able to expand last year. Once they're in the new code, they won't be able to do that.)
2. **Yale Station:** Rezone parcel at 5307 E. Yale that is in old code into DZC from R-MU-30 to S-MX-  
**Transit Station Land Use:** Increase the  $\frac{1}{4}$  mile radius around transit stations to  $\frac{1}{2}$  to restrict self-storage and drive-thrus.
3. **4640-4770 E Iliff/SW corner Iliff & Dahlia:** Rezone from Campus (CMP) to S-RH-2.5 or S-MU-3. CMP was a mistake in the DZC as the properties are not a campus. The Near Southeast Area Plan recommends lower heights and density south of Iliff.
4. **Denver Academy/4400 E Iliff:** Rezone from H-1-B (old code for hospitals) to CMP but with a height restriction waiver.
5. **Clermont/2479 S Clermont:** Rezone from CMP-EI2 to S-MU-3 or S-MU-5 with a possible 4-story height waiver.
6. **NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:** Rezone from G-MU-8 to S-MU-5 to align with the recommendations for scaled-down heights.

Sincerely,

*R. Scott Caldwell*

R. Scott Caldwell  
Executive Vice President  
Lincoln Property Company  
(303)226-8205  
scaldwell@lpc.com



**Objection to Councilwoman Black's Rezoning Application**  
**By the owners of 4640 - 4700 – 4770 E Iliff Ave, Denver, CO 80222**

The owners of the above referenced properties oppose Councilwoman Kendra Black's plan to legislatively rezone them from CMP-H to S-MU-3. These are our objections:

**1. Assertion of incorrect zoning:**

Councilwoman Black asserted in her neighborhood meeting of February 16, 2023 and in her February 22, 2023 letter to the representative of 4770 Iliff Ave that the Denver Zoning Code of 2010 was an error. She asserted incorrectly that the CMP-H designation was not appropriate for our properties (4640 -4770 E. Iliff Ave). These properties were historically part of the Bethesda Hospital campus, and the buildings were integral to the services offered by the hospital. Even after property ownership of these parcels was relinquished by Denver Academy (the successor owner of the Bethesda Hospital campus), the buildings on these parcels continued to offer healthcare services. In her letter was her stated goal of converting healthcare current use to low-height residential.

**2. The existing CMP-H was advised by the Denver Planning Departments (CPD):**

CMP-H zoning has been functional and beneficial to the University Hills North neighborhood. Our current zoning permits residential, educational or medical projects up to seven stories or 75 feet. This was verified during our Rezoning Pre-App meeting with CPD staffers on December 8, 2020. CPD advised against the complications of a rezoning effort on our part.

Over the next two years we proceeded to attract development concepts consistent with CPD's advice. Those concepts included somewhat greater housing density, consistent with the housing policies of Governor Polis, Mayor Hancock, the Denver City Council, and the Denver Policy and Planning Department. Housing development is also consistent with councilwoman Black's goal with only the height at issue.

**2. Spot rezoning:** Councilwoman Black's rezoning application makes changes in the Near Southeast Area Plan (NSAP) that strike us as inconsistent and arbitrary. Why would she call for "reduced heights around Denver Academy" when she had recently approved of much greater heights along Iliff Avenue from Colorado Blvd to Dahlia Street and between Iliff Ave and Evans Ave. Seven or more stories on the southern border of Denver Academy already exist (Clermont Park) and on the northwest corner of Iliff and Dahlia. Why would she downzone Clermont Park when their immediate neighbors overwhelmingly approve of their complex?

The councilwoman has shown support in the last few years for high story developments in the North University Hills neighborhood. For example, the Cameron Apartments: <https://www.bizjournals.com/denver/news/2022/10/03/cameron-cypress-real-estate-advisors.html> and the [former CDOT headquarters](#).

The councilwoman proposes G-MU-5 rezoning for the north side of Iliff Avenue. Those parcels are also on Denver Academy's northeast border. We have not been given an explanation as to why Denver Academy requires protection from seven story heights, specifically and exclusively on their northeast border.

The Near Southeast Area Plan proposed in January 2023 called for properties "South of Iliff" to be rezoned differently to a three story height restriction. In fact, with the councilwoman's support, the Iliff corridor already has building heights in excess of three stories. Our parcels are on Iliff Ave, not south of, so this proposal should not apply to our parcels. Even so, the councilwoman has targeted them for restricted heights.

3. **Selective outreach:** Ms. Black has reached out to Denver Academy, Clermont Park, and other neighborhood owners about her rezoning application. She has not initiated discussions with the owners of the 4640 -4770 Iliff parcels. She has not initiated discussion with TCR.

In her February 18 follow-up email to neighbors, Councilwoman Black said: "I don't think it is too late for the developer to work with you all to come up with a better plan that fits in your neighborhood." In fact, when the developer reached out to her, they did so in the spirit of making compromises on their development plan. She reportedly had an angry tone and refused to negotiate plan changes.

4. **Misrepresentation of neighborhood sentiment:** In her February 18, 2023 email summarizing the neighborhood meeting of February 16, she wrote: "I think we all agree that their proposal is not appropriate for your neighborhood. I am doing everything I can within the law to get a better outcome for your neighborhood." In reality, with this kind of neighborhood meeting, neighbors with the strongest feelings and strangest assertions are over-represented and give the loudest, most aggressive comments. The vast majority of neighbors did not attend. We talked to some who were all right with the Trammel-Crowe Residential (TCR) redevelopment plan. Some told us that they just wanted information.

We have yet to see credible support for councilwoman Black's rezoning proposal. A credible poll of North University Hills residents would be a helpful counterweight.

5. **Stoking fears:** Ms. Black has asserted that rezoning is in the public interest and the community interest. She asserts that the TCR plan would cause a higher crime rate and more traffic noise. Having had a presence in this and the adjoining Wellshire community since the 1960s, we are skeptical of her assertions.

We doubt that police records comparing crime rates before and after the high-rise developments on the East Iliff corridor would support her assertion. We doubt her assertion that crime rates higher in mixed density areas of North University Hills compared with single family homes in the Wellshire district. I doubt that traffic and noise studies before and after those high-rise developments would support her assertion.

# Planning Board Comments



Submission date: 7 April 2023, 3:28PM  
Receipt number: 511  
Related form version: 3

## Your information

Name	William J. van Doorninck, Ph.D.
Address or neighborhood	4770 E. Iliff Ave, Denver, CO
ZIP code	80222
Email	williamvandoorninck@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	4770 E. Iliff Avenue, Denver 80222
Case number	22i-002621

## 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 opposition**

Your comment:

**The owners of 4770 E Iliff Ave, Denver, CO 80222**

**Object to Spot Zoning in Councilwoman Black's District 4  
Rezoning Application**

**Application # 22i-00261, submitted 2/23/2023 from Zone CMP-  
H to Zone S-MU-3**

**April 10, 2023 email to Denver Planning Board and Denver City  
Council members**

**Areas affected by spot zoning: The affected properties are in  
the North University Hills area between Harvard Avenue and  
Iliff Avenue and between Birch Street and Dahlia Street. These  
are our objections:**

**1. Assertion of incorrect zoning:**

**Councilwoman Black asserted in her neighborhood meeting  
of February 16, 2023 and in her February 22, 2023 letter to the**

representative of 4770 Iliff Ave that the Denver Zoning Code of 2010 was an error. She asserted incorrectly that the CMP-H designation was not appropriate for our properties (4640 - 4770 E. Iliff Ave). These properties were historically part of the Bethesda Hospital campus, and the buildings were integral to the services offered by the hospital. Even after property ownership of these parcels was relinquished by Denver Academy (the successor owner of the Bethesda Hospital campus), the buildings on these parcels continued to offer healthcare services. In her letter was her stated goal of converting our parcel to low-height residential.

**2. The existing CMP-H was advised by the Denver Planning Departments (DPD):**

CMP-H zoning has been functional and beneficial to the University Hills North neighborhood. Our current zoning permits residential, educational or medical projects up to seven stories or 75 feet. This was verified during our Rezoning Pre-App meeting with DPD staffers on December 8, 2020. DPD advised against the complications of a rezoning effort on our part.

Over the next two years we proceeded to attract development concepts consistent with CPD's advice. Those concepts included somewhat greater housing density, consistent with the housing policies of Governor Polis, Mayor Hancock, the Denver City Council, and the Denver Policy and Planning Department. Housing development is also consistent with councilwoman Black's goal with only the height at issue.

**3. CPD staff shortages:** But for staff shortages, many of the development applications submitted by June 2022 would have been approved before Councilwoman Black's move to rezone. Our current Purchase and Sale Agreement with Trammel-Crowe Residential (TCR) is based on their application submittal in June 2022. On March 21, 2023, TCR learned from DPD that only two minor issues remained before being released from the Concept phase: trash removal and firetruck turnaround.

**4. Good faith effort by TCR:** Over the nine months from submittal, TCR has responded to all DPD requests, shown good faith efforts to get their project approved, and they have spent over \$200,000 in costs. The owners of 4770 E. Iliff Ave

have also incurred around \$50,000 in costs to get to this purchase and sale agreement with TCR. We owners of 4770 E. Liff Ave have also lost a full year in our marketing efforts and the consideration of letters of interest.

5. Spot rezoning: Councilwoman Black's rezoning application makes changes in the Near Southeast Area Plan (NSAP) that strike us as inconsistent and arbitrary. Why would she call for "reduced heights around Denver Academy" when she had recently approved of much greater heights along Liff Avenue from Colorado Blvd to Dahlia Street and between Liff Ave and Evans Ave. Seven or more stories on the southern border of Denver Academy already exist (Clermont Park) and on the northwest corner of Liff and Dahlia. Why would she downzone Clermont Park when their immediate neighbors overwhelmingly approve of their complex?

The councilwoman has shown support in the last few years for high story developments in the North University Hills neighborhood. For example, the Cameron Apartments: <https://www.bizjournals.com/denver/news/2022/10/03/cameron-cypress-real-estate-advisors.html> and the former CDOT headquarters.

The councilwoman proposes G-MU-5 rezoning for the north side of Liff Avenue. Those parcels are also on Denver Academy's northeast border. We have not been given an explanation as to why Denver Academy requires protection from seven story heights, specifically and exclusively on their northeast border.

The Near Southeast Area Plan proposed in January 2023 called for properties "South of Liff" to be rezoned differently to a three story height restriction. In fact, with the councilwoman's support, the Liff corridor already has building heights in excess of three stories. Our parcels are on Liff Ave, not south of, so this proposal should not apply to our parcels. Even so, the councilwoman has targeted them for restricted heights.

6. Selective outreach: Ms. Black has reached out to Denver Academy, Clermont Park, and other neighborhood owners about her rezoning application. She has not initiated discussions with the owners of the 4640 -4770 Liff parcels. She has not initiated discussion with Trammel-Crowe

## Residential.

In her February 18 follow-up email to neighbors, Councilwoman Black said: “I don’t think it is too late for the developer to work with you all to come up with a better plan that fits in your neighborhood.” In fact, when the developer reached out to her, they did so in the spirit of making compromises on their development plan. She reportedly had an angry tone and refused to negotiate plan changes. The upper management of Clermont Park said much the same about Ms. Black’s rigidity and anger when they reached out to her.

7. Misrepresentation of neighborhood sentiment: In her February 18, 2023 email summarizing the neighborhood meeting of February 16, she wrote: “I think we all agree that their proposal is not appropriate for your neighborhood. I am doing everything I can within the law to get a better outcome for your neighborhood.” In reality, with this kind of neighborhood meeting, neighbors with the strongest feelings and strangest assertions are over-represented and give the loudest, most aggressive comments. The vast majority of neighbors did not attend. We talked to some who were all right with the Trammel-Crowe Residential (TCR) redevelopment plan. Some told us that they just wanted information.

We have yet to see credible support for councilwoman Black’s rezoning proposal. A credible poll of North University Hills residents would be a helpful counterweight.

8. Stoking fears: Ms. Black has asserted that rezoning is in the public interest and the community interest. She asserts that the TCR plan would cause a higher crime rate and more traffic noise. Dr. van Doorninck’s family has had a presence in the adjoining Wellshire community since the 1960s. We are skeptical of her assertions.

We doubt that police records comparing crime rates before and after the high-rise developments on the East Iliff corridor would support her assertion. We doubt her assertion that crime rates higher in mixed density areas of North University Hills compared with single family homes in the Wellshire district. We doubt that traffic and noise studies before and after those high-rise developments would support her



assertion.

9. Dr. van Doorninck's personal history with the E. Iliff campus: I include this section because of my position as spokesperson for the Bethesda Professional Office Building Condominium Association., 4770 E. Iliff Ave. My fellow owners will submit their own protests.

Shortly after I was born, my father contracted tuberculosis and was hospitalized at Bethesda Hospital (the historical owner of the campus now owned by Denver Academy). My earliest memories as a toddler were on this campus. Bethesda was the Dutch-American TB Sanatorium. Dutch Americans families affected by TB moved to Denver and formed a constituent community in south Denver. The Reformed Church of America (my childhood church in south Denver) and the Christian Reformed Church supported Bethesda and supplied many of their administrators and staff.

In the early 1970s, my father presided over the first board of directions that got the Christian Living Center (Clermont Park) off the ground. Many of my older relatives spent their last years there. That property shared the southern border with Bethesda Hospital, now Denver Academy.

After completing my doctorate at the University of Denver in 1972, I joined the medical-professional staff of Bethesda Hospital (now a mental health service) in 1982, and served the staff and hospital in several ways until Denver Academy bought the campus around 1999.

Bethesda built an office building on its campus at 4770 E. Iliff Avenue for practice sites for their medical-professional staff. Sharing our office building with the Bethesda campus made it much easier to attend our patients. I bought one of the condominium offices when it opened in July 1982. I served on the board of directors several times over the years.

We owners made the decision some years ago to sell the property due to changes in the economics of mental health private practices. As valuable and unique as our professional community and building design has been, we determined that our unique and cherished practice community was not economically viable.

**William J. van Doorninck, Ph.D.**  
**representing owners of 4770 E. Iliff Avenue**

**cc: Denver City Council members**

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: 9 April 2023, 5:35PM

Receipt number: 513

Related form version: 3

## Your information

Name	Tony Oliver
Address or neighborhood	1529 S. Vine St
ZIP code	80210
Email	tony@olivercommercialre.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning 4640 - 4700 – 4770 E Iliff Ave, Denver, CO 80222

Case number 2022I-00261

## 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 opposition**

Your comment:

**The following Owners of 4770 E Iliff strongly object to the Proposed Rezone**

**South Dahlia Group, LLC**

**William J and Nancy S Van Doorninck**

**John A and Barbara C Martinez Trust**

**Dorothy D Ciarlo**

**Sandra K Griffin**

**The Sakamoto Family Trust**

**Kim A Schurman**

**Pamela E Haglund, PSY D LLC**

**Stacey Freedenthal**

**Joseph B Mendoza**

**Arthur C Jones**

**Robert A and Michelle M Chinisci**

**H. Hershey Sollod, MD**

**Theodore S Wirecki**

If you have an additional document or image that you would like [BV - Owner objection to rezoning.docx](#) to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 10 April 2023, 10:32AM  
Receipt number: 514  
Related form version: 3

## Your information

Name	Robert A. Chinisci, Ph.D.
Address or neighborhood	4770 E. Iliff Avenue, Ste. 234
ZIP code	80222
Email	chinisci@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	4770 E. Iliff Avenue, Ste. 234
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 your would like to comment on

## Submit your comments

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

Your comment:

I have been at this address since 1983. It has been zoned correctly for years. It was initially the campus of Bethesda Hospital. When Denver Academy purchased this campus. my office was part of that purchase. My building has been under contract to sell for two years now. We have put a lot of effort in trying to sell it and have an interested buyer. Councilwoman Black has started the rezoning effort only recently after some protests by some neighbors. The rezoning would mean the loss of 2 years of hard work trying to sell this property. The potential buyer has invested a great deal of time and money obtaining architectural plans, soil studies, etc., and rezoning would render all of this hard work useless. This kind of rezoning would also mean "spot zoning" for our property, and this simply makes no sense. Denver is in need of more housing and better use of land surrounding light rail. Our property is ideally suited for an apartment development that is in walking distance of light rail. Councilwoman Black has not worked with those of us who would be adversely affected by rezoning, both financially and professionally. A number of professionals in my building have already retired, or are nearing retirement, and they no longer are in a position to take care of the responsibilities of maintaining a professional office building such as ours. Thank-you for your consideration. Robert A. Chinisci, Ph.D.

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: 10 April 2023, 12:48PM  
Receipt number: 515  
Related form version: 3

## Your information

Name	Ramin Vatan
Address or neighborhood	4640-4700 E. Iliff Ave
ZIP code	80222
Email	ramin@medicalcentercorp.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	4640-4700 E. Iliff Ave Denver, CO 80222
Case number	2022I-00261

## 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 opposition**

Your comment:

**Councilwoman Kendra Black is selectively targeting our properties for rezone to appease Denver Academy. She is completely going against the Near Southeast Plan, which calls for greater density and reduction of setbacks.**

**The Near Southeast Plan was changed in January 2023 to specifically implement the downzone. This zoning change wasn't on her radar until the developer sent the ZPIN.**

**We have been under contract to develop this property for over 2 years. Black stated in her email that "Denver made a mistake in 2010 with zoning". I, as an owner, who purchased this property with zoning as a major reason, want to ask: who made this mistake and who will pay for it? I will not pay for Kendra's political favors.**

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: 10 April 2023, 1:01PM  
Receipt number: 516  
Related form version: 3

## Your information

Name	Dr. Sara Vatan
Address or neighborhood	4640-4700 E. Iliff Ave
ZIP code	80222
Email	info@evansmedicalcenter.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	4640-4700 E. Iliff Ave Denver, CO 80222
Case number	2022I-00261

## 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 opposition**

Your comment:

**This is an infringement on our personal property rights. Why are we penalized for the Councilwoman's political paybacks and agendas? Are the city planners complicit with Black's antics? Aren't the city planners committed to being impartial when conducting their job? Public servants are obligated to carry out their jobs without prejudice. This "down zone" is not fair for the property owners and we will take a stand for our rights.**

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: 10 April 2023, 1:14PM  
Receipt number: 517  
Related form version: 3

## Your information

Name	Del Elmagbari
Address or neighborhood	2381 S. Ash St
ZIP code	80222
Email	del@sbcreea.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	4640-4700 E. Iliff Ave
Case number	20221-00261

## 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 opposition**

Your comment:

**I strongly oppose the legislative rezone Councilwoman Black is proposing. Zoning in real estate is incredibly important in maintaining the integrity of property attributes. I know this area very well, I live down the street on Ash, next to Iliff Preschool.**

**See attached protest**

**Thank you,**

**Del**

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. [UHillsOppositionFinal.pdf](#)

**Owner's Notice of Objection to Rezone:**  
**4640 - 4700 E Iliff Ave, Denver, CO 80222**

The owners of the above referenced properties vehemently oppose Councilwoman Kendra Black's plan to legislatively rezone their property from CMP-H to S-MU-3. Objections are as follows:

- 1) The existing zoning allows for density and height allowances that align with the surrounding University Hills North neighborhood. Our current zoning is in-line with the original "Near Southeast Area Plan" guidelines that Councilwoman Black created in 2020. A plan that promotes upzoning to 8 stories and an elimination of setbacks to increase density. In late December of 2022 the "Near Southeast Area Plan" ironically was modified to downzone to 3 stories after the ZPIN for our development. The Councilwoman has threatened to legislatively decrease our zoning from 7 stories to 3. A three-story height restriction would be unfeasible to develop a multi-family project on this site. The current zoning allows for the housing density Colorado government officials have been asking for. This area of University Hills between the "Evans Light Rail Station" and "Yale Light Rail Station" has diverse zoning, which creates locational value and is a major reason why residents choose to live here.
- 2) Councilwoman Black's legislative attempt to rezone our properties will undermine the current vision Governor Polis, Mayor Hancock, council members and city planners have all agreed to. Councilwoman Black will in-fact lower density considerably despite current zoning allowances.
- 3) The Councilwoman's opinion that our properties need to be rezoned is arbitrary and inconsistent. This is an act of "Spot Zoning" and contradictory to the neighborhood and Denver's overall plan for increasing density. We feel her actions are biased based on an influential neighbor who has showed support for her during her tenure as councilwoman. She has a track record for supporting higher density in other neighborhoods and has previously shown strong support for property development.
- 4) Councilwoman Black appears to favor Denver Academy's request of not having a residential development next to them. Our northeast corner overlooks their sports field and will not have any effect on any of their buildings. Councilwoman Black has stated she will also apply for rezoning for Denver Academy from (H-1-B) to (CMP-E2) with height variances increasing the value of their property exponentially, while decimating ours.
- 5) Councilwoman Black asserts that rezoning is in the public interest. We have not heard or seen the evidence to support this assertion. We as landowners have every right to exercise the ability to develop based on current lawful zoning. Councilwoman Black's overreach of her authority creates an imbalance for property



owners and developers. Her request to legislatively rezone contradicts Denver's city planners and zoning administrator's current role within the city's vision.

- 6) Councilwoman Black has not initiated discussion with us property owners and shown no concern over our potential financial losses. She not once attempted to reach out to hear our concerns; to the contrary, she has shown considerable agitation when discussing the matter.
- 7) Councilwoman Black claims Denver has made a mistake with zoning. We have owned and invested in these properties for many years. The current zoning is a main reason why we made those decisions. Which department will reimburse us for this mistake? Councilwoman Black is delaying the process we have every right to partake in. A tremendous amount of time and money have been spent over the past year and a half with the city and builder. Retaining the integrity of current zoning on properties is important; it should not be dismissed on the grounds of a simple "mistake" and warrant one individual's opinion to change it.

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4640-4700 E Iliff Owner(s) or Owner(s) Representative

# Planning Board Comments



Submission date: 10 April 2023, 4:57PM  
Receipt number: 518  
Related form version: 3

## Your information

Name	Ramin Vatan
Address or neighborhood	4700 E Iliff ave.
ZIP code	80222
Email	info@evansmedicalcenter.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	4700 e Iliff Ave. Denver, CO 80222
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

## Submit your comments

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

Your comment:

Hello,

As the property owner of 4640 E Iliff Ave. and 4700 E Iliff Ave. we oppose to the proposed down zone of the 2 properties, we recently purchased the properties based on their zoning and the full trust in the Denver's zoning system, the peoposed down zone states the City made a mistake in 2010 !! Are we victims of some ones mistakes? Shall there be no trust in the city's zoning commission?

your consideration in resotrin the trust in the city's zoning team work is greatly appreciated.

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.


**From:** [Planningboard - CPD](#)  
**To:** [Morrison, Jason P. - CPD City Planner Senior](#)  
**Subject:** FW: Kendra Black's rezoning University Hills North Community // Zoning change: Zoning change from B-4, UO-1, UO-2, PUD 109, T-MU-30 w/waivers, CMP-H, G-MU-8, CMP-EI2 to C-MX-16, UO-1, C-MX-16, S-MX-5A, S-MU-3, G-MU-5, G-RO-3.  
**Date:** Wednesday, April 12, 2023 11:02:36 AM  
**Attachments:** [image001.png](#)

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Good morning Jason,

This public comment for University hills rezoning just came in. Let me know if you need anything from my end!

Respectfully,

	<b>Erik Saucedo</b>   Administrative Support Assistant IV Community Planning and Development   City and County of Denver <a href="#">Pronouns</a>   He/Him/His
<a href="#">311</a>   <a href="#">denvergov.org/CPD</a>   <a href="#">Denver 8 TV</a>   <a href="#">Facebook</a>   <a href="#">Twitter</a>   <a href="#">Instagram</a>	

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**From:** STEVEN ARNOLD <stevenwarnold@msn.com>  
**Sent:** Wednesday, April 12, 2023 9:48 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Jenny and Liz President UHNC <uhnc.president@gmail.com>; Steve Arnold UHNC Treasurer <uhnc.treasurer@gmail.com>  
**Subject:** [EXTERNAL] Kendra Black's rezoning University Hills North Community // Zoning change: Zoning change from B-4, UO-1, UO-2, PUD 109, T-MU-30 w/waivers, CMP-H, G-MU-8, CMP-EI2 to C-MX-16, UO-1, C-MX-16, S-MX-5A, S-MU-3, G-MU-5, G-RO-3.

Dear Planning Board,

**I am requesting that this zoning be approved!**

I have lived in this neighborhood and owned a home for close to 30 years, most of my adult life has been in Southeast Denver. I have been a board member and the treasurer of the University Hills North Community RNO for over 10 years.

We have been working for longer than 10 years as an RNO to develop an area plan for our section of SE Denver. We finally have a Southeast Denver Area Plan almost in place.

10 years ago, or more we worked on the Colorado Center I-25, Evans and Colorado Blvd. with agreements with the city and developers on height restrictions for our neighborhood that have not been met. The Southeast Denver area plan almost has this covered.

THE FINAL piece will be to implement these zoning changes to match existing agreements that have not been met, and to solidify a good solid stable plan for the neighborhood. Allowing 12 story building (high rises) in a residential neighborhood does not make sense and these zoning changes match up with the new SE Denver Neighborhood plan.

Sincerely,

Steve Arnold  
2500 S. Clermont St.  
Denver, CO 80222  
303/758-7306, cell 303/921-0596

**From:** [Angeliika LeGaspe](#)  
**To:** [Planningboard - CPD](#)  
**Subject:** [EXTERNAL] Re zoning of university hills are  
**Date:** Thursday, April 13, 2023 5:05:28 PM

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To whom it may concern:

Keep this neighborhood safe. These multi story units cannot supply necessary parking. This area is already overloaded without the needed parking spaces. Please don't tell me this won't be a problem because of light rail. Everybody still will have a car and it's not safe there. Too much vandalism and homeless with drug use etc.

Sincerely,

Angelika Le Gaspe

**From:** [C KINSKY](#)  
**To:** [Planningboard - CPD](#); [dencc - City Council](#)  
**Subject:** [EXTERNAL] High Density and Height restrictions  
**Date:** Sunday, April 16, 2023 11:18:15 AM

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Good Day Planning Board Residents:

I am writing in support of Kendra Blacks proposal to limit the height of any new builds as well as stop the high density approval of anymore buildings in my neighborhood. I think we have exceeded our capacity for this new way of diversifying and gentrification under the cities desire to create mixed use communities. Denver in general, tends to go with one idea and go big way too fast before the long term impacts of these ventures have proven to be good for all the citizens and the community as a whole.

As a native, I can attest to many such mistakes as well as some successes. The economy will dictate in the end which ideas were the worst.

I am fearful at this point we have overshot the target here and soon we will all be faced with a lot of empty spaces, much like downtown's office spaces, and next it will be unfinished bemouth apartment buildings. Increased vacancies throughout the city could lead to foreclosures on the property owners which in turn will lead to bank failures, etc....I think you know how this ends, we've experienced it a few times now.

But here's a rosier picture, you build all these units and pat yourselves on the back for getting every community looking the same

Lots of high density, with few getting a room with a view.... and as we have experienced, the following happens:

All neighborhoods look the same, no more charm and characteristics that Denver was known for with it's distinguishable neighborhoods

Roads get trashed, our tires get nails

Traffic gets congested both from construction and new tenants (over 3000 plus just with current projects around a 2 mile radius)

Neighbors get mad, everyone is less friendly and happy

Crime increases, cars now clutter the streets because of limits on parking in new buildings.

Less ride light rail because of crime, streets too crowded to ride bikes-

More concrete, less green to absorb carbon dioxide, more pollution

More stress on infrastructure, higher utility bills for all

Values of existing homes decrease as neighborhood less desirable

Grocery stores are overwhelmed, food is in short supply, customers get disgruntled, major theft in local stores

High rent prices drives out tenants, more homelessness

Rents get lowered

Crime increases more

Value of existing homes decrease more  
Value of Commercial properties decrease, tenants move out, businesses close  
People move away  
City collects less tax  
Crime continues to get worse  
Less revenue to protect it's citizens just like in other cities with similar agendas

(Check out your competition/comrades: LA, SEATTLE, PORTLAND, CHICAGO, PHILLY, NEW YORK..NOW DENVER  
Hooray we are known nationally now for car thefts!)

NEWSFLASH: THIS IS ALL HAPPENING NOW!!!  
WHY would you want to continue to add more of this???

Because you think we have a housing crisis?

Allow me to debunk that too:

People who live on the street if homeless, lived in a home at one point.  
That structure most likely still exists.  
There are vacancies throughout the city, just look around at all the signs and ads  
SO needing more places for people to live isn't an issue, especially when we have more people moving out than in!

Therefore, is it more of an affordable housing issue? Well you've already solved that with the supply and demand.  
As I said, rents will start to drive down with the abundance of vacancies, but you will still need bodies to go in them.  
How long will someone want to live in an apartment anyways before they realize that owning a home is ideal for  
Raising a family. YES, a single family home..try making them instead of apartments more affordable...  
think AHEAD  
Hmm could the motive be more sinister? Are we driving more people into every district because the assumption is young people vote democrat? IT's a perfect voting block, you can  
harvest votes much easier, less of a carbon foot print driving around...

Let's be honest for a minute, the homeless on the street are more often than not there because of a lifestyle choice. I've personally talked to many, here's what they say, "it's better than a shelter or jail. One can do drugs all day, get free healthcare, free stuff, room service with food being delivered right to a nice tent and hang with buddies"  
We are encouraging this behavior so much that it is now difficult to reach the real people out there that need the help the most. The mentally ill or those running from dangerous households or those who  
lost everything through no fault of their own. THOSE PEOPLE won't be moving into a new apartment



at

1800.00/mo anytime soon. AND that's the rent price TODAY of all these new structures. SO exactly, how are you helping with all this high density???

ONCE again, the greed of builders and the deception

of politics are the key drivers of the demise of our ONCE beautiful city!

And now we want to take away zoning? GEEZ, I am sure that will be the nail in our coffin.

So if you are still reading this, I would appreciate you to consider this letter with an open mind and be

truly genuine with yourself. You took on the responsibility of looking after Denver when you took on your role.

DID you think then or now, that your decisions should help just one segment of the population or the entire

Community? This is tough because for every action there is a reaction. I think all of you need to be able

sleep well at night but also knowing that we are too. These decisions you make impact not only today's citizens, but

future generations. I am a third generation, my kids fourth and my grandkids fifth. As of now,

I am not proud to live here, I want to leave. The filth, trash, traffic, drugs, crimes, building and traffic congestions, overbuilding of concrete

that lacks any beauty of apartments and the loss and closure of small businesses have all taken their toll on this city.

From where I sit, I am pointing the finger at you and all the other elected officials who have put politics ahead of it's citizens.

Respectfully, I pray that you will do the right thing and put a finger in the damn of this over hyped notion that we need MORE.

when we need less than we already have!

Denver Resident

Sent from [Mail](#) for Windows

**From:** [Ruter](#)  
**To:** [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] University Hills  
**Date:** Monday, April 17, 2023 11:28:00 AM

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Hello,

I am writing to make sure that you know that the area at Dahlia and Iliff, that is up for re-zoning by Kendra Black, needs to be rezoned. We live in the area across the street from Denver Academy, and are completely overwhelmed by the density that continues to happen in our direct neighborhood. Between Deco, The Cameron, the apartments on Warren, the new slot homes, and more houses being leveled for more multi unit homes, it simply is WAY TOO MUCH. Now, there is a proposed builder for more apartments at Dahlia and Iliff. I have lived here all my life and have never seen anything like this. The traffic (both foot and car) in the area from Iliff to Evans and Colorado to I-25 is unbelievable. These streets were not meant for this traffic. This neighborhood used to be a quiet and lovely place to live. Now we have tons of traffic, substantially increased crime, and density that is totally overwhelming. The construction traffic down our street has broken numerous pipes and water lines that is the homeowners expense. It is so frustrating.

I am totally opposed to another apartment building of any kind going on that corner. If rezoning is what it takes to stop that, I am in favor of that.

Please consider the people who are living in single family homes in this area. You have not thought about how this is affecting us and what the density is doing to our neighborhood, our streets, and our city. It's all too much.

Amy Ruter

**From:** [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**To:** [Planningboard - CPD](#); [Stevens, Elle H. - CC YA2389 City Council Legislative Assistant](#); [dence - City Council](#)  
**Cc:** [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Brooks, Andrew - CC YA2245 City Council Aide](#)  
**Subject:** FW: [EXTERNAL] UNIVERSITY HILLS NORTH PLAN & REZONING  
**Date:** Monday, April 17, 2023 10:35:33 AM

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Hi Planning Board and Denver City Council,

Please see this email below in support of 3 items:

1. Near SE Area Plan
2. Legislative rezoning in University Hills North neighborhood sponsored by Councilwoman Black
3. Rezoning of Denver Academy (4400 E. Iliff Ave.)

Please make sure they are part of the public record.

Thank you!  
Kendra Black

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**From:** Kira Talley <kctalley5@gmail.com>  
**Sent:** Monday, April 17, 2023 9:24 AM  
**To:** Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>  
**Cc:** Conor Talley <cstalley10@gmail.com>  
**Subject:** [EXTERNAL] UNIVERSITY HILLS NORTH PLAN & REZONING

To whom it may concern,

We are residents of University Hills North. Over the years there has been a large amount of new development in this neighborhood. While we are happy that the old, dilapidated buildings have been torn down to make way for new housing, there comes a time when an area can no longer support the huge number of people moving in and when development starts becoming erratic. For example, a 7-story apartment complex in the middle of a neighborhood that predominantly has single story homes. Residents have been asking the city for years to help create a plan for our neighborhood, University Hills North, to ensure better future development outcomes.

With that being said, we are pleased that University Hills North is being included in the Near SE Area Plan. Councilwoman Kendra Black is applying for rezonings that align with said plan. Additionally, Denver Academy is rezoning their own property to align with the Near SE Area Plan as well.

We **strongly support** the recommendations in the Near SE Area Plan for University Hills North. We also **strongly support** Councilwoman Kendra Black's rezoning plan, **as well as**, Denver Academy's rezoning plan.

Thank you for your time, understanding and consideration.

Kind regards,

Kira and Conor Talley

**From:** [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**To:** [Brenda Vaughan; Planningboard - CPD; dencc - City Council; Stevens, Elle H. - CC YA2389 City Council Legislative Assistant](#)  
**Cc:** [Gile, Kathleen O. - CC YA2246 City Council Aide Senior; Brooks, Andrew - CC YA2245 City Council Aide](#)  
**Subject:** RE: [EXTERNAL] Southeast Area Plan and Re-zoning  
**Date:** Monday, April 17, 2023 10:56:01 AM

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Hi Planning Board and Denver City Council,

Please see this email below in support of 3 items:

1. Near SE Area Plan
2. Legislative rezoning in University Hills North neighborhood sponsored by Councilwoman Black
3. Rezoning of Denver Academy (4400 E. Iliff Ave.)

Please make sure they are part of the public record.

Thank you!  
Kendra Black

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**From:** Brenda Vaughan <bjvaughan44@gmail.com>  
**Sent:** Sunday, April 16, 2023 4:43 PM  
**To:** Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Planningboard - CPD <planningboard2@denvergov.org>; dencc - City Council <dencc@denvergov.org>  
**Subject:** [EXTERNAL] Southeast Area Plan and Re-zoning

To Whom it May concern,

I am writing this letter in support of the Near Southeast Area Plan and Councilwoman Kendra Black's rezonings.

I have been a resident of this area for 53 years, For several years there have been lots of new developments, We have been asking the city FOR YEARS to help create a plan for our neighborhood to ensure better future development outcomes. I was pleased that UHills was included in the Near SE area plan and that councilwoman Black is applying rezonings that align with the Plan. I was also pleased that Denver Academy is rezoning their own property to align with the Plan. I support both the plan Councilwoman Black and Denver academy have made.

Sincerely,

Brenda Vaughan  
2266 S Cherry St  
Denver Co 80222  
303-756-1039

**From:** [Patty O](#)  
**To:** [Planningboard - CPD](#); [dence - City Council](#)  
**Cc:** [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] UHNC resident support of Near Southeast Area Plan  
**Date:** Monday, April 17, 2023 5:13:33 PM

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Dear Denver Planning Board and Denver City Council members

I am writing in support of the Near Southeast Area Plan. I urge your approval of this plan.

My name is Patty Ortiz and I have lived in the University Hills North Community for over 30 years. I have served on the UHNC RNO board for a number of years (from about 2009 to 2018, from member to vice president to president).

Our small neighborhood has experienced a lot of new development over the past decade. I know (from preparing and delivering RNO meeting flyers) we have at least doubled if not close to tripled the number of residents in our area in this amount of time. To not have a neighborhood plan to help guide and support appropriate development has been tremendously frustrating for us as a neighborhood. We are not a bunch of "NIMBYs" - it's just that it's very difficult to participate in the development process on our local level when developers are relying on old, barely applicable plans (1991 "The Boulevard" plan for South Colorado Boulevard) or Chapter 59 zoning and using broadbrush 2002 Blueprint Denver guidelines.

We have been asking the City for years for a neighborhood plan. Even before Denver's NPI we tried working with the Heart and Soul Foundation for a plan - they support small cities (Golden, Buena Vista) in the planning process but could not help us as a neighborhood of a big city. We met with Denver CPD staff to plead our case. We worked with several graduate students at University of Colorado Denver for help on visioning and planning pre-work. Through it all the neighborhood residents continued to show up and repeatedly work with developers and the city to try to arrive at good outcomes for everyone on numerous projects. I am grateful Councilwoman Black saw our efforts and recognized how badly we needed a neighborhood plan sooner rather than later and advocated for our area to be included in the Near Southeast Area Plan.

While it was great to be included in the Near Southeast Area Plan in-person participation was a bit difficult given the work started summer of 2021 during the on-going pandemic. I participated in various zoom meetings and online surveys over the course of the development of the plan - I think the city made a great effort to keep things moving forward and collecting as much feedback as possible. I have read the current draft of the Near SE plan and support the plan recommendations for the University Hills North area.

I am aware Councilwoman Black is applying for rezonings in the University Hills North area that will better align the zoning with the Near SE Plan and will "clean up" some of the errant remaining Chapter 59 zoning that has been very troublesome for evaluating projects (for the neighborhood certainly and I think for the developers also). I support these rezonings as I feel they better follow both 2019 Blueprint Denver and this Near SE Area Plan.

Again, I urge your approval of the Near Southeast Area Plan.  
Thank you.

Patty Ortiz

**From:** [Darrin Lee](#)  
**To:** [Planningboard - CPD](#); [dencc - City Council](#)  
**Cc:** [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] Please Approve the Near SE Area Plan and Rezoning for University Hills North Neighborhood  
**Date:** Tuesday, April 18, 2023 1:25:07 AM

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Dear Denver City Councilmembers,

We have been residents of the University Hills North neighborhood since 2001, and during that time, we have seen the neighborhood evolve. While we wholeheartedly support change, the evolution of our neighborhood has not always been positive and is becoming uncontrollable. We have been requesting a neighborhood plan for several years, to ensure the ongoing development in our area is more conducive to the needs of the existing residents, yet still attractive to businesses and new residents. Therefore, we are very excited that UHills North is included in the Near SE Area Plan. We have followed and studied the plan and are in full support of it as it relates to UHills North.

As residents of University Hills North, and parents of two Denver Academy students, we are also pleased to learn that Councilwoman Black is applying for rezonings to align with the Near SE Area Plan, and that Denver Academy is rezoning their property to align with the Plan as well.

Councilwoman Black's rezoning plan is of particular importance, because developers are seeking to build larger, 5+ story apartment buildings in our neighborhood. Regardless of their design, such complexes will strain our current infrastructure, bring a host of traffic, safety, and congestion issues, and fall entirely outside the character of this neighborhood. Their proliferation in UHills North should be curtailed as much as possible.

Additionally, while many of the developers cite "Affordable Housing" among their justifications for their proposed apartment buildings, we still see a tremendous number of vacancies in the existing apartments that were built in our neighborhood a few years ago. This is primarily because rent in those buildings is hardly "Affordable". As outlined in our letter to Mr. Jim Larson (sent 11/25/22 and pasted below), our concerns persist. We believe Councilwoman Black's rezoning with help alleviate some of these issues, and we are in full support of the rezoning.

Respectfully, we urge you to consider and approve Ms. Black's rezoning application, as these measures are greatly needed as part of a pragmatic approach to judiciously fostering changes that are appropriate for the University Hills North neighborhood.

Sincerely,

Darrin and Kathryn Lee  
2290 South Cherry Street, Denver, CO 80222

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Sent 11/25/2022

Dear Mr. Larsen,

As 22-year residents of the University Hills North community, we are writing to vehemently oppose the proposed development at the intersection of Dahlia and Iliff. The covert push to alter the current zoning and get this project approved, with such a short notice to the residents, and no contact with our neighborhood association, or Denver Academy is extremely disappointing. Needless to say, University Hills North cannot sustain a development of this magnitude. Our contentions are as follows:

1. It is our understanding that traffic conditions are not much of a consideration when proposing a development such as this, but the dramatic increase in the volume of traffic should be taken into consideration, and we would be remiss not to mention it. A traffic study is necessary prior to approval of such a large development. It is unreasonable to assume there will be no impact on traffic when adding nearly 200 additional residents to the neighborhood. If traffic is studied after the fact, it will be too late, unless the city already has plans and budget in place to enhance the infrastructure in order to accommodate the increase in traffic.
2. Iliff and Dahlia are side streets, not main thoroughfares. We already have a considerable amount of traffic, as drivers use those streets as a cut through to avoid traffic at Yale and Colorado Boulevard. Little to no attention is currently paid to the speed limit signs, stop signs, or school zone limits.
3. A residential building of this size next to Denver Academy, with students from 1<sup>st</sup> grade thru 12<sup>th</sup> will only increase the danger to them. Not only will the residents of such a large building have a view of the entire campus and student body, but will make it very dangerous for students who walk, bike, and take public transportation to and from school. It is already dangerous crossing Iliff during pick up and drop off times. The increase in traffic volume will only make the situation worse.
4. In addition, neither Dahlia or Iliff are plowed during snowstorms, which is already a huge issue. Adding another 200 plus cars is only going to make it worse. A development of this size is better suited along a major thoroughfare, such as Colorado Blvd., Evans Ave., or University Blvd., which are plowed in the winter and better equipped to handle the amount of additional traffic that will occur.
5. A development of this size runs against the current zoning regulations, which state: "buildings are compatible with the scale of the surrounding neighborhood context with greater variation in massing and height in the interior of the site." Pursuant to this section of the regulations, this property site is much too small for the proposed development of a 6 to 7 story building. Such a building is outside the character of the surrounding neighborhood, predominantly single-family homes, and is not consistent with a campus style, as required per zoning regulations.
6. Privacy for the neighborhood is a significant concern, particularly for the single-family homes to north and west of the development. The residents of the proposed development will have full view of every property/yard as far as the eye can see.
7. Water drainage will also be impacted. The small apartment complex on the north side of Iliff and Dahlia already floods Iliff twice per day, and it is reasonable to believe that this is impacting our drainage system more than anticipated. It is only reasonable to believe that a development 3x the size of the current apartment building will impact our drainage system even more, and eventually cost us more to maintain later.



8. Crime is a significant concern, as we have already seen an increase in crime since the other developments that have been established around this neighborhood. We have had packages stolen from our door, bicycles stolen from our back yard, intruders in our yard, and other neighbors have had break ins. All of this poses a very real a threat to our safety and security, especially because many of our residents have children in their households. We used to know and see the police officers patrolling the neighborhood, but now, we hardly ever seen any police vehicles in the area. Law enforcement is almost non-existent unless called.
9. We understand and fully support the quest for more housing in Denver, but please do it judiciously, and respectfully to the current residents. For many of us, our home is the single largest investment we have, and development of properties such as this one will diminish our property values significantly. Most buyers do not want a home that exists in the shadow of a large, multi-unit apartment complex.
10. Cities have zoning plans in place for a reason. These plans can a bring structure and flow that makes sense to the long-term aesthetic, safety, traffic, noise, transit, parking, and other considerations that impact the daily realities of living in a neighborhood. Years later, one can always tell a well-planned city from one that is not. Does Denver want to be a city that simply reacts to the profit motives of a developer — versus judiciously driving the change that represents what is best for the city in the long term?
11. We feel that, as taxpayers and residents of this neighborhood, we have a right to ask the decision makers in the City to examine the consequences of this precedent-setting zoning issue. Accompanying such a zoning change are collateral matters including safety, traffic, parking, storm water drainage, wastewater drainage, noise and light. As stewards of this neighborhood, we are simply doing our job by insisting that the city address these important issues, and not sweep them under the carpet before moving on to the next item on the docket. Changing the zoning will allow a large developer, with no ties to this community, to build a for-profit commercial structure, and simply leave our residents to deal with the “aftermath.”

Respectfully, we request a more transparent process, and sincere collaboration with our neighborhood association, Denver Academy, and current residents to plan a housing development that we would be proud to have in the neighborhood. The current plan is simply about making money by shoving as many units into as small a parcel as possible, without regard for the impact it will have on the community. We believe the City of Denver can do better, and should do better with regard to their current residents and taxpayers.

Regards,  
Darrin and Kathryn Lee

2290 South Cherry Street, Denver, CO 80222

**Owner's Notice of Objection to Rezone:**  
**4640 - 4700 E Iliff Ave, Denver, CO 80222**

The owners of the above referenced properties vehemently oppose Councilwoman Kendra Black's plan to legislatively rezone their property from CMP-H to S-MU-3. Objections are as follows:

- 1) The existing zoning allows for density and height allowances that align with the surrounding University Hills North neighborhood. Our current zoning is in-line with the original "Near Southeast Area Plan" guidelines that Councilwoman Black created in 2020. A plan that promotes upzoning to 8 stories and an elimination of setbacks to increase density. In late December of 2022 the "Near Southeast Area Plan" ironically was modified to downzone to 3 stories after the ZPIN for our development. The Councilwoman has threatened to legislatively decrease our zoning from 7 stories to 3. A three-story height restriction would be unfeasible to develop a multi-family project on this site. The current zoning allows for the housing density Colorado government officials have been asking for. This area of University Hills between the "Evans Light Rail Station" and "Yale Light Rail Station" has diverse zoning, which creates locational value and is a major reason why residents choose to live here.
- 2) Councilwoman Black's legislative attempt to rezone our properties will undermine the current vision Governor Polis, Mayor Hancock, council members and city planners have all agreed to. Councilwoman Black will in-fact lower density considerably despite current zoning allowances.
- 3) The Councilwoman's opinion that our properties need to be rezoned is arbitrary and inconsistent. This is an act of "Spot Zoning" and contradictory to the neighborhood and Denver's overall plan for increasing density. We feel her actions are biased based on an influential neighbor who has showed support for her during her tenure as councilwoman. She has a track record for supporting higher density in other neighborhoods and has previously shown strong support for property development.
- 4) Councilwoman Black appears to favor Denver Academy's request of not having a residential development next to them. Our northeast corner overlooks their sports field and will not have any effect on any of their buildings. Councilwoman Black has stated she will also apply for rezoning for Denver Academy from (H-1-B) to (CMP-E2) with height variances increasing the value of their property exponentially, while decimating ours.
- 5) Councilwoman Black asserts that rezoning is in the public interest. We have not heard or seen the evidence to support this assertion. We as landowners have every right to exercise the ability to develop based on current lawful zoning. Councilwoman Black's overreach of her authority creates an imbalance for property

owners and developers. Her request to legislatively rezone contradicts Denver's city planners and zoning administrator's current role within the city's vision.

- 6) Councilwoman Black has not initiated discussion with us property owners and shown no concern over our potential financial losses. She not once attempted to reach out to hear our concerns; to the contrary, she has shown considerable agitation when discussing the matter.
- 7) Councilwoman Black claims Denver has made a mistake with zoning. We have owned and invested in these properties for many years. The current zoning is a main reason why we made those decisions. Which department will reimburse us for this mistake? Councilwoman Black is delaying the process we have every right to partake in. A tremendous amount of time and money have been spent over the past year and a half with the city and builder. Retaining the integrity of current zoning on properties is important; it should not be dismissed on the grounds of a simple "mistake" and warrant one individual's opinion to change it.

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4640-4700 E Iliff Owner(s) or Owner(s) Representative

**From:** [Lisa Grassfield](#)  
**To:** [Planningboard - CPD](#)  
**Subject:** [EXTERNAL] Near Southeast Plan & District 4 Re-Zoning  
**Date:** Tuesday, April 18, 2023 5:50:09 PM

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Dear Planning Board,

As a Denver native and 25-year resident of the University Hills North, I wish to commend the efforts of the Near Southeast Area Plan team for their outstanding work. The collaboration between our city planners, councilpersons, steering committee, residents, and partner agencies has been remarkable.

**I support the Near Southeast Plan because:**

- The process has been thoughtful, collaborative, and inclusive.
- The Plan recognizes that the built environment touches all aspects of our lives and that housing diversity, mobility, and green-space development are vital to the future of our neighborhoods.
- The Plan recommendations are supported by data.

**I support Councilperson Kendra Black's re-zoning efforts because:**

- Decreased height limits will ensure that the character of the **interior neighborhood** is maintained, in keeping with the Near Southeast Plan.
- Councilwoman Black's re-zoning effort serves to shift focus to **appropriate housing density** and services along transit corridors Colorado Station, Yale Station, Evans Avenue, and Colorado Boulevard/I-25. This again is in keeping with the Near Southeast Plan.

Lastly, I would like to recognize the leadership of **Denver Academy** for taking it upon themselves to be good stewards of our neighborhood's sense of place. That they have taken it upon themselves to appeal for down-zoning is a powerful example of "doing the right thing".

Respectfully,

Lisa Grassfield  
4840 E Harvard Ln | Denver, CO  
[lisagrassfield@gmail.com](mailto:lisagrassfield@gmail.com) | 303.748.1619

**From:** [chanames@gmail.com](mailto:chanames@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** [EXTERNAL] Support for Rezoning of Multiple Locations in University Hills  
**Date:** Thursday, April 20, 2023 1:30:18 PM

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Hello,

As a homeowner in the University Hills North neighborhood I am writing to share my support for Councilwoman Black's proposed rezoning of multiple locations in the University Hills neighborhood, **Case number:** 2022I-00261.

Specifically, 4640-4770 E Iliff: the rezoning from CMP-H to S-MU-3 will reflect the current use of these properties and will aid in preserving the neighborhood character. This zoning change is in-line with the Near Southeast Area Plan to reduce density and building heights south of Iliff.

The adjacent blocks to the north, bounded on the south and north by Iliff and Evans Ave / to the east and west by I-25 and Colorado Blvd, are experiencing tremendous change, with single family homes being replaced by multi-unit dwellings. These new developments will create additional traffic and noise in the neighborhood. We do not want the higher density to spread into the quiet blocks south of the Dahila / Iliff Ave intersection.

Thank you,

-Amy

**From:** [Michaela Rowland](#)  
**To:** [Planningboard - CPD](#); [dence - City Council](#)  
**Cc:** [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] University Hills North Rezoning Proposal  
**Date:** Friday, April 21, 2023 11:48:29 AM

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To whom it may concern,

My name is Michaela Rowland and I am a resident of the North University Hills neighborhood.

I own a townhome on Iliff Avenue between Dahlia and Dexter. The University Hills North neighborhood has experienced significant development in the last decade and it's important there is a plan in place to support better future development outcomes. The Near SE Area Plan does just this and I **would like to submit my support for Councilwoman Black's rezoning proposal**. Her proposed rezoning aligns with the Near SE Plan and will help the University North Hills community develop and grow sustainably for years to come. Denver Academy is also rezoning their own property **to align with the SE Area Plan**.

I would like my name and this letter to be added in support of the following rezoning initiatives:

**Legislative Rezoning:**

1. **Yale Station:** Rezone 1 parcel that is in R-MU-30 in Former Chapter 59 to S-MX-5.
2. **Colo Station:** Rezone 2 parcels in Former Chapter 59 to C-MX-16.
3. **4640-4770 E Iliff/SW corner Iliff & Dahlia:** Rezone from CMP-EI2 to S-MU-3 (4 story incentive height).
4. **NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:**
5. **Clermont Senior Christian Living/2479 S Clermont:** Rezone from CMP-EI2 (which is for educational campuses) to G-RO-3 (General Residential Office which allows for residential care) to align with recommended heights. (4 story incentive height)
6. **4175 E Iliff:** Rezone from C-MU-20 WVRs in Former Chapter 59 to S-MX-3

Warm regards,

Michaela Rowland - 4763 E Iliff Avenue

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Michaela Rowland, MS, RD  
C: 917-225-0665  
E: [michaelarowland02@gmail.com](mailto:michaelarowland02@gmail.com)

**From:** [Ryan Hulick](#)  
**To:** [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] University Hills North Rezoning Proposal  
**Date:** Saturday, April 22, 2023 9:37:40 AM

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To whom it may concern,

My name is Ryan Hulick and I own a townhome on Iliff Avenue in the University Hills North Community. Over the last 10-15 years, neighborhoods in Denver have seen a tremendous amount of development, some planned out very well and others not so well. Being one of the last neighborhoods in Denver to experience fast paced growth, it is important that there is a plan in place to ensure the University Hills North Neighborhood is developed in a way that is supported by it's current residents and produces positive future outcomes. Currently the inner part of the neighborhood is developed with single family homes and small apartment complexes, while the outer part of the neighborhood (along Evans and Colorado) has large apartment complexes. In my opinion, this is how it should stay which is why I support the Near SE Plan and Councilwoman Kendra Black's rezoning proposal. This plan is supported by all of my neighbors I have discussed with and is even support by Denver Academy which is willing to rezone their own property to align with the SE Area Plan.

Please add my name and this letter in support of the following rezoning initiatives.

Legislative Rezoning:

1. Yale Station: Rezone 1 parcel that is in R-MU-30 in Former Chapter 59 to S-MX-5.
2. Colo Station: Rezone 2 parcels in Former Chapter 59 to C-MX-16.
3. 4640-4770 E Iliff/SW corner Iliff & Dahlia: Rezone from CMP-EI2 to S-MU-3 (4 story incentive height).
4. NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:
5. Clermont Senior Christian Living/2479 S Clermont: Rezone from CMP-EI2 (which is for educational campuses) to G-RO-3 (General Residential Office which allows for residential care) to align with recommended heights. (4 story incentive height)
6. 4175 E Iliff: Rezone from C-MU-20 WVRS in Former Chapter 59 to S-MX-3

Thank you,

Ryan Hulick - 4719 E Iliff

**From:** [Daniel Richard](#)  
**To:** [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Planningboard - CPD](#); [dence - City Council](#)  
**Subject:** [EXTERNAL] Support of Kendra Black's Rezoning Proposal  
**Date:** Saturday, April 22, 2023 10:19:50 AM

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To Whom It May Concern:

My name is Daniel Richard, and I am a new resident of U-Hills North. I recently moved into the townhomes on 4757 E Iliff Ave near Denver Academy. There is a lot to like about the neighborhood: it is located in the city of Denver without having the busy city life feel, lots of surrounding greenery and a quiet neighborhood, and close to public transportation accessibility. I understand the desire to grow this area.

We are pleased that U-Hills North was included in the Near SF Area Plan that Councilwoman Black is applying for rezonings that align with the Plan, and that Denver Academy is rezoning their own property to align with the plan. I followed along with the plan, and expressed my support during a recent meeting where the developers proposed their changes to their own plan to their large apartment complex proposal in the area near Dahlia and Iliff.

I support the recommendations in the Near SE Area Plan for U-Hills North and support Councilwoman Black's rezoning, as well as Denver Academy's. I am extremely concerned about our own safety, well-being, and enjoyment of our property. However, I am equally concerned about the safety of the students of Denver Academy. Having large apartment complexes looking over a school objectively seems like a concerning idea. I'll leave the imagination of what could go wrong to you based on current events, and I don't think we want that responsibility on our hands while we have an opportunity to do something about it.

Please reach out to me if you have any questions. I hope you all do the right thing with our neighborhood.

Sincerely,  
Daniel Richard



**From:** [Lori Clerihue](#)  
**To:** [Planningboard - CPD](#)  
**Subject:** [EXTERNAL] Near Southeast Area Plan  
**Date:** Saturday, April 22, 2023 9:41:23 AM

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My name is Lori Clerihue, I've lived in University Hills, North of Yale, since 2007 and am raising my children here. I appreciate the neighborhood's proximity to mass transit and the density that comes along with that. But what I appreciate more is smart development.

I believe Councilwoman Black's proposal for these multiple rezonings helps provide the right guidance that aligns with the Near Southeast Area Plan, encouraging density closer to the transit while still protecting the modest single family homes in UHills North.

Thanks for your consideration, please vote to pass the multiple rezonings in UNiversity Hills North,

Lori Clerihue  
2446 S Birch St

**From:** [Diana Romero Campbell](#)  
**To:** [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] Support Councilwoman Black's Legislative Rezoning for U-Hills North Neighborhood  
**Date:** Monday, April 24, 2023 1:21:43 PM

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Dear Planning Board and Denver City Council,

As the incoming Councilwoman-elect for District 4, I am writing in support of Councilwoman Black's legislative rezoning for the U-Hills North Neighborhood that aligns with the recommendation from the Near Southeast Area Plan and reflects the community's goals. Together, the plan and the rezoning will ensure better future land use and mobility outcomes in southeast Denver.

Thank you,

Diana Romero Campbell  
Councilwoman-elect District 4

**From:** [Madeline Grace Wallingford](#)  
**To:** [Planningboard - CPD](#); [dencc - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] support of Rezoning  
**Date:** Tuesday, April 25, 2023 12:18:58 PM

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Hello-

I very much am in support fo your rezoning. Here are my reasonings

- There is already way to much traffic in such a small space of a corner of the neighborhood. If they build past your propprsed rezoing efforts we will most likely be moving as I will not feel that it is a safe place to be.
- The construction in this neighborhood is not what we signed up for when we bought this house.
- It is extremely dangerous to have that many people on such a small plot and area of land.

Please please rezone

Thank you for all your effort

Maddie Wallingford (E Iliff Townhomes)

**From:** [Madeline Grace Wallingford](#)  
**To:** [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] support of Rezoning  
**Date:** Wednesday, April 26, 2023 8:11:20 AM

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Hello I am support of rezoning due to following reasons:

- Resident of U-Hills North
  - There's been lots of new development in the past decade.
  - We've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes.
  - Pleased that U-Hills North was included in the Near SE Area Plan, that Councilwoman Black is applying for rezonings that align with the Plan, and that Denver Academy is rezoning their own property to align with the Plan.
- Participated in (or followed) the Near SE Area Plan
- Support the recommendations in the Near SE Area Plan for U-Hills North.
- Support Councilwoman Black's rezoning, as well as Denver Academy's,

Thanks!