Citywide ADUs Webform Comments & Questions Received before 10/1/24, 5pm	
Response Submission DateTime	Tell us what you think! We want to hear from you. Questions or comments about the Citywide ADUs zoning code project can be shared in the text box below.
03/19/2024 11:37 AM	Are there any specific recommendations regarding ADU construction and construction materials in historic districts?
03/19/2024 14:43 PM	While i think it is beneficial to relax the zoning requirements to allow gentle density like ADU's , it's still only one step. If Denver wants to get fully serious about affordable housing then it needs to eliminate parking minimums, allow for reasonable single stair apartament blocks, and allow for my by-right housing adjustments.
03/19/2024 15:10 PM	Great to see Denver seriously considering ADUs city-wide. The patchwork neighborhood-by-neighborhood process feels overly cumbersome for a housing solution that should be available to everyone.
03/19/2024 15:54 PM	YES>>>>> DO IT!
03/19/2024 17:48 PM	Why did we go through drafting an area plan just to have it changed? That seems like a phenomenal waste of time and energy for all concerned. Thankd
03/19/2024 17:56 PM	Hello I'm so happy to hear of all the ADU conversations. I would love to hear when this program is going to roll out.
03/19/2024 18:40 PM	Has there been any consideration of only allowing owner occupied properties to be eligible or should all SFH lots be eligible regardless of whether it’s owned by an occupant or investor/landlord?
03/19/2024 20:39 PM	In recent years, Denver has undergone an exorbitant rise in housing costs that diminishes the quality of life in the city, reduces opportunity, and threatens the city's vibrance and diversity. While the city needs more multi-family density and vertical development, ADUs are a simple and important piece of the housing crisis puzzle and should be allowed in all neighborhoods. Additionally, for homeowners with young adult children or elderly relatives who cannot live independently (often a result of cost constraints due to low housing inventory), ADUs offer options to those who can build them. In my neighborhood, South Park Hill, lots and yards are large, parking is abundant, and public transportation is available--we can easily accommodate ADUs and yet they are still not allowed. A policy change to allow ADUs across all Denver neighborhoods (and not just in select neighborhoods where organized opposition has not stifled good policy) would enhance the city and serve the greater good. In light of the ongoing housing shortage, I would argue ADUs are a moral imperative and hope the city can take a progressive step in the right direction and permit them across the city.
03/19/2024 20:46 PM	We have a housing crisis. Allowing people to build more housing makes sense. It’s also their land, so like freedom.
03/19/2024 21:59 PM	I think we should legalize ADUs everywhere. Furthermore, I think every SFH zoned lot should have the ability to put up a multi-unit building, 3-6 units with a single stair. Medium density grown neighborhood by neighborhood is the way forward.

03/20/2024 5:36 AM	Let's do it!
03/20/2024 6:03 AM	I'm in favor of citywide ADUs! Denver residents need more housing. If we had no renter, we could then offer it as temporary housing for others.
03/20/2024 6:16 AM	I oppose a one-size-fits-all approach to ADUs. In the older parts of Denver (like Alamo Placita), lots are narrow (30 to 40 feet), and the presence of alley-facing garages on most lots means that the ADUs would be two stories in height--even though the predominant house form is one-story bungalows and cottages. This would adversely affect adjoining neighbors' ability to enjoy a modicum of privacy and quiet in their own yards, and would also block sunlight and a bit of visual open space. The notion that this would solve the so-called housing crisis is also illusory; the costs of constructing conforming ADUs will always be high (even if permitting is made easier and cheaper), so that ADU rentals will be expensive. Finally, the reason most ohmeowners don't want to build ADU's in their own yards is that they would also lose privacy and space--so many ADU requests come from absentee landlords who own a rental unit and simply want to cram more rentable units on properties where they don't live.
03/20/2024 6:29 AM	I fully support allowing Denverites to build ADU's.
03/20/2024 6:32 AM	We have the land. Let’s use it to make our city more livable for both those who need a modest place to live, and those who need a modest boost to their income. ADU’s accomplish making our communities more affordable, without disintegrating our social networks. Unlike AIRBNB, residents stay in place and preserve the social aspect of a neighborhood, while also adding new members to it. Greater density that incentivizes living space over parking space, allows improvements to the tax base and ridership to the RTD, as well as a swell of small business architect, engineer and construction jobs. And it allows us to build in the alleys, which historically have been underutilized space.
03/20/2024 7:07 AM	We need to support ADUs as a way for property owners to maximize the revenue they can make from their land and also build more places which the average Denverites can afford. This should be a first step to a wider push for density that includes allowing skinny homes (on half sized lots), allowing duplexes anywhere in the city, and removing parking minimums for apartments (especially those along transit or in walkable neighborhoods). Edmonton in Alberta passed reforms along the lines above, and has had home prices and rents rise closer to inflation, making it one of the third most affordable city to own a home in Canada.
03/20/2024 7:10 AM	I'm in favor of allowing Citywide ADUs. I would consider building one to provide Denver more housing and me rental income.
03/20/2024 7:20 AM	I'm in favor of city-wide ADUs. There are plenty of other requirements (building codes, fire codes, health and sanitation, etc.) which address specific concerns. And,

	since (I believe) single family homes aren't required to have on-lot parking, requiring parking for ADUs isn't fair.
03/20/2024 7:26 AM	There is so much extra space on the majority of land, allowing for ADU's everywhere in Denver without the hassle and cost of rezoning would only activate the city for the better while providing much needed housing.
03/20/2024 7:43 AM	I support! ADU's should be allowed city-wide.
03/20/2024 7:52 AM	I support the push to allow easier rezoning for ADUs as well as using more carrots than sticks. Incentives for use of ADUs as primary homes (not AirBnBs). Templates for design, ADU home tours, cutting the red tape, builder incentives/subsidies, tax credits for creating a new permanent residence in the city...let's get creative!
03/20/2024 8:03 AM	This is a wonderful idea! The ADUs in Denver project already customized ADU regulations for each residential context citywide. Time to allow them across the city!
03/20/2024 8:11 AM	Long overdue and an embarrassing lack of foresight to have not included this blanket allowance within the zoning already. I support this measure to allow ADU's city-wide, but far more must be done, and quickly, to provide housing options across the city. End single family zoning!
03/20/2024 8:22 AM	I am wholeheartedly AGAINST ADU's. My neighborhood in the Wash Park/DU area is too dense as it is. Street parking would get even worse, as well as noise etc. This is not OK - we bought our properties and want to live in this area as it is!
03/20/2024 8:56 AM	My wife and I live in Park Hill and are emphatically in favor of allowing ADUs in our neighborhood throughout Denver. However, ADUs should comply with appropriate bulk planes, setbacks and lot coverage limits for each neighborhood, some of which have been recently modified by the Planning Dept. In some older neighborhoods like Park Hill, establishment of a Design Review Board should be considered to assure ADUs are architecturally appropriate. The DRB should attempt to support better design rather than impose an architectural style.
03/20/2024 9:04 AM	I support ADUs in Denver! My partner and I lived in one several years ago and it was an affordable way to live in a great area of town, without having to sacrifice the character of the area with a large apartment complex. Additionally, in our case, the landlord was a very nice couple and it was a welcome break from dealing with large property management companies *cough cough Cornerstone*
03/20/2024 9:12 AM	Changing zoning is a great idea to obviously increase housing stock. Are there going to be the other critical changes that accompany zoning changes such as ease in the permitting process? Unless the current permitting backlog is cleared and the bureaucracy cut back on that front, the zoning changes won't mean much.
03/20/2024 9:20 AM	Yes, please! I live in North Park Hill and have anxiously been waiting for my neighborhood to allow ADUs. What a great solution for our housing crisis, to allow multi--generational families to age in place together, and to provide greater density to our neighborhoods without adding a bunch of out of scale high rises.
03/20/2024 9:42 AM	Citywide ADUs should not be implemented until more council districts have gone thru the councilmember-led ADU rezoning process. The areas of the city without alleys simply don't easily lend themselves to blanket ADU zoning or construction. Even the recently implemented changes for ADU construction in the three different contexts need to be tested in actual cases. (Neighbors can seemingly accept something "in principal" but have different ideas once it's coming to their neighborhoods.) City Council also needs to lobby the Legislature to either exclude

	Denver from the land use bill being considered for the state, or to state that existing city rules on such will prevail. Denver iterated its changes over two years with its citizens.
03/20/2024 10:30 AM	What is the evidence that building ADU's results in more "affordable housing" as opposed to being used as short term rentals run by property investment firms? How does that actually address the high cost of housing vs degrading our neighborhoods with non-resident visitors and making housing *less affordable* due to influx of investment firms?
03/20/2024 10:35 AM	Do it! I support more housing of all forms, including ADUs. Gentle density like duplexes, triplexes, quadplexes, and townhouses is critical and should be the #1 priority for the city given our housing shortage.
03/20/2024 10:43 AM	I don't think ADUs should be forced on neighborhoods. I bought my house because my neighbors used their garages instead of the street for parking. I chose not to live in Congress Park or Cap Hill because of the street parking. Why does my neighborhood have to change to accomodate housing? I don't want to live next door to a garage turned into an apartment where people park on the street and cannot otherwise afford to live in the neighborhood. Ruining neighborhoods is not the way to provide affordable housing and the city council has been manipulative in passing ADU zoning.
03/20/2024 10:45 AM	I think this is a good thing. We started the process of building an ADU on our property prior to the shutdown. I know the pandemic stalled progress, but it has taken us over four years to finally break ground on our project. We were held up at every stage by a city staff that has been overwhelmed by all the zoning change requests and resultant offshoot paperwork. It has cost us additional time and monies to jump through all these hoops. Not to mention that, in the meantime, our build costs have risen 40% as a direct result of the pandemic. Easing ADU restrictions would help quite a bit, but the increased materials costs may still be a barrier to any meaningful increase in builds.
03/20/2024 11:00 AM	I am in full support of this proposal. It is downright comical that council spends time rezoning neighborhoods, or even worse, individual parcels. We need homes *now* and council has much more important matters to address.
03/20/2024 11:01 AM	I am currently a homeowner/landlord with a basement apartment. The home lot is large enough, Could I get an option to 1) build an exterior ADU or 2) buildout an attached garage as ADU under this new proposal?
03/20/2024 11:51 AM	I support zoning the entire city for ADUs. Obviously accompanying regulation can cover health and safety issues but we need more density. Parking should not be an issue. There are already many niehgborhoods where the residential density exceeds on street parking capacity. The realities of living in a city.
03/20/2024 12:20 PM	Cheap ADU pre-fabs, mobile homes and tiny homes encouraged to shift the City's choice in spending City funds on illegal immigrant housing onto private homeowners will destroy the fabric of the City and reduce property values.
03/20/2024 13:01 PM	I do not think ADUs should be allowed in many places. There might be enough parking. Grass helps promote cooling in the summer. It would generate more noise.

03/20/2024 13:20 PM	I am 100% in favor of allowing ADUs in every neighborhood. I'm guessing the most resistance will be from the wealthier neighborhoods where there would probably be the least number of homes adding them anyway. And the argument blaming increased traffic is laughable when that doesn't stop the big apartment complexes from being built with insufficient parking spaces.
03/20/2024 13:31 PM	I am very excited to see that Denver is finally moving to allow ADUs across the city. Allowing greater access to ADUs is a wonderful tool that will allow us to address our affordable housing needs while also providing opportunities for existing residents to care for older family members or children. However, I hope that the city also considers expanding options for missing middle housing across the city, such as duplexes or rowhomes.
03/20/2024 13:39 PM	I am in full support of revising the zoning code to allow for more ADUs in Denver. ADUs have the ability to add density to single family neighborhoods and therefore add more supply to a currently constrained housing market.
03/20/2024 13:41 PM	ADU's are fine if built exclusively as an accommodation for a family member but not as a rental. I've seen degradation of my neighborhood since the advent of the group living zoning approval, multiple vehicles parked on the street, many in various states of disrepair, and a general disregard for the appearance of the property. We don't need more rentals and density in neighborhoods developed originally for family units.
03/20/2024 13:43 PM	ADU's add to density in a neighborhood. The lots were designed for the homes that originally rest on them. Denver needs to build up, not out. Zoning regulations need to be changed to allow for multi-family dwellings. If these changes continue, we will look like Long Beach, California, where there is no soil, just concrete or blacktop, because they have developed every square centimeter of bare earth.
03/20/2024 15:01 PM	The idea is appealing but it cannot be entirely without review. The idea that some people will turn their garages into ADUs and "pretend" there is decent access because they front an alley in the absence of reasonable access to the streets will create chaos in some neighborhoods.
03/20/2024 15:08 PM	I am a Congress Park homeowner, and I enthusiastically support making ADUs allowable to be built in every neighborhood in the city, including my own. Please make this a reality and it will dramatically increase my ability to be a part of the solution to our city's affordable housing crisis.
03/20/2024 15:17 PM	Last year's zoning update included very sensitive design parameters for ADUs in less dense zone districts. Once people see what these look like, I think they'll understand that it's possible for ADUs to complement a suburban or urban-edge context.
03/20/2024 16:02 PM	We would love to have an ADU on our property, zoned R4. Will the city help identify financing sources? Will the city go beyond a financing program that doesn't mandate Section 8 tenants?
03/20/2024 16:24 PM	Bad idea all around! This city cannot even maintain basic infrastructure. There are issues with water availability. More does not always equal more. Quality of life has declined. For some it's all about dollars rather than taking care of what we have in a better way.
03/20/2024 19:05 PM	Will there be a site development plan submittal requirement for a new ADU if this is passed?

03/20/2024 21:59 PM	ADU's may help people find housing - but will probably also be expensive, giving more wealth to those who rent out the ADU's. They may not provide affordable housing. Also, they will lower property values of homes around them because they add density and parking issues. Also, Denver does not have the infrastructure to support this housing - such as providing sufficient and safe electricity going to these dwellings.
03/21/2024 9:15 AM	I love the idea of relaxing zoning restrictions to allow for more ADUs but I believe work needs to be done to make them affordable. A very small portion of homeowners both have the space to place an ADU and can also afford to do so.
03/21/2024 11:24 AM	I appreciate the need for more housing in Denver. ADU's Citywide can provide the most fair approach to the need, rather than a district by district approach. Restricting ADU's to designated areas only does not solve the need.
03/21/2024 14:07 PM	I heartily support the citywide ADU Zoning code change.
03/21/2024 17:14 PM	I am in support of the allowing ADU's
03/21/2024 20:52 PM	Hi! I am a first time homeowner. Being able to convert my basement into an attached ADU would seriously help me with my mortgage.
03/22/2024 12:04 PM	I am a home owner in Congress Park and am enthusiastically supportive of making ADU's zoned for the entire city of Denver. Please make it so each home owner can consider being part of the solving the housing crisis in this city. Our current approach and Budge will not be sufficient to address the current need.
03/23/2024 7:42 AM	I wholeheartedly support citywide zoning to allow ADUs. I have lived in Denver since 1952. We need to increase density, and this is a way to do it while keeping neighborhood "character".
03/23/2024 11:02 AM	I'm at a point where I am looking to buy a house finally. I currently rent an apartment in downtown Denver; However, as my folks get closer to retirement age, they're wanting to live closer to me. An ADU would allow them a convenient living space that would help supplement the cost of the housing that I would purchase for myself and that they would need to purchase as well if we bought it together or built them we could share the cost and long-term expenses more easily and keep the family together.
03/23/2024 11:47 AM	Although ADUs may help create more affordable housing in certain parts of the city it will not create affordable housing in a high priced neighborhood such as mine (North Country Club). Street parking in this neighborhood is already limited. Adding additional ADUs will make it worse. Crowding negatively impacts the historic character of this Landmark designated historic neighborhood. Any zoning change to allow ADUs will be detrimental to historic preservation. As a 35 year resident of this neighborhood, there has been a significant increase in traffic on 6th and 8th avenues as well as the north/south side streets. Adding more ADUs will worsen the traffic and quality of life in this neighborhood.
03/23/2024 12:31 PM	Our household is absolutely in support of this program. We would start the process of building an ADU now if it weren't for the rezoning red tape that exists currently. For us it would open up an opportunity to have parents live with us and help with childcare, as well as providing an avenue for long term tenants in the future.

03/23/2024 13:25 PM	This is a terrible idea. I don't want to live next to such density and didn't purchase into that. They will all become air bnbs. Not sure who you are kidding thinking they will expand housing for people in need. That is a farce. Most ADUs in my neighborhood are air bnbs already.
03/23/2024 15:00 PM	I think this is an absolutely wonderful proposal and a step in the right direction to turn the tide on increasingly expensive housing all across Colorado. I would like to see a lot done to decrease the cost of actually building these units which currently face very steep, regulatory and building code related restrictions. As a currently stands, it would be very difficult to build more than one bedroom ADU for example. Please open up the ability for accessory dwelling units to house more than just single people or couples.
03/23/2024 20:07 PM	While I am a proponent of ADU's council should adopt rent controls or similar as in more affluent neighborhoods many of the ADU's may be used to guest quarters for family and friends. Or rent at market rate which in more affluent neighborhoods will make no dent in the affordable housing situation. That was the assumption with duplex zoning ie double the density which will bring housing costs down. The majority of Cherry Creen North is duplexes and the average sale price is north of $1M. I am seeing similar issues in Congress Park, a SF home os razed and a duplex replaces with each side costing $1M. How is this making a dent in the affordable housing crisis. Do not assume increased density will automatically reduce housing costs as if that were the economic principal cities with the highest density would be most affordable and last I checked NYC, LA and San Francisco all dense cities have affordability issues that are much worse than Denver. Just increasing density does not automatically bring down housing costs otherwise neighborhoods including LoDo and Golden Triangle would be more affordable. Of note I hold a masters in Urban Planning and understand the attraction of ADU's however without rent/uae regulations just assuming higher density will lower housing costs is quite misguided.
03/23/2024 22:53 PM	I support allowing ADUs in Denver. I believe ADUs are a great way to add gentle density while keeping residents in their homes. I encourage city council to approve the plan.
03/24/2024 8:29 AM	This would be great to allow ADUs in all of Denver.
03/24/2024 11:35 AM	I support citywide ADU zoning. My neighborhood needs more housing availability and it has homeowners who are willing to put in the upfront cost to build it.
03/24/2024 13:49 PM	The mayor and city council are doing everything they can to destroy Denver. The charm of our unique neighborhoods will be ruined. People are already avoiding Denver because of the homeless situation, the "sanctuary city" illegal alien problem and crime. So now they double down and add another bad idea to the mix.
03/24/2024 23:57 PM	I am commenting in full support of citywide approval for ADUs on residential properties. The positive applications of this change are well worth the increases in neighborhood traffic. In my own family this approval would allow us to build out a

	space for the future of our disabled child, but there are endless reasons why affordable housing is a necessity in our city.
03/25/2024 8:05 AM	How would this work in communities like Green Valley Ranch that has a metro district it or HOA? Will design approval be required? We already struggle with parking congestion on some neighborhood blocks this sounds like a nightmare.
03/25/2024 23:19 PM	Hearty support for allowing ADUs throughout Denver.
03/26/2024 11:08 AM	I am in favor of the ADU zoning code project in Denver. I live in Denver and I think ADUs are a good way to lightly increase the density of an area without a massive influx of people or traffic. If I had the ability to make an ADU at my house I would definitely take Denver up on that opportunity.
03/26/2024 13:21 PM	I strongly support ADUs allowed Citywide, AND in historic districts. Historic districts should not be exempt. Historically, homes in Denver often had carriage houses and still do today, many of which are actively being used as ADUs. It would make no sense to exempt historic districts from building ADUs. Please support ADUs in historic districts as well as all other districts.
03/26/2024 17:02 PM	ADU in all residential districts is a great idea and I am supportive of Denver's efforts.
03/27/2024 8:26 AM	Very supportive of this initiative! As a homeowner in Globeville planning to build an ADU this is extremely supportive of my goals and I think would be great for the city.
03/27/2024 15:08 PM	Please allow ADU's for every home! Housing is too expensive!!
03/28/2024 12:00 PM	30 year resident. I am against additional ADU zoning. I believe it would continue to increase the % of homes owned by investors vs. homeowners. And investors would happily continue to purchase property with the idea of having two rental units on one property. The increase in the number of unrelated parties living together was also thought to help Denver housing affordability. It has not. It only enabled home owning investors to increase the number of people within their units while earning more in rent. It was foolish. So is the ADU idea. We can't even get investors to register their rentals with the city. I have reported over 30+ individual homes that are rentals that don't have a license. The city can't enforce current laws, this will make matters worse.
03/28/2024 18:38 PM	I think this is a great first step towards solving our housing crisis. The neighborhood-by-neighborhood approach is too cumbersome and time-consuming. Very much in favor! (I live in district 10.)
03/29/2024 8:39 AM	Strong support from east Washington Park. Denver among the least affordable cities to live in across the entire U.S. is abysmal (if not a bit shameful). A smart ADU policy, built on best practices already in place in several major cities, would allow modest increases to available rental inventory (this is not about adding AirBnB units which do not address the housing crisis). It's past time to do the right thing and help Denver edge back toward some affordability for our recent grads, new arrivals and seniors.
03/29/2024 9:44 AM	I live in North Park Hill and would love to have an ADU to help provide me extra income and help to house people who need it!
03/30/2024 8:45 AM	I support citywide ADUs!!

03/30/2024 9:13 AM	Absolutely support it!! This also supports families that have older adults and people with disabilities that want more privacy and independence, but be close enough to family.
03/30/2024 19:12 PM	"Opponents of ADUs often cite limited parking and increased traffic as reasons to block their development." -Denverite This is why it's vital to support public transportation. "We want housing costs lower, but don't want an increase in density and won't support transportation services." Your density "problems" have solutions y'all.....
03/31/2024 10:19 AM	As a resident of the University neighborhood, I'm very excited to see this plan for citywide ADU zoning. Denver needs more smaller, affordable housing units and this will help address the housing shortage. I hope the Council is also considering how to ensure many of the ADUs become long-term housing or rental units, without opening them to short term vacation rentals.
04/01/2024 10:18 AM	I would be very excited by the ability to have a quick and straightforward way to add an ADU to my property. Homeowners should have the right to add an ADU without approval by neighbors or other people. It should be allowed on all residential sites.
04/01/2024 13:14 PM	I've read a lot on the website about heights of ADUs. I did not see particular requirements for homeowner lot size and adding an ADU. What are the parameters for lot size and adding an ADU? Are there any rules/regulations for these additions with regard to yard size? For urban areas, I don't think of these ADUs should be allowed to be higher than the existing house, including over garages. I didn't read the new zoning rules, but for 50 years a homeowner wasn't allowed to build over 30 feet high. Our skyline is already ugly enough. I doubt ADU homebuilders are going to consider esthetics or higher-quality materials. This isn't about housing as much as it is about money. I don't see that enough consideration has been done with regard to older, purposefully-designed neighborhoods. I'm concerned about size and height.
04/03/2024 15:22 PM	What is the timeline for completing the ADU project to when the City Council will introduce and pass an ordinance? How can I get involved in the process?
04/03/2024 21:38 PM	Zoning is precious to home owning as a protection of their most valuable possession. People invest in homes counting on stability in zoning and the neighborhood that they buy into. Case by case considering specific effects on neighbors is better than citywide changes. Also changing the number of unrelated renters citywide is a threat to neighborhood tranquility.
04/03/2024 21:42 PM	I support this proposal. I live in South Denver and neighborhood that is own suburban but I live on a corner lot and there is plenty of space for me to add an AU. I would do this if it was allowed.
04/03/2024 22:54 PM	Are ADUs required to have direct access to street?
04/03/2024 23:30 PM	Yes to ADUs citywide! I live in Montclair and was very disappointed the change wasn't approved in our neighborhood. Makes more sense to do it citywide anyway!

04/04/2024 19:43 PM	Denver's housing shortage, particularly affordable housing, is severe. But allowing ADUs throughout Denver would not solve the city's housing crisis. In fact, I believe allowing ADUs throughout Denver would create a new problem related to the environment. Looking to California as an example, sweeping ADU approval has ignored the ways that sites' environmental characteristics (e.g., slope, wildfire hazard, flood risk) intersect with housing needs. How would allowing ADUs all over Denver impact storm water runoff? How much worse would the Marshall Fire have been if the area had been built up with ADUs? How much habitat for natives species will be lost if Denverites built ADUs instead of the City investing in more vertical/dense options (e.g., townhomes, apartment buildings)? How would permitting ADUs throughout Denver impact the City's tree canopy, particularly in neighborhoods with lower tree coverage? Climate change is happening, and Denver needs to address it head on. If ADUs are going to be permitted throughout Denver, then the City should ensure ADUs have design solutions that minimize their environmental impact (e.g., green roofs, sidewalk berms to offset stormwater runoff, requirement to keep trees). The City must also make a stronger effort to reduce air pollution and invest in improved public transport for all of the new people coming to fill these ADUs. Before making any decisions, I'd encourage the City to appropriately investigate and measure the environmental impact of allowing ADUs. Those involved in discussions on ADUs should read the Biden-Harris Administration's "National Strategy to Develop Statistics for Environmental-Economic Decisions." The City should calculate and assess the environmental impact of allowing "gentle density" through the unknown number of ADUs that would be built (tens of thousands?) versus the environmental impact of building more concentrated, dense housing options.
04/05/2024 8:30 AM	I support the expansion of ADUs ONLY if the properties are limited to use for long-term rentals. If we greenlight the expansion of ADUs without requiring those units to be used for Denverites, a large portion of the properties will be used as short-term rentals. We already have rules in place for short-term rentals but without some sort of restriction or incentive in place, there will be no reason for owners to use their properties as long-term rentals, focusing on providing more housing options to local residents. Question: What is Council doing to ensure the expansion of ADUs is truly focused on increasing housing supply versus a potential expansion of more short-term rental units?
04/05/2024 18:34 PM	I think it's really important that Denver allow ADUs citywide. It's an important way to increase density in our neighborhoods. Please allow ADUs citywide as soon as possible. Thanks!
04/07/2024 10:06 AM	I am a homeowner in Five Points Neighborhood. My neighbor has been trying to build an ADU for. years and it has been exceedingly laborious, with costs adding up, his time wasted, and a boatload of redcap. I would like to build an ADU but seeing his issues I don't see it as feasible unless the regulations are more reasonable. I hope you will address building an ADU in historical neighborhoods. The housing crisis in

	Denver is untenable. Don't let moneyed interests stop this from passing. That is not democracy.
04/07/2024 11:31 AM	I live in Southmoor and would like to see basement suites and ADUs allowed. We currently have limits per our HOA that limit 1 family per house/property. I think zoning should be in place for safety and consistency in neighbourhoods where that's a concern.
04/07/2024 11:53 AM	I think this can be a good idea but there does need to be strong requirement's in place to maintain the dignity and style of a neighborhood. I think the accessory building needs to fit in with the building style of the home and in an appropriate size in relation to the home on the property(much smaller). Neighbors should have the right to weigh in on the design of the accessory building,, what if it lowers the value of their home because it blocks a view, kills tree roots or is very near their house as to add noise and lose privacy. This should not even go forward until resources are available to enforce current zoning laws, like not parking cars on grass or dirt in place of a driveway. The number of cars per property should be limited. You could have a rental house with an accessory unit and easily have 8 adults living on one lot.
04/09/2024 8:00 AM	While we personally would prefer not to have ADUs everywhere, in the event this passes we have two comments to the proposed legislation: (1) Please reinstate language that would require the ADU to use materials and design elements similar to the main dwelling unit. This helps to preserve the look and feel of our neighborhoods. (2) It is imperative to continue to require that either the ADU or main dwelling unit be owner-occupied. Otherwise, allowing ADUs simply creates a significant inducement to investors to take over housing stock in Denver.
04/09/2024 8:34 AM	While the city continues it's position that ADUs will allow for affordable housing - the only thing it will do is increase to the cost of purchasing housing. I live in one of the most unnaffordable neighborhoods in Denver, East Washington Park and we have seen about 11 applications for ADUs in the past couple of years. Our neighborhood is the "canary in the mine". You cannot go a block in our neighborhood and not see a developers scraping and building a spec house - I can guarantee that the majority of these spec homes will have ADUs as the cost efficiences of building both are much better and the ROI on the additional square footage raises their profits. We have a case that submitted a permit for an ADU - and their comment was "I'm not walking away from additional sq footage that will help increase my profit" another case the owner is building an ADU with a basement (an additional rec room, garage for their cars, and a second floor - BTW they appplied for a variance for additional sq footage and received it. Another case was speculative - the property is a rental and the owner does not live in Denver. Personally, I like ADUs, but the city needs to understand the impact of a city wide re-zoning on the price of housing. Affordable housing???? The only initiative that is truly addressing this is West Denver Single Family Plus project.
04/09/2024 9:02 AM	I think neighborhoods should decide for themselves. No citywide ADU zoning code. bRT is already messing up parking in our neighborhood! J. heagstedt, South City Park

04/09/2024 9:13 AM	Please permit ADUs throughout Denver and get rid of the slow, wasteful process of rezoning each neighborhood! ADUs will help address the housing affordability crisis, help the City's push to address the issue of people experiencing homelessness, and allow folx to remain in their homes with a bit of extra $ from renting their ADU. The critics' argument about "crime" is simply fear-mongering. We are better than that. People always fear change, but we need to adapt and ADUs is a good way to do it.
04/09/2024 10:33 AM	ADU's seem to be one of the most sustainable tools we have to support density, housing shortages, housing costs, etc. The multi-use nature of them allows for supplemental income, supporting extended family members, and an avenue for people to get into a new home. I am strongly in favor of supporting ADU zoning citywide.
04/09/2024 10:43 AM	Historically most affordable housing in the city has been provided by small family landlords, so encouraging ADUs would both provide families more income, give high quality affordable housing where people want to live, and help Denver grow more gently. Denver is not full! And single family only zoning is holding us back on our climate and economic goals
04/09/2024 13:01 PM	Fully support citywide ADU zoning. Do not include parking minimums. I am also supportive removing single family housing zoning citywide if we are talking sweeping zoning changes.
04/09/2024 13:07 PM	I'm all for citywide adoption! We need more housing, but we don't have more land. Many of us homeowners are in the sandwich generation, where we have aging parents and kids. We don't want to move because our kids are established in school and we're established in our communities...but our parents need our help. ADUs will keep a lot of us in Denver instead of moving to the suburbs for more space.
04/09/2024 16:41 PM	I am in favor of citywide ADUs. I live in Harvey Park South and would love the option to build an ADU someday.
04/09/2024 20:26 PM	100% in favor of allowing ADUs throughout Denver, but specifically in Park Hill where I live. There is historical precedent(carriage houses), as well as several newly built examples that fit well in the neighborhood. These could allow current homeowners to rent to people that work in the area that aren't yet ready or unable to purchase a home.
04/10/2024 10:07 AM	I strongly support the project to expand ADU zoning city-wide. All residents of Denver and Denver businesses stand to benefit from the increased access to housing and gentle density that ADUs promote.
04/10/2024 11:07 AM	I totally support this city-wide rezoning effort, instead of the patchwork neighborhood-by neighborhood approach that is currently happening. Our affordable housing crisis demands every possible piece of a multi-faceted effort, and city-wide streamlining of the ADU permit process is one of those pieces. This would also permit more people the ability to stay in their homes.
04/10/2024 15:56 PM	I think this is a great and commendable idea -- one worthy of investing in. In my case, there are conflicting reports on-line as to whether I do or do not qualify for one which would be resolved if this was available citywide. This option is great for my family as they age and want to stay close together. As noted, even if approved throughout Denver, it doesn't mean all qualify or that all will build, but it's a lifeline for others and there's always opposition to change and reasons given why the status quo should remain, but they seldom materialize into the scenarios proposed by opponents.

04/10/2024 16:49 PM	Thank you for working to make ADUs possible in Denver. Please help make the process easier and clearer for residents wishing to build ADUs for elderly/disabled family members. Since our wheelhouse isn't ADUs/construction/etc, we're not very knowledgable about how to do the whole process, or where to start, so making a clear (infographic maybe) explanation of the process would help us know where and how to start, and how long it might take. Also, having a list of reputable companies to work with so that we aren't scammed. Also, resources to help those who are constructing ADUs for disabled family members (funding, companies, etc). We live in the city of Denver in a suburb area (near Fort Logan), and wish to build an ADU for my disabled sister who lives with our growing family (the noise level and other factors in our home are affecting her health, but we all wish her to continue to live with us so we can care for her as she requires). I also have a disabled 4-yr-old son that might live in it as an adult, if my sister's health ever gets better. I'd like to get started with the process but it's difficult to know how to start, who to talk to, how much it will cost, the time it will take, etc. Thank you!
04/10/2024 16:58 PM	I fully support a city-wide ADU approval, but I would prefer a legal change that made every single family zoned home into a two-family. A recent op-ed in the NY Times about a town in NJ which has such a law explained all the benefits to that community, including higher property values, better tax base, a thriving community.
04/10/2024 18:52 PM	What a great idea, to allow these. But as a 'freedom of choice' for property owners, since I can't see how a brand-new build in this high-priced economy would result in an affordable rental. Would also be interesting to see more leeway on alley and side setbacks so as a) to replicate old side/alley zero-lot-line construction, and b) to not obscure the sun, maximize lot space, and not create arbitrary forms just to comply with setbacks/restrictions.
04/11/2024 0:05 AM	ADUs are great! We need more housing!
04/11/2024 7:42 AM	I am all for it the cost of living has become outrages expecially for new homebuyers
04/11/2024 7:55 AM	This should be enacted effective immediately. A zoning change doesn't force anyone to do anything. It is simply the end of a decades long embargo on gentle density. We should have done it years ago.
04/11/2024 11:00 AM	Are ADU's required to have off street parking space for the unit? I feel as if this is a must. There is no parking in the city, especially capitol hill as is and adding more housing without a plan for this is a concern.
04/18/2024 8:57 AM	For my family, this would mean the difference between leaving Denver or not. Our bourse currently doesn’t meet our needs of having a third baby and my elderly father moving in. To buy a house with enough room, we’d need to move south of Denver. An ADU would allow us to stay. Please make this happen so we can stay in the city we love! Some houses make it difficult to meet the exact zoning codes for a detached ADU. Will variances be allowed if it meets the spirit of the code? Thank you!

04/22/2024 8:10 AM	Strongly support allowing ADU based on an objective standard (square footage, etc.). Proper use of Additional Dwelling Units (ADUs) may be an extremely efficient tool to fight homelessness. This has been proven by a number of studies and actual experiences of communities, including cities in California. Please see below. https://cayimby.org/news-events/press-releases/new-report-highlights-success-of-policies-legalizing-more-homes/
04/22/2024 21:28 PM	Please for the love of god legalize ADU's. and while you're at it, remove heigh restrictions and legalize apartment complexes in general. Do we want to be mediocre? Do you want to be mediocre? We need to grasp this historic opportunity at the hilt and BUILD.
04/24/2024 7:28 AM	Please confirm: Is this new code approved? Did the code always require an owner to occupy the property hosting the ADU? Is a permit required to allow the ADU? How do I confirm someone got the permit?
04/25/2024 8:45 AM	Please, move forward with the citywide ADUs policy!! We need more density, we need more affordable housing, and we need more sustainable options that can only be carried by higher density. We also need this policy because it offers an economic opportunity to many residents, instead of a few developers/institutional investors who benefit from higher density developments. We need more than ADUs, we need the opportunity to build duplexes, triplexes and townhouses as well. Please, approve this policy!
04/26/2024 22:50 PM	So nobody can add a mother in law suite in denver?
05/01/2024 14:25 PM	Please approve the citywide rezoning to allow ADUs
05/01/2024 16:00 PM	I would support this fully. Having an ADU on our house allows us to more affordably live in the neighborhoods in Denver that we like. We would like to move back to the Wash Park neighborhood, but the Zoning doesn't currently allow for ADUs.
05/01/2024 17:29 PM	I am for citywide ADUs
05/01/2024 18:51 PM	I would like to see if my property build an ADU and how do I apply for assistance.
05/01/2024 19:43 PM	Yes, I would like to see all of Denver allow ADU's. That is the first step. The second is creating financial assistance...350K is out of most people's reach. If you can buy a prefab unit for 80K from Studio Shed there is no way the final cost should be so much. Maybe Denver can partner with some of these prefab companies and contractors so they can get the volume they need and cut the consumer a break on the price. Just some thoughts. Thanks
05/01/2024 19:57 PM	I'm very interested in this program as we would be interested in adding an ADU on our property in Congress Park.

05/02/2024 4:37 AM	Do not rezone the entire city. Do not add ADUs or more increased density. Denver is far from being a place with the highest rents, not even top ten. I've worked my whole life to be able to afford living with some space around me and had to move to deal involuntary rezoning of my R1 neighborhood to R2. I started in very inexpensive apartments which were not great (cockroaches) but now own a home. Rezoning resulted in 6 properties being under construction on my street with no parking. It was terrible and especially bad for my small children. People deserve to have the option to live in a quiet single family neighborhood if they want. Stop the madness especially from the planning department.
05/02/2024 7:15 AM	ADUs are a safe and controlled way of adding housing in a city with lot of homelessness due in part to out of control rent costs. I'd like to see these easier to have permitted and constructed. The first way we begin doing that is by correcting the problem of slow permitting in Denver. I am hearing stories of waiting nine months, 18 months, sometimes longer for changes to existing homes. Sometimes parts of people's homes are out of commission waiting for permits. I really don't think that is acceptable, and it directly affects access to the building of ADUs.
05/02/2024 17:04 PM	Please redone the whole city for ADUs.
05/03/2024 9:53 AM	Allowing ADUs in all of Denver is the right thing to do. It will create more housing stock. Fast track those that will be long-term rentals.
05/06/2024 12:34 PM	I have participated in virtual meetings and email conversations about ADUs in the past. I live in District One where my neighborhood already allows ADUs. I have two concerns: Will owners planning to build an ADU be required to communicate with affected neighbors? Are drawbacks, such as effects on solar access, loss of trees, privacy and greenspace, etc, being discussed at some level by someone? Thank you.
05/07/2024 1:32 AM	Denverites badly need housing at all price points, but especially affordable and attainable housing. Expanding ADUs to all neighborhoods makes sense and provides options and flexibility to our citizens. It is a step that also builds and enhances community and safety.
05/07/2024 6:43 AM	How do I request a re-zoning on my property to allow for an ADU? I am a propent of this initiative.
05/07/2024 10:50 AM	We have plans with the city right now to build an ADU in the basement of a new build. It will have a 1/2 address. We are thinking we may have to forego the ADU due to the costs of the shoring, basement excavation, and the permit fees. It seems we will have to pay a sewer tap fee of about $6,000 twice and I think the water tap fee twice as well. We could build a bigger SFR w/out an ADU and only pay these fees one time. Does the city want people to build more affordable units? Supposedly the answer is yes. So, why would the city add an extra $6000 onto the ADU build for the same infrastructure as a SFR? I'm going off info I'm not 100% confident in, so I would also like confirmation on it. I would also like to know if there are any incentives for building an ADU (around 38th and Federal). The costs for our project are getting to the point where we may have to scrap the ADU. Less affordable housing, more homelessness... Please follow up.

05/12/2024 23:29 PM	Hello, I live at 3057 W Highland Park Pl, Denver CO 80211 and trying to figure out if we can add a detached ADU to our garage/outdoor area. Can you confirm if this is allowed?
05/15/2024 9:12 AM	Are adu currently allowed in Harvey Park. When will they be?
05/24/2024 5:32 AM	We are planning to buy a track of land to build a house at 2666 King Street in Denver. We would like to build an ADU above the planned garage. Does this site have approval for an ADU? Thank you
05/27/2024 17:10 PM	When will City Council vote on whether to expand the program to allow ADUs in all city neighborhoods (without having to apply for a variance)?
05/31/2024 18:35 PM	ADUs will just increase the density of neighborhoods and lead to more on street parking.
06/03/2024 10:22 AM	I love that we are adding density to our urban neighborhoods. This will be good for transportation and economic development, too because denser populations will enable public transportation planning operate more efficiently and retailers/local businesses to be more productive!
06/03/2024 15:35 PM	can there be a lockable door between a main floor home and its basement ADU?
06/03/2024 18:00 PM	Does zone district E-TU-C allow detached ADU? and does it allow up to two stories? Does the upper story have to be 75% of first floor?
06/04/2024 21:16 PM	I am desperate for more housing options besides an apartment and an ADU would be a perfect fit for a single person such as myself. When will this be implemented and what can local residents do to make sure it happens in our areas?
06/06/2024 17:06 PM	Hello, My home is zoned U-SU-C1 Denver Zoning Code. However, it is a duplex property. I would like to talk to a staff member to discuss my project and what is/is not allowed. Our goal is to demolish our attached garage, grade/dig to sidewalk level (garage is 3 feet elevated), rebuild garage, add a small addition/ADU above the new garage. Thank you, Payton 302 542 2113
06/15/2024 15:19 PM	I like the idea of gentle density with ADUs in neighborhoods zoned residential.

06/17/2024 11:09 AM	Hello, My name is Dusti and I am a Realtor in Denver. I also have students at Columbine High School. Columbine, as a partnership to help students build real world skills, has built a beautiful tiny home fully to code and fully permitted. I am not representing them as a Realtor, but helping them find avenues to sell the home they have built. In researching Denver zoning, I came across your information. This tiny home is beautiful, as I said, but also comes with all inspections; it is ready to move onto a property. It would be a perfect option for a property owner looking to add space, but not interested in the long prospect of starting from scratch. I thought you may know some residents who have been considering working through your program to provide housing using an ADU. I'm including a link to the home, but would love to have a conversation with you about any way you can partner with us to find a buyer that could benefit from immediate availability for installation. https://sites.google.com/jeffcoschools.us/chs-tiny-house/home CHS Tiny House Showings: Bidders interested in seeing the tiny house by appointment can schedule with the school via phone at 303-982-4400, or with the Construction teacher, 720-244-8413. Serious bidders only, please. sites.google.com Feel free to email or call me. Thanks, Dusti 720-201-4756
06/17/2024 13:53 PM	I had been authorized for your ADU program but ended up in the hospital. I didn't talk to anyone for the scheduled appt. I didn't follow up because I had a specific ADU I wanted to build that was different from what you had to offer--I want a one car garage with a very small studio above. How can I apply to ave this kind of ADU built, and do I need to, or can I try again to partake of the program the city is offering with the hope I would be allowed to build what I want? My own home is only 648 SQ feet so I don't want an ADU twice as big as my own house.
06/18/2024 14:19 PM	Hello, I live in an ADU with its own address separate from the main property. Can I buy the ADU off the owner? How would it work with deeds and such.
06/20/2024 12:34 PM	Can the city provide a map of Denver that shows where there are zoning clusters that allow ADUs?
06/21/2024 13:12 PM	Hello, i was wondering if my property at 335 N. Clarkson St qualifies for ADU? Thanks Mirza Mirza

06/26/2024 13:57 PM	I own a property at 1896 S Cook St. I see on the ADU map that my neighbors at 1925 S Cook St and 1880 S Munroe St are zoned for an ADU. Am I zoned for an ADU as well under the new guidelines? If not, how do I apply for this so as to match my neighbors ability to build an ADU? Thanks!
07/05/2024 10:50 AM	I have an attached ADU in the form of a basement mother-in-law apartment with a partial kitchen. I would like to obtain permission, if needed, to convert the partial kitchen in the ADU to a full kitchen which means adding a stove/oven. What is required to apply?
07/16/2024 14:54 PM	Where do I do application?
07/16/2024 19:17 PM	What's the situation for adu at 2225 w 46th ave ?
07/18/2024 23:25 PM	My property zoning is U-TU-B. Urban two unit. The new code says in single unit zoning you just live in the primary residence to use the ADU as a long term rental. Since my property is zoned for two units, am I able to use both properties (primary being a single family home) as long term rental properties?
07/23/2024 10:50 AM	When is the city wide aid zoning project going to be voted on/date of implementation? I have heard some rumors this should be good to go by October but have my doubts. Thanks in advance
07/26/2024 23:25 PM	Can an ADU be built on the street side of the property? We have a very long property line in the front of our house. If we cannot build to the side of our home, can we petition to subdivide our property? Our lot is over .33 acres.
07/27/2024 9:57 AM	This will lower property values, and make neighborhoods even more crowded. There is not enough parking for even single family homes. Neighborhood streets are already crowded with drivers exceeding speed limits up to 50 MPH. Allowing even more people to live there will only increase Denver problems, not solve them. There should be more housing restrictions, not less. It will increase need for more trash services, etc. Folks that rent do not take care of property like home owners. There will be more transient people living in such ADUs, create more junk/trash, etc., akin to a trailer park. At present, there are homes that have an ADU and rent and the residents break all kinds of City regulatons and ordinances continually, like parking/storing cars on City rights of way (tree line between sidewalk and curb). These people living in current ADUs though illegal do not take care of property and violate Denver's ordinances because they don't even know the rules of home ownership.. They make the neighborhood "trashy". I spend a lot of time going around and "investigating" many owners/renters in current ADUs that are not compliant at present. Neighborhoods that have greater that 90% owner occupied homes have higher values and considered nicer areas to live.
07/27/2024 10:17 AM	Please maintain current requirement that owners must live on the property that contains the ADU.
07/27/2024 10:25 AM	Love the changes. This doesn’t clarify about above garage adu and heights as most s-su-c already have garages against the alley. Will that be allowed
07/27/2024 12:52 PM	I am a resident of Wash Park East on a smaller lot. The lot next to me was approved for an ADU on a 6250 lot. It is huge. We are worried about VRBO situations, too much parking on the street, unnecessary alley activity. This will bring our neighborhood home values down and decrease the tax base for Denver County. I am

	against widespread ADU approval. The plumbing and waste management is not equipped for it either if you talk with Denver water or waste management. We can think of better ways to deal with low supply of housing. This is not a good option in the long term and will ruin our city neighborhoods.
07/27/2024 13:45 PM	Such a bad idea. This will lead to lack of parking, fewer places for kids to play outside, and the devaluing of house prices. Perhaps Denver can't actually house everyone that wants to live here. Not can Manhattan- and that's okay.
07/27/2024 14:03 PM	This is a terrible move for Denver. This will create more congestion, more AirBnB units, and more neighborhood complaints. The council should not be fooled into thinking this will reduce the cost of housing. ADUs cost over 300k to build, at a financed cost this equates to over $1800/mo in finance cost. Tack on a landlord margins, maintenance, taxes and taxes insurance, and you get a bunch of ADUs that all cost $2500-3000/mo. This is bad for neighbors, bad for neighborhoods, and bad for our schools. Vote no!!
07/27/2024 14:07 PM	I strongly support this zoning code change. Housing has become extremely expensive across the city due to scarcity. Allowing ADUs is a very easy way to gently increase density in the city's neighborhoods and build more housing relatively quickly.
07/27/2024 14:50 PM	In favor of ADUs
07/27/2024 16:23 PM	This is a step in the right direction but is nowhere near enough change to our zoning code to legalize affordable housing options. We currently have an incredibly restrictive zoning code, and blueprint Denver doesn't seem to effectively address it. It would be great to legalize apartments and condos within a 1/4mi of our rail stations and transit investment corridors per Denver Moves Transit. Constituents of Denver are consistently struggling with cost of living, and the only effective remedy is improved multimodal transportation paired with dense housing, smaller lot sizes/setbacks, and removal of parking minimums (that heavily subsidize personal automobiles while harming individuals without one). Bonus points for implementing parking lot taxes (which are used unethically to bank land for property speculation while paying almost nothing in property taxes) and parking maximums. Our current zoning code and transportation network is strangling us and must change.
07/27/2024 19:12 PM	I wholly support allowing ADUs on any single unit residential properties. We are in a housing crisis and have any aging population. This is the responsible way to go
07/27/2024 19:30 PM	Love it! We need lore housing, and we should stop restricting based upon classist ideals.
07/27/2024 19:37 PM	I do not support the change to allow ADUs on lots with a minimum of 3,000 square feet. I would support them on 8,500+ square feet minumum lots, as long as at least one parking space is provided for each ADU.
07/27/2024 19:39 PM	DEFINITELY NO!! Denver has already been harmed by vastly increasing population density in Denver county. There is NO SUCH THING as a "housing shortage " in Denver, but there IS overpopulation and over-density. WE NEED TO STOP PACKING SO MANY PEOPLE INTO EXISTING SPACE! It's destroying Denver's quality of life, creating greater risk on our streets and driving an increase in crime. NO INCREASE IN POPULATION DENSITY PER SQUARE MILE IN DENVER!
07/27/2024 19:39 PM	Denver already congested. NOT support ADUs

07/28/2024 7:17 AM	My neighborhood was already put up to vote for adu's and we said No How is this democracy when the city gets to override our wishes with their will?
07/28/2024 8:27 AM	If my property is in a HOA whose bylaws profit ADUs, does the new regulations prevail over this reg? If not, then this reg is BS. HOA rules should prevail, or be grandfathered in.
07/28/2024 8:42 AM	How can citizens stop this rezoning?
07/28/2024 9:10 AM	I own a home in Park Hill that I rent out now but expect to move into someday. I think allowing ADU's throughout Denver is a good idea. I think it benefits both property owners and potential renters.
07/28/2024 9:11 AM	I'm thrilled about this proposal. It's about time we do something to address affordable housing availability and give homeowners this option! Yay Denver!
07/28/2024 9:21 AM	Strong support for this ADU amendment. All Denver neighborhoods will benefit greatly from increasing the number of available for the community. Many of my East Wash Park neighbors take a NIMBY approach to ADU. Please know that there are those like me who strongly support the effort.
07/28/2024 11:02 AM	I've lived in East Washington Park since 1999. The lots are small and majority of the houses are small bungalows. Folks finish the basements for additional living space relegating the small garage to a storage space and their cars to the curb. Therefore, our narrow streets are already congested with cars on both sides. On weekends we get additional cars in the neighborhood due to the visitors to Washington Park parking on the streets. Plus, there are already dozens of rollaways in the streets due to new construction. I believe ADUs should continue to be decided on a neighborhood-by-neighborhood basis.
07/28/2024 11:19 AM	Against the ADUs in a city wide environment. Only in city owned properties.
07/28/2024 11:24 AM	I do not believe allowing more dense development on residential properties will help enough compared to the negatives of this over development. Apartment and condo housing would increase housing while keeping the development density in Denver down
07/28/2024 12:32 PM	This is a terrible idea! Most Denver neighborhoods cannot absorb additional housing density resulting in reduced property values, parking issues, an undoing neighborhood harmony and higher crime. High permitting and material costs will not provide affordable ADU housing.

07/28/2024 12:35 PM	Totally agree with the legislation to create more housing and accessibility for people; however, has the city thought about the ramifications of short term rentals on the potential ADU market? I foresee a situation where you have people again trying to “house hack” and build ADUs strictly for profit from a short term rental situation. This would cause the addition of available housing units to be muted and also cause construction costs in the city to continue increasing (from an already ridiculous level) as the ADU market increases significantly. I think there needs to be more of an understanding of what these ADUs would be used for - has the city conducted any of these studies or have they thought about these potential ramifications? The city has done a good job limiting short term rentals in the city through legislation, so I just want to understand whether this could be an opening of Pandora’s Box. Thank you
07/28/2024 12:44 PM	Bravo Denver for taking steps to encourage ADU development and catch up with every other mid-major city's infill plan! It *is* 2024, after all. There will always be room for the naysayers in Castle Rock.
07/28/2024 12:59 PM	I oppose ADU zoning. Will we be able to vote on it, at least by neighborhood, or will it just happen without giving people the chance to vote? I am afraid of our neighborhood becoming too dense with too many cars and also lose the peace and quiet we treasure. It feels like we should have some choice in the matter. There are already many new big apartment buildings, why do we also need ADUs?

07/28/2024 13:56 PM	Dear Denver Department of Community Planning and Development Board, I am writing to express my support for updated zoning code to allow accessory dwelling units (ADUs) citywide in Denver. ADUs offer several benefits to Denver, including: - Increased Housing Density: ADUs allow for more efficient use of existing land, helping to address our city's housing shortage. - Access to Quality Schools: ADUs can enable families to live closer to desirable schools, providing more children with educational opportunities. - Multi-Generational Living: ADUs offer the possibility for families to live together while maintaining privacy and independence. - Improved Affordability: ADUs can provide more affordable housing options, helping to address the rising cost of living in Denver. - Energy Efficiency: ADUs often have smaller footprints than new homes in suburbs, leading to increased energy efficiency and a reduced environmental impact. While ADUs have potential benefits, it is important to acknowledge potential drawbacks: - Increased Traffic and Parking Demand: ADUs can lead to additional traffic and strain on limited parking resources. - Loss of Neighborhood Character: If ADUs are used for short-term rentals, it can negatively impact the character of neighborhoods. - Construction Impacts: The construction of ADUs can cause temporary disruptions for neighbors. To encourage the development of ADUs while addressing potential challenges, I encourage the Planning and Development Board to implement streamlined processes for approving ADU permits. These processes should rely on knowledgeable professionals with input from the community, as is currently the case for most building permits, and minimize the impacts of unreasonable neighbor opposition. Thank you, Gus Moore (Washington Park)
07/28/2024 14:27 PM	I oppose this zoning change. I lived in a high density neighborhood for almost 20 years and moved into a single family zoned area specifically to get away from the noise, parking problems, problems with the unhoused, crime, finding used needles all over my property, break-ins, piles of human excrement, people using our spigot and leaving the water running, theft, drunkenness, etc. I do not want higher density and all the problems that come with it in my new neighborhood. I paid a premium to live in a peaceful neighborhood. Why would I want more people here?!? I don’t.
07/28/2024 14:51 PM	I fully support the proposed zoning changed to permit ADUs citywide. Thank you to the leaders who propose ideas that will build more housing to promote affordability and make Denver an even more vibrant and world-class city.
07/28/2024 15:06 PM	How do I find out what parts of the city will allow ADUs? The map doesn't have a reference to color codes.

07/28/2024 15:14 PM	Will the changes to ADU that are being proposed apply to condo or conversion owners ?
07/28/2024 16:13 PM	Our household is not in favor of this zoning change. We live in an established neighborhood in Denver are fighting to keep our streets safe. Crime has increased in the area, and we do not want to invite a problematic population in the form of excessive rental units into the neighborhood. We live within 1 block of an elementary school, and it is our priority to protect our investment, our children, and property rights.
07/28/2024 17:46 PM	If covenants prohibit ADUs, would this zoning change override the covenants?
07/28/2024 19:26 PM	Thank you for the information. I understand that this will help with housing shortages within families. I also understand that this type of housing can be "rented" to others to create a landlord/tenant arrangement. I did not see where there would be building inspections to maintain the safety of these structures when construction takes place. Many of us have experienced neighbors that do not maintain their houses, yards and backyard sheds. My only fear is safety (fire, injury, etc...). Will that be addressed as well? Thank you.
07/29/2024 9:05 AM	Thank you for taking this up, homeowners need all the flexibility we can get as the cost of living soars in the Denver Metro area. Please pass this new code to allow ADUs.
07/29/2024 10:23 AM	To clarify, the code changes are only going to allow DETACHED ADUs in the areas where they are not currently allowed, correct? If so, why not allow internal or attached?
07/29/2024 10:34 AM	Seems like a good idea, many of us have garages that we would like to build an ADU on top of to allow for a guest to stay, or even a home office outside the formal home.
07/29/2024 10:39 AM	This is Bullshit plain and simple! I did not buy an nice house in a nice neighborhood so someone can put up an Shanty in their back yard and charge rent. Create more cars on the street and god knows what living next door. You Democrats are filthy people. Put it in your Damn Boulder gated communities! Sooner I can move to Parker or other city the better and get away from you people. Signed I cant stand Democrats
07/29/2024 10:42 AM	Much needed support. I would like to see even more drastic changes, such as removing single family only zoning and at least allowing duplexes, but this is a great start. 100% support
07/29/2024 10:44 AM	I am very much in support of rezoning the entirety of Denver to permit ADUs. It will help address Denver's housing shortage and affordability problem.
07/29/2024 10:50 AM	Do not change the zoning. Denver is already overpopulated and doesn't have the infrastructure to handle more people in older neighborhoods with narrow streets.
07/29/2024 11:00 AM	ADU's will only serve to increase density, noise pollution, inhibit the privacy of surrounding neighbors, increase traffic congestion in the city and quiet neighborhoods and effect curbside parking availability for visitors and residents. Most of all, it will decrease housing values overall by reducing demand from dual income with children families who are looking for city living, quiet and secure neighborhoods....this will only serve to contribute to the flight to the safety of the suburbs and lower the overall tax revenue for the city and county of Denver. Bad idea in the wrong place

07/29/2024 11:05 AM	It is a good idea to expand to all neighborhood. People should have more option and be able to expand their living space however the number of open space within the plot should still be apply at an appropriate ratio also. The architecture look of the added on/ expansion also should be within the guideline.
07/29/2024 11:15 AM	I am very against this. My block doesn't even allow duplexes which is why I purchased here. I don't want to live on a street of airbnbs or rentals in neighboring backyards. Please address short term rentals in residential areas if you pass this. We will leave Denver over it.
07/29/2024 11:19 AM	Please clarify this project proposal with regard to allowing ADUs on lots with the owner not occupying either the existing residence or ADU as a primary residence. Will that be up to each jurisdiction to decide or permitted or prohibited by the zoning code itself?
07/29/2024 11:29 AM	Overall I support this but believe that the minimum lot size should be 4,500 sq ft not the proposed 3,000 sq ft. I live on a 3,000 sq ft lot next to another 3,000 sq ft lot and this level of density cannot accommodate another dwelling and provide a minimum level of privacy on our small lots. There are plenty of larger lots that can accommodate them.
07/29/2024 11:36 AM	I am FOR the proposed zoning change to allow ADUs. This city needs housing and this is one solution to add density and create affordable housing opportunities. Erin Reynolds North Park Hill, Denver
07/29/2024 11:58 AM	Why is that ADUs will only be allowed for Owner-occupied single family homes? I have rental properties with perfect space for ADUs and it seems to me that if the goal is to increase housing in order increase affordability, it would make more sense for all stakeholders to allow ADUs on rental properties owned by investors.
07/29/2024 12:18 PM	In the long run, I imagine that this change will increase the need for off-street parking and pressure on on-street parking. To simplify parking access, I recommend DCPD to work with DOTI to investigate the impact of changing the residential parking permit (RPP) program to a zone-based system. A zone-based system would open up more flexibility when spaces are highly constrained, allowing residents to park a few blocks away from their home when parking is not available on their block. The potential tradeoff is somewhat reduced probability of parking in front of one's home.
07/29/2024 12:27 PM	CPD should work with CASR to investigate how to incentivize/encourage offering electric vehicle charging access for ADUs that include off-street parking. In addition, CASR should investigate how the city can provide supportive code and incentives for on-street charging availability for those that park overnight on the street. For example, ADU builders could be incentivized to install posts in the hell strip to accommodate EVSEs and they could be indicated with dedicated marked spaces or assigned spaces (as with accessible spaces now). DOTI could also investigate a public network of charging points along the curb installed at the same time as sidewalk improvements are made during the Denver Sidewalk Program. This page from the UK seems to have some intriguing ideas, but I was unable to find good examples of similar infrastructure in the U.S.: https://electricbrighton.com/faqs/how-do-people-with-no-driveway-charge-their-electric-cars

07/29/2024 12:36 PM	Thank you! It's past time for this to happen! Helps with hothead housing shortage as well as helping retires remain in their homes.
07/29/2024 13:20 PM	Are you out of your minds to allow ADUs? This city cannot even begin to take care of its infrastructure, and now you want to add MORE people? Here is the reality--some problems cannot be fixed by passing a law. They are inherently structural. Witness the 1 million people population increase in the metro area since 2000. And you think that you can solve housing affordability with this measure? That is a pipe dream. The affordability train left the station a long time ago. The last thing we need is more people. We need to focus on the quality of life for folks who are already here.
07/29/2024 13:47 PM	Is the ADU required to have access to the street directly through the property?
07/29/2024 14:32 PM	ADU's should include basement units that current homeowners choose to convert as rentals. In particular, seniors that choose to continue living in their home but are burdened by the continued escalation of property tax (and overall cost of living) should be allowed to convert basement units that meet code standards in height, windows egress etc. ADU's are to expand the availability of reasonably priced units . The definition of ADU should not just be "on top of garage". Accessible should be changed to Affordable - AFFORDABLE DWELLING UNITS - THAT NATUALLY OCCURR N THE MARKET PLACE - NOAH - as it is called naturally occurring affordable housing.
07/29/2024 14:44 PM	If an HOA does not allow additional structures would this law override the HOA rules?
07/29/2024 15:27 PM	Hello! I am architect here in Denver, and one thing I have come across that I think needs attention is the relationship of GFA max. and the max. building footprint for ADUs. I am currently working on permitting an ADU above a garage, and one comment we originally received was that for this project (lot under 7,000 SF) that the exterior stair would count as part of the overall footprint for the ADU, which has a maximum of 864 SF. Given that the exterior stair doesn't count towards the ADU GFA, It doesn't make much sense to me that it would also count towards the footprint. This means that we are not allowed to max. out the GFA of the ADU because the Building Footprint would be the limiting factor. The same goes for lots above 7,000 SF as well, where both the max. GFA and max. building footprint are 1,000 SF. The only way to solve this is to remove the SF of the stair from the ADU, or try to permit the exterior stair as a separate accessory structure. To me, it seems like the exterior stair should count as an exception to the definition of "footprint" if for example it allows water to drain through to pervious area below (or maybe only for ADUs in this case). This would allow people to maximize the size of these ADUs, especially when trying to build a 2 bedroom ADU on a smaller lot, as 864 is quite compact for a 2 bedroom unit. I suspect I won't be the only one to make this comment, but I wanted to put this out there so that it can be addressed in some form, as I am sure this will come up more as the demand for ADUs continues to spike. The same question / exception could also be asked for exterior balconies / decks on ADUs, as these will count towards the maximum building footprint, which will be the limiting factor for almost every instance when designing / permitting new ADUs. Thank you for your time, and happy to answer any questions at all. Cheers! Chris

07/29/2024 15:28 PM	How does that affect my property value? I live in the bungalow's and there is not much space to build an ADU/tiny house.
07/29/2024 15:51 PM	This is a horrible idea! The city has been micromanaging landlords and now you introduce this idea!!? It's a disaster waiting to happen.
07/29/2024 18:45 PM	Why hasn't citywide ADU zoning been adopted yet? The voters clearly want it, it's in Blueprint Denver, and the current process of rezoning to be allowed an ADU just favors the wealthy.
07/29/2024 20:46 PM	In Section 11.8.2.2, the revisions require that the Owner occupy the "primary dwelling unit". Can this be revised to allow the owner to occupy the primary dwelling unit OR the accessory dwelling unit? A benefit of ADU's is aging in place. Allowing the owner to "downsize" to the ADU and rent out the larger dwelling could be a great tool for seniors to have less house to take care of and the rental income from the larger unit during retirement without substantially changing the intent of the draft language.
07/30/2024 8:05 AM	I think this is poorly thought out. I believe this will create negative street parking issues with people parking vehicles in front of houses/locations which are not connected with the property being rented. Also, the impact on trash pick up and the impact on traffic flow from side streets onto main arterials. Additionally, the potential for increased crime or public disturbance from guests of renters. Basically, the same situation as created by apartment buildings. Might create an urban blight situation in the areas affected and decrease home values. Possible create a situation of urban flight. May have a negative impact on infrastructure: putting stress on the electrical grid or water mains and sewage. Overall, I think just poorly thought out. I think it will really cause urban flight and neighborhood demise.
07/30/2024 9:05 AM	So now without regulations on how many people can be in a house we're now going to have houses with the dilapidated motorhomes and trailers in the yard housing even more people. This is a way to make our city look like trash and a socialist shit hole
07/30/2024 9:29 AM	I think this is great! This gives people more freedom to improve their property as well as increase occupancy for current lots. Increased occupancy for land that already exists helps our housing crunch.
07/30/2024 11:16 AM	I appreciate the city taking these steps to comply with state law. Too often, local municipalities leave cruft in their legal code which is superseded by higher laws or court decisions, causing confusion and occasionally harm to those caught in the confusion. Reducing confusion like this is a small but meaningful way of demonstrating care to the residents of Denver.
07/30/2024 11:38 AM	City-wide ADU allowance is a terrible idea for established neighborhoods. WE CAN"T TOLERATE MUCH MORE CROWDING AND CONJESTION. Free and unlimited increase in density on existing urban/suburban lots wil ruin the quality of life in Denver while only enriching a few and housing a few who need low-cost and affordable housing. Denver needs affordable housing/low income housing but ADUs ain't the solution. Well managed and controlled existing and new developments specifically for those who need low income housing remains the only way to go for Denver to grow sustainably.
07/30/2024 11:39 AM	I strongly support the proposed Citywide ADU zoning code changes. These updates would allow my family to stay in our home by facilitating intergenerational care, first

	for our children and then for our parents. Our neighborhood can and should support more density, and Denver would be a more vibrant city as a result.
07/30/2024 12:01 PM	Removing the owner occupancy requirement is best practice and much needed. We need more housing types to be built and utilized. I look forward to this aligning with the state legislature's intention.
07/30/2024 13:34 PM	1. I would like explicit reassurance that developers/builders cannot impose a continuous 2-story wall that runs most of the length of the property. Your drawings do not reflect that but we know the limits will be pushed. A 2-story "apartment-like" wall is not neighborhood friendly and also blocks light from filtering into (usually the northern) neighboring property. Open space as in the drawings are important. What are the hard limits regarding this? 2. Does this change the total building envelope allowed? 3. Full time residency of owner does not need to be required, but residency the majority of the time should be required or it becomes similar to an unregulated, unmanaged apartment next to residential neighbors. There needs to be a responsible party that is known to the neighbors. How do you propose to control/manage that? 4. As usual, there will be no parking required, but that needs to be reviewed based upon possible number of residents. The streets cannot hold all the vehicles and mass transportation has failed miserably here. Are there limits on # of residents?
07/30/2024 13:55 PM	Why would the City decide to unilaterally allow ADU's in all neighborhoods when specific neighborhoods voted against ADU's? How does adding ADU's promote the quality of life in neighborhoods?
07/30/2024 13:59 PM	I am thoroughly opposed to the change in the zoning code allowing indiscriminate ADUs. The proposal should be subject to public approval by referendum after open discussion and public input. ADUs will allow residents to turn their personal property into rental generating facilities at the detriment of their neighbors. If Airbnbs or any other revenue generating vehicle is allowed, they should be taxed in such a way that the community benefits given the increased stressed placed on the infrastructure. Development of any kind should take into consideration the impact on the fabric of the immediate neighborhood. I am not opposed to ADUs considered on a case-by-case basis with neighborhood approval.
07/30/2024 15:01 PM	How will the ADU's affect current overlays in the neighborhoods who have had them approved by the city?
07/30/2024 15:07 PM	I would like to know what your plans are for accommodating on street parking of vehicles. In my neighborhood, parking in front of my own home is already a problem because most homeowners have turned their garages into extra living space. In other words, they don't have garages so they're already parking wherever they can on the street. When you start developing ADU's, on top of the lack of non-existent parking space it becomes even more of a problem. I don't want to have to park a block or two away from my home because someone else has taken my own street parking in front of my own house due to them wanting their own parking space.
07/30/2024 15:35 PM	There's a problem with parking on my block all the time and I don't want ADU's it already has caused parking problems in the neighborhood due to multi family units which were done without permits I'm sure , and rentals with multiple people ! Not for my neighborhood doesn't seem to work here !!!!

07/30/2024 15:48 PM	earlier in the process it seems the Citywide ADUs process was likely to address at least some of the bulk plane, floor area and other design issues that we in Baker had been working on in a zoning overlay proposal; because of that likelihood, we put our overlay effort hold; now, however, the review draft does not appear to make any changes whatsoever in U-RH-2.5 districts (majority of Baker's core); is there going to be a separate effort that will included U-RH-2.5 or is this draft the only outcome of the Citywide ADUs process?
07/30/2024 15:54 PM	We are asking how big your lot has to be for this type of zoning. Our current lot at 2524 S Clermont Street is around 10,800 sq. ft. We have a 1600 SQ. foot ranch home with attached double garage on this property. We would appreciate finding out if this area is being considered. Thank You Veralyn and Mert Plender Veralynann@q.com
07/30/2024 15:55 PM	Hello! I was looking through the proposed changes and I had a question. For Urban Edge districts, I am a bit confused on the diagrams / language that distinguish between Option A and Option B for ADUs. Would it be possible to use the Option 2 route that allows 2 stories / 24' where there is an alley present? The diagram for this only shows the driveway access / 2 story structure facing the side street. If so, then I think there may need to be an additional diagram or at least some clarification as to what Option A is representing (either a situation required with alley present, or a situation where only a 1 story structure is being pursued) and what Option B is representing (either a situation where an alley is not present, or a situation where a 2 story structure is being pursued). Any help would be greatly appreciated. Thank you!
07/30/2024 16:22 PM	I am concerned that ADU's will result in overcrowding, increased crime, and decompensation of current infrastructure.
07/30/2024 16:27 PM	If my HOA does not allow ADU's, can the new City zoning over-ride the HOA and allow ADU's?
07/30/2024 16:38 PM	This is much needed and greatly appreciated to add the ability to construct ADUs in residential zone districts through out the entire city. Fully support the city wide ADU update to the zoning code!
07/30/2024 18:36 PM	Again, you are trying a one size fits all that just doesn't work! Not all lots are big enough for ADUs, not all current housing was built to have an ADU added to it if one won't fit on the lot, not all lots have clear, safe, access for ADUs, not all neighborhoods are set up for ADUs. To blanketly state that ALL single family houses can have ADU is just stupid and disregards such things as fire codes, traffic needs and state/federal traffic requirements, health codes, etc. Each lot needs to be looked at for an ADU with all of the above information taken into account before a blanket "sure go ahead" is given. Why are you refusing to enforce other laws such as fire codes, health codes, etc.??? Are you that WOKE that you are willing to chance families burning to death because you refused to follow the International Fire Code that Denver is supposed to be following just so you can sqeeze more families in less space??? Or do you want to kill whole neighborhoods stuffed with to much building in to little space when they go up in flames? And if the cars for all of those residents block the way for fire trucks, what then???? Have you no shame! Oh wait, you took the same approach to getting rid of zoning as well!

07/30/2024 18:50 PM	I support the effort to allow ADUs citywide. ADUs are one tool to incrementally resolve a bit of Denver's housing crisis with added density. Allowing ADUs citywide is an incremental step towards this goal. Also important to this decision are the additional benefits density will bring: more blended/single family housing, more walkable neighborhoods, expansion of non-motorized transportation networks, added utilization of BRT and public transit, and an overall reduction of carbon emissions. Please support ADUs citywide in Denver.
07/30/2024 19:02 PM	Hello, where can I find info for new ADU building codes for the E-SU-B zone?
07/31/2024 6:33 AM	This is a poor attempt to "address" affordable housing challenges facing the city's residents. It is easy to see unintended consequences. There appear to be no limits to require units to meet any affordability standards, no addressing of short-term rental issues, and nothing addressing additional infrastructure needs. Bad idea!
07/31/2024 9:30 AM	Pure and utter bulshit you Democrats eoukd try this crap. Nothing more then decay of of neighborhoods. I didn't buy a nice house to have someone build a Fing Shane in thier back yard for some reprobate to live in!!! I will move out of this city first time we vs. To get away from you people. Put it in your own gated fucking Boulder communities you cone from! You should be required to live in den er proper to serve. Sincerely Russell
07/31/2024 11:21 AM	What about parking in the neighborhood, where is everyone going to park? When we had rentals on the street, we couldn't park in front of our house or even get out of the driveway sometimes.
07/31/2024 11:25 AM	I appreciate the city's efforts to update zoning to allow ADUs and explain the changes clearly to Denver residents. This change is very helpful for myself and my family, as it will allow us to build an ADU on our single-family property in North Park Hill to provide an affordable option for my mother and stepfather to live. I hope that the city will prioritize making the building requirements and permitting process clear and easy to understand for homeowners like myself who do not have any experience with ADU construction. I understand that it will be important to meet those requirements, and I hope the city continues to prioritize clear communication so that the intended benefits of the ADU regulations can be seen by people like me and my family. I am also submitting a separate question asking about the permitting and building requirements.
07/31/2024 11:29 AM	Is there any information available on the ADU building requirements or permitting process? I am a North Park Hill resident. As I submitted in a separate comment, allowing an ADU to be constructed on my property will be an incredible help to my family as it will be an affordable option for my mother and stepfather to live. Any information you have would be helpful - thank you!
07/31/2024 12:13 PM	I am totally against this zoning change. It will make our city a crowded and unregulated third world country city. We do not need this kind of zoning to help people make more money on Airbnb rentals nor house more people than intended in our neighborhoods. If this passes I will do my best to vote out all those that voted in favor of it. Let's stop trying to crowd our neighborhoods with more people, which was never the intention of our zoning to begin with. Stop forcing this stuff down the throats of our community for the benefit of a few who want to make money off of this.

07/31/2024 13:56 PM	Dear City of Denver Council members: I am writing to express our concerns about the proposal to permit Accessory Dwelling Units (ADUs) in our area and Denver. Firstly, we are worried that increasing the number of units could lead to overcrowding. This could potentially compromise the safety and cleanliness of our neighborhoods, which are essential for maintaining a high quality of life. Secondly, traffic congestion is already a significant issue in the Denver area. Adding more housing units may exacerbate the problem, leading to even worse traffic conditions. Additionally, increased traffic could contribute to greater street and road pollution, which might negatively impact our health and well-being. We urge you to consider these concerns carefully as you evaluate the proposal. It is crucial to ensure that any changes made will not detract from the livability of our community. In addition to the above, I am writing to request consideration for improvements to the street median and surrounding areas along Sheridan, Federal Blvd and Alameda. Specifically, I propose the following enhancements to beautify these important routes: 1. Widening the Street: Expanding the roadways to alleviate congestion and improve traffic flow. 2. Street Median Enhancements: Adding trees, flowers, and decorative rocks to the medians to create a more attractive and welcoming environment. A well-maintained median will not only enhance the visual appeal of the city, but also contribute to a pleasant driving experience, similar to the aesthetics seen in the Denver Tech Center area. These improvements would contribute significantly to the beautification of our community, making our streets not only more functional but also more enjoyable for residents and visitors alike. I believe that investing in these enhancements will greatly benefit our area and improve overall quality of life. Thank you for your attention to this matter. Sincerely, Kobee and Jacline Nguyen
07/31/2024 14:10 PM	I am IN FAVOR. We need ways to create better density - and local community -- given such a geographically large area like Denver Metropolitan.
07/31/2024 14:13 PM	Does the ADU apply only to single family homes ?
07/31/2024 14:30 PM	Are ADU's only allowed in residential districts? If so, please provide description or map of the residential districts in Denver covered by this new ADU provision.

07/31/2024 15:37 PM	I have reviewed the proposal regarding the ADU changes here in DENVER. Currently the parking situation is at a all time level of shortages. With these changes, is it granted that tenants (as I assume most owners will rent these units) cover the parking. In my area off Girard, Hampton heights for example, the apartments along the way consume all street parking with no cleanup, several cars unusable and left parked. some / many no identification or plates. People change oil and repair ON THE STREET. leaving the mess behind. Futhermore on S Chester Court there are already owners that do not tend their own lawn and no one seems to police this. 3 foot weeds and Gound cover are found on 2 of the homes on my street, adding more housing to property owners that can not handle what they have now is going to drag the area down.
07/31/2024 16:00 PM	Hi my name is Irene,I live in Denver and I want to add a ADUs in my house,what I need to do?
07/31/2024 18:01 PM	I support the proposed changes to Denver's Zoning Code to allow ADUs on residential properties throughout the city. I believe this will help create more affordable housing which we desperately need.
07/31/2024 18:30 PM	Hi, can I do an ADU in my basement? And add a stove and fridge ?
07/31/2024 18:30 PM	I do not agree with this at all. This will degrade neighborhoods. By doing this you are taking away the social fabric of hard working citizens. Our neighborhood will fight this. Jason Kunkel
07/31/2024 21:20 PM	I didn't object when you let individual communities vote to accept ADU's, but this blanket approval disrespects the communities - it is a Communist takeover. You are pushing more density and more people while city services fail service the existing tax payers. Shame on you.
07/31/2024 21:28 PM	I am an anti-displacement attorney and environmental advocate. I encourage CPD to quickly permit not just ADUs but also many different kinds of missing-middle multifamily housing throughout all of Denver. The housing shortage engineered by current exclusionary zoning has made housing inordinately expensive and has involuntarily displaced tens of thousands of Denverites from their communities. This is a grave injustice that must be rectified. The Denver metro also has crises of sprawl and air pollution from car dependence. It is also highly unsustainable, with the average Denverite having a carbon footprint many multiples of any sustainable level of emissions. Legalizing ADUs and missing-middle multifamily would allow people to live closer to work, school, and amenities, allowing for better walkability and higher-quality, more frequent transit. Denverites can afford to wait any longer on housing affordability and the environment. Please act now.
07/31/2024 23:03 PM	I think it's a good change to allow more ADUs. The average family size is getting smaller, so encouraging the building of ADUs can create more housing for the city.

08/01/2024 6:20 AM	Hello, I hope you're doing well. I'm having a hard time understanding the map to see if our property is zoned to allow an ADU unit. Our address is 689 South Downing St. could you please let me know?
08/01/2024 8:28 AM	I am concerned about parking. Increasing density results in more cars. Most homes in the Washington Park area, where I reside, have parking either by attached or detached garages. Many garages are not used because they are too small or used as storage. When additional dwelling units are allowed parking is impacted. I want minimum onsite parking requirements for two vehicles. One space per dwelling unit.
08/01/2024 8:55 AM	Allowing ADUs in all areas of the city would be an unbelievably poor policy choice. If the city had any concern about affordability, perhaps it would stop subsidizing so many properties, lining developers pockets and creating an artificial floor on housing costs. We can not manage to permit current building projects in a reasonable timeframe currently which already drives up costs. Adding ADUs will increase density in areas of the city lacking infrastructure for additional people. Neighborhood diversity will be diminished, and only the wealthiest residents behind gates in area such as the Polo Club will remain unaffected. This will increase equity across the city only as it relates to racing towards the lowest common denominator. Overcrowding areas zoned for single homes on large lots will only increase traffic, pollution, and residents frustration. This policy will destroy any semblance of middle class housing in the city through utopian social engineering.
08/01/2024 9:00 AM	As a taxpayer - I 100% support this initiative and will likely add an ADU once it's approved.
08/01/2024 9:12 AM	Given the fact that ADUs are not inexpensive to build, yet when it comes time to sell, they do not get back the money spent, how does this make financial ssens for most homeowners? ADUs and After-the-fact granted duplexes open up housing to more abuses such as absentee landlords renting both units (which is common). My next door neighbor after making an illegal triplex out of a single family, got the OK to turn it into a two-unit ADU - BUT THE OWNER DOES NOT LIVE THERE!!! Just one example of the abuses from granted ADUs... Since zoning, health, and housing violations are now "Complaint based" how will this improve the quality of life in Denver?
08/01/2024 9:26 AM	Very much in favor of the proliferation of ADUs in Denver. Let's add housing supply and make this city affordable!

08/01/2024 10:52 AM	I have an idea to better support the resident of the property considering an ADU. We should consider some type of construction loan and/or an interest rate buy down program to incentivize and simplify the loan process for building an ADU. We got a bid to design-build one and it was around 300K. At today's rates that PITI comes to about $2700-$3000 a month, which doesn't pencil out and you'd lose money on the rental. The city would also provide a palette of plans that are already designed by a local architect (similar to a new home construction development where you have a choice of 5 plans), the city would waive minor details like a 6" encroachment into the setback that would otherwise kill a project, provide the engineering, and waive the tap fees. All of these would be a huge reduction in the upfront costs for the little guy, rather than huge subsidies for large Canadian REITs who build market rate housing, for example. This way it's win win for Denver residents who can benefit from subsidies and incentives too! In exchange, homeowners who want to use the loan must follow certain rules. They must be a resident of the property (a way to soften the new state law that incentivizes investors), no cars can be registered to that address except the primary homeowner's (a way to reduce demand for on-street parking and maximize the lot for built real estate and not parking, plus would also have the added benefit of driving rental rates down and increase accountability for RTD), and must be in an attainable housing program for underpaid professionals such as teachers, firefighters, etc. I haven't really fleshed out the details but these are just some ideas!
08/01/2024 10:53 AM	I support the changes. I believe it may help with more affordable housing for both the owner and ADU occupants in the city. I am curious whether mother-in-law apartments that already exist as part of the primary residence and are not income-producing will be considered as an ADU? Is ADU permitting only required when it is income-producing?
08/01/2024 11:20 AM	I live at 4905 E Mansfield Ave. We have an HOA which enforces our covenants, 1956 Covenants & Building Restrictions, restated April 2019, filed at City of Denver Clerk & Recorder's office reception number 2019100599. They don't allow ADU's. My question is, with these covenants in place, will ADU's be allowed or not?
08/01/2024 13:08 PM	I just wanted to say I 100% approve of the allowance of ADUs citywide. It's a no brainier to allow homeowners to help ease the housing crisis by using extra space in their lots to provide additional housing. The most likely renter of an ADU is young working class people going to college or early in their careers. Having affordable housing available anywhere within the city opens up opportunities.
08/01/2024 14:01 PM	I support ADUs everywhere. I would support even denser housing options, like ones that were legal until 2010 in my home district (1) but any bit helps alleviate the supply shortage.
08/01/2024 17:54 PM	I live in Park Hill and I wholeheartedly support this zoning change. I am a senior and would like the option of one of my kids living in a separate home but close enogh to watch out for me.

08/01/2024 18:11 PM	Strongly disagree with zoning changes to allow AUDs in established residential neighborhoods. There is no requirement that AUDs conform to any particular standards or that they are aesthetically pleasing to the neighborhood or that there is any evidence they will benefit anyone other than a rich landlord or developer. A relative who lives in the Los Angeles Suburbs said the allowance of AUDs has resulted in an asphalt jungle, gates everywhere and average rents of $2000 to live in a converted garage. Please, no!
08/01/2024 20:27 PM	Im concerned about people using ADUs as airbnbs or renting them out and increase in parking issues
08/01/2024 23:18 PM	I hope that ADUs will not be permitted as Short Term Rental units. I could not find any references to STRs in the draft code document. Assuming the purpose of allowing ADU structures is to increase affordable housing options, restricting their use to long term residential occupation is mandatory to meet that goal.
08/02/2024 6:46 AM	Please continue to maintain zoning which restricts any building causing obstruction to neighboring solar. This is imperative. Thank you.
08/02/2024 9:48 AM	City wide ADUs are a terrible idea that will increase congestion and traffic in neighborhoods with historic houses and narrow streets as well as potentially decrease property values (and thus tax base). The current system where people can seek a variance so there are a limited number of ADUs is working for Denver residents and taxpayers. The proposal also makes no sense because Denver is decreasing in population and there are many vacant apartments available.
08/02/2024 10:03 AM	Will the new rules require ADU's to have off street parking? The neighbor who is looking to have an ADU already uses 3-4 parking spaces on the street instead of using the new 3 car garage.
08/02/2024 12:41 PM	How would this change the structure of our neighborhood? Wont this just be a way for a large families or groups that have a handful of people living under one roof to be allowed to do so?
08/02/2024 14:02 PM	There appears to be no language about how the occupants of the ADU access the unit? Driveway, sidewalk? What happens when it snows and ices as it does in Denver for 4-6 months a year. Do you really think I want to hear persons walking beside my home at night? Just not realistic.
08/03/2024 11:09 AM	As a resident since 1967, homeowner and real estate broker, I adamantly oppose this change to the residential zoning code to allow ADU's in the City and County of Denver or any other county, municipality in the State of Colorado. The City and County od Denver has already permitted too many duplexes, condominium, townhouse and multi-store residential units to be built, plus the allowance of up to five unrelated families to reside in a residential single family home. This increased density, reflects the ignorance, or density, and short sightedness of our Mayor, City Council and Building and Zoning departments in affecting the beauty, condition, safety, maintenance and quality of life for this once great city. It is too much for me to point out the irresponsible attitude taken by our current and past administrations in poor planning and reasonable growth in a limited geographical area. The City and County of Denver is an embarrassment to its former self. The city pride is lost due to the greed and poor long range planning of our city managers. As a suggestion, the administration should limit any further growth in city, as well as the State of Colorado, to one percent. It worked for Boulder, Colorado forty years ago, it can work for Colorado's

	advantage also. This does not even address the city's decision to be a sanctuary city. Poor decision making!
08/03/2024 16:03 PM	This is an important first step in creating more housing for Denverites, helping us ensure that housing costs can come down and that we don't turn Denver into a play land for the rich!
08/03/2024 16:11 PM	As a property owner in vibrant Denver, I fully support anything that allows us to build more diverse housing options in the city. What makes Denver beautiful is the variety of people that live in it, but property values have skyrocketed in recent years, limiting access to housing in Denver. Allowing for ADUs is a win-win situation for both property owners and for people who are looking to rent affordable housing.
08/03/2024 19:10 PM	I think it is great to allow ADUs in Wash Park! As an owner of one of the remaining older homes in the neighborhood it would be amazing to have a bit more optionality to have our home grow with us over the years. I think this could make it feasible for more families to stay in the neighborhood for longer as their life circumstances evolve.
08/04/2024 8:39 AM	No absolutely not. Washington Park residential neighborhood is impacted with lack of parking on our streets. Not all homeowners have garages. What are residents to do with extra cars on our streets, especially people who have a physical need to park in front of their house? Washington Park neighborhood is a pleasant, relatively quiet place to live, ADU's will bring more people, more cars, more noise.
08/04/2024 9:06 AM	I am supportive of ADUs to increase neighborhood density and support more housing options, especially for those who cannot afford traditional single family homes in Denver's increasingly out of reach housing market. While I support ADUs, I would like to see thoughtful restrictions on them, primarily with respect to size. I urge the city to reject 2-story ADUs, balconies, and changes to the allowable bulk plane for ADUs.
08/04/2024 12:22 PM	I personally welcome this change as a property owner in E-SU-DX zoning. However, I have some concerns regarding ADU's being rental only and would also like to see tandem home zoning encouraged as well. In my opinion this would increase supply, density, and home ownership opportunities.
08/04/2024 15:58 PM	As a 3rd generation Denver native, I used to be proud to have been born in Denver, as had my father and my paternal grandmother (1888 with the seal of Denver, in German!) I have owned rental property in Denver but exchanged two for property outside of Denver. The people in charge have ruined Denver and this would further exacerbate the problems of Denver. More traffic, for one. I have moved out, but retain a property in Denver as a rental (one my Dad built and I grew up in!). How do you enforce the resident only provision following a change of ownership? I just think this is a horrible idea!

08/04/2024 19:02 PM	My wife and I have lived in Washington Park West for over 20 years. In that time, the neighborhood has become far more densely populated, with new houses and large apartment buildings on the old Gates property, numerous new apartment buildings near Alameda Station, and practically all vacant lots and buildings in the neighborhood being filled. Traffic is far heavier than it was even five years ago. We know that we can't expect the neighborhood and surrounding area not to change, and we recognize the need for more housing. But we bought into the neighborhood expecting the zoning not to change, so that at least the few streets around us would retain their character and remain relatively quiet. Many other people have bought into their neighborhoods with the same expectation. We now have neighbors renting out parts of their homes as Airbnbs. Our neighborhood streets are now cluttered with bollards for bike routes. (I am a bicyclist, and I think the bollards are ridiculous.) Homeowners have stopped fixing their sidewalks because of the recent ballot issue. Drivers are horrid because the police aren't pulling anyone over. To me, ADUs are just another way our neighborhood will become less desirable. Allowing them is like gentrification in reverse, an intentional effort to devalue neighborhoods.
08/05/2024 8:40 AM	How can the city allow ADU's to be built in the Historic district? This ruins the character of the neighborhood. We can't even install replica windows because apparently it ruins the feel of the neighborhood. Additionally, where are all these extra people parking? 7 th Ave is going to become a pedestrian zone only ? Sounds like you need to coordinate with the transportation department and Landmark.
08/05/2024 10:21 AM	Very bad idea! Neighborhoods will be too congested with people and cars! Illegal activity can thrive on this situation!!
08/06/2024 9:05 AM	While ADUs are one way to try and increase the available housing stock in a metro area, the downside of allowing ADUs everywhere in a metro area will adversely change the look and feel of Denver's single family home neighborhoods. ADUs will increase the amount of on street parking, which will make our streets even less walkable in neighborhoods that do not have sidewalks, the majority of ADUs will be built as cheaply as possible without any consideration of matching the original architecture of the primary structure, which will certainly ruin the visual appeal of many of Denver's more historic neighborhoods. In my opinion, ADUs are the least effective way to increase the housing stock in Denver. ADUs should only be approved on a neighborhood by neighborhood basis with an approval of over 50% of the neighborhood residents agreeing to allow ADUs.
08/06/2024 11:37 AM	We have a duplex next to us on the North. If an ADU is allowed to the south it will create problems. 1. The property to the North creates parking pressure. An ADU to the south would increase this. How will the city help? 2. The city has always had us comply with historical restrictions. Will the ADU be required to comply? Do we need to comply any more? 3. As a function of the property to the north over the years we have had vandalism to one of our trees. Will the city enforce appropriate behavior? 4. Our home was built in 1928 by family. We are very concerned that an ADU will decrease out property value. How will the city help with this loss? This is a concern while as senior citizens we are impacted by an ever increasing property tax burden.

	How will the city help with this? AN ADU will alter the neighborhood quality of life. How will the city consider this? 5. The trees to the north of our property are not cared for. Will the city require ADU owners to provide appropriate tree care.? 6. Will the city provide increased policing to address the problems associated with increased density and a more transient population?
08/06/2024 13:13 PM	I am an East Wash Park resident and am registering my support for ADUs to be permitted citywide. I believe that all neighborhoods should be able to help with Denver's housing issues without the undue burden of fees and long re-zoning processes. I also believe that this is an equity issue: As it stands now, homeowners in my neighborhood may not make the independent decision to build an ADU, as residents in some other neighborhoods can. The existence of ADU design standards specific to different neighborhoods will prevent homeowners from making bizarre design choices that detract from the neighborhood character and should dispel some homeowner disapproval. Though it is not possible to please everyone, to me this proposal is fair and equitable to homeowners from all city neighborhoods.
08/06/2024 13:35 PM	In general, we already have parking, noise, litter, and trash cart issues with the requiring review and approval for most districts. Also the densification currently allowed is reducing neighborhood tree canopies and blocking passive solar gain on adjacent parcels. So, I think you need to consider said issues to maintain sustainability and quality of life before you allow these modifications. It's a matter of balancing densification needs with property rights.

08/06/2024 15:09 PM	The premise and supporting arguments upon which these zoning and code changes are being proposed is that by providing more housing options Denver can address problems arising from lack of affordable housing. The arguments include mention of problems associated with immigration, homelessness, transportation, attracting skilled workers (police, fire, teachers) will all benefit by the zoning and code changes that are proposed. I doubt that any of these groups will benefit appreciably from the changes that will bring more urban problems and challenges to previously unaffected neighborhood throughout the city. The people I'm speaking about are homeowners who chose to live where they are, buy a home, perhaps raise a family. They are people who bought into a neighborhood knowing (at a minimum) what the major housing options/limitations (apartments, condo, duplexes etc.) existed where they settled. Until recently, ADUs were just another mostly unused option that required submitting permitting applications and fell into the category of a "very difficult process". The benefits of the current ADU process was primary for personal or shared financial gain whether renting to short term renters, transitional renters, providing for accommodations for elderly parents and other relatives or friends. Are the benefits really going to change? Is their data or a model to support this being better than the current system that provide limits for what we do with our property. Citizens of Denver are faced with Denver-wide zoning/code proposals that make it easier to do the same thing they could do before without a thorough examination of the consequences of these changes. For example, without off street parking requirements for newly built ADUs, neighborhood streets will serve as parking areas for vehicles for the new ADU residents and current homeowners whose off street parking has become part of the ADU build. This is not an insignificant problem as Denver residents can see where multi family dwellings and apartments have been built and street parking reduces the traffic lanes to less than two full size cars or a car and truck for sure. Other personal, quality of life issues are going to affect longstanding resident who chose to make their home where there were mostly single family residences, quiet, tree lined streets, and nearby parks and recreational areas. Density will change the character of many areas so that the investment in their home and neighborhood won't satisfy them any longer. It doesn't seem like very good policy to change the rules that benefit only a few individuals (financially) at the expense of other residents. ADUs are not going to solve or even touch the homeless problem, influx of immigrants or affect other issues facing Denver. In the case of transportation, it may even elevate the problems. And why are we doing this? Does anyone have data to support the benefits accruing to new ADU residents or the city of Denver from this move. To current residents?

08/06/2024 15:40 PM	The proposal to allow ADUs on all single-unit residential properties is yet another way Denver government is eroding the quality of life for long time home owners like my husband and me. We purchased our home in West Wash Park over 25 years ago because of the neighborhood vibe, walkability and charm of the area. Over the past five years the addition of bike lanes with unnecessary bollards on our streets, roundabouts and huge influx of apartments - some without adequate parking - have diminished the charm and made it a far less safe place to live. The proposal to further increase the density throughout the city will just push people like us out of Denver. I spent three weeks in Eugene, Oregon, earlier this year where I observed what it was like to have a neighborhood overrun by ADUs. The neighborhood, which was much like West Wash Park, had so many ADUs that they named alleys as streets; e.g. Pearl Street Alley. The increased traffic, homeless activity and general human activity, turned a charming area into an rougher, trash filled, unpleasant place to live. A need for affordable housing can be met through apartments and creative redevelopment of excess office space. Destroying the charm and character of neighborhoods that have existed for 100 years is reprehensible.
08/06/2024 15:55 PM	If I live in an HOA run community, can an ADU still be constructed? the HOA has very strict laws about buildings on the property and will issue fines
08/06/2024 16:21 PM	I am writing to register my strong support for the City-wide ADU initiative. The Denver-wide housing inventory and affordability crisis is not a neighborhood problem, it is a Denver problem and one which must be solved by all city neighborhoods participating fairly and equally. Creating the possibility for family living spaces is a community norm and over 30 years of living, working and raising a family in Denver (originally west Washington Park and now east Washington Park) has led many of us to the place currently where parents may be able to remain, but growing and now grown children generally cannot. This is poor policy for our community overall and our citizens and families deserve better. Neighborhood design criteria (adjudicated by the City Planning Department) will make certain that local neighborhood look and feel are retained, while concurrently allowing homeowners to not only remain in their neighborhood - but their children and other family as well. Longer-term leases, not nightly rentals, will directly benefit and add to the housing inventory and, by extension, affordability. I laud those behind the citywide ADU project and am reaching out concurrently to my City Council member and the At-Large Representatives to strongly encourage their support for this timely, critical initiative. Thank you, John Wessels
08/06/2024 16:24 PM	This is a terrible idea that will negatively impact neighborhoods with additional parking and trash issues. It will hurt quality of life and property values. The city is

	already overflowing with front to back parked cars, many with expired or no plates, and trash along the roadways that is never picked up.
08/06/2024 17:24 PM	What plans are in place/anticipated to accommodate the cars of new ADU residents that will need to be parked on already crowded Denver streets? For example, will there be limitations on the number of cars ADU residents can own or will there be new parking lots added in Denver neighborhoods to accommodate additional cars? What plans are in place/anticipated to accommodate the additional trash/recycling/compost needs of additional ADU residents? The alleys are already cluttered with the existing bins. Will the existing bins be replaced with large shared trash bins such as those used until about eight years ago in order to accommodate the increased trash/recycling/composting needs?
08/06/2024 19:45 PM	Will ADUs be allowed in historic districts, such as the Denver Country Club?
08/07/2024 9:01 AM	My property address is 675 N Jackson Street, Denver, CO 80206. I would like to build an above garage ADU. Will I be allowed to build a 2 story structure in the back 1/3 of my lot? It is important for me to be able to have an ADU above our garage as otherwise, if I wanted an ADU, I'd have to take out several trees to limit the structure to 1 story. Please contact me with the answer at: 303-638-2116 (cell) or dorigousa@gmail.com (email). Thanks!
08/07/2024 11:12 AM	No thanks! A terrible idea. We have seen this done in the Bay Area and it does not solve housing crunch. A poor bandaid-type solution that does little for housing shortage but creates a host of new problems. This has not been thought through.
08/07/2024 15:05 PM	I understand the widespread adoption of ADUs in Denver is to help create more affordable housing units. Our family is all for it. As an employee for a small residential construction company in Denver I have witnessed ADU plans, in different stages of development, scrapped due to construction costs. So what does the city do to homeowners who want to build an ADU and be part of the housing solution? They hit them with more fees that total about $10K in our case. People with little "down" money who want to build an ADU from scratch, almost never do, do to building costs. It is a long term investment with huge up front costs done by those with wealth. The extra fees SUDP (about $6250 extra) and Denver Water (about $3250 extra) are prohibitive and increase the costs on a type of project many bale on due to costs. And here is the thing (!), the waste and water infrastructure would be the exact same if our build was a single-unit single family residence. They rich guy with the same size house but no ADU pays half those fees! If the city wants to promote ADUs and affordable housing, why is it charging more for the exact same permit/service? This week we will see if we are approved for financing for our family's build (two story house with an ADU in the basement). If we are not approved, the basement/ADU may have to be scrapped or the lot sold off to a developer who will most likely not include an ADU. My question is, why are the fees structured this way if the city wants to promote affordable housing and ADUs?
08/07/2024 15:26 PM	When will the vote take place?

08/07/2024 18:58 PM	Hello there, I will definitely don't want the zoning to change to allow ADUs. We are so crowded already and always have a hard time to find parking space. Please don't do this to us! Thank you very much God bless,
08/08/2024 15:10 PM	I have a question regarding ADUs and zone district U-TU-C. Currently, can an existing duplex build an ADU in the basement of the existing structure? Will the new code allow for attached ADUs for duplexes, or do they have to be detached?
08/08/2024 17:41 PM	What is the impact of the proposed changes for a property in a U-SU-B zone that doesn't have the required square footage (is smaller than the required square footage for a B designation)?
08/08/2024 18:08 PM	I am VERY against allowing ADU's citywide. This will not benefit the unhoused or create affordable housing. This will be a boon for developers who will buy up properties, knock down perfectly nice homes and add additional cheaply made units for them to make money. This will destroy the charm of historic single family neighborhoods, increase street parking to the point of not having adequate parking for homeowners. This is a bad idea all around. DO NOT ALLOW THIS!
08/08/2024 18:37 PM	I was able to attend the info session this evening (8/8) and thought you all did a great job! I went through an individual rezone and was a bit humbled by the city council spending their time and energy on my little lot! Thank you all for coming up with a systematic plan so that our council members and their teams can spend time on bigger issues.
08/09/2024 13:25 PM	I believe citywide ADU's are not a good idea. Parking on the streets will be more congested along with local traffic. The city is planning on adding bike lanes everywhere. I also have concerns about how many people will be in each ADU since these will be smaller homes. Also I am worried about them being rented out to homeless people especially since I have witnessed and hear about trash being everywhere in homeless communities. I also worry about rodents related to this. I just don't see this as a solution for our overpopulation in Denver. Thank you, Nancy
08/09/2024 15:44 PM	In 2011, the City of El Paso became one of the largest cities in the U.S. to allow ADU's citywide. However, over time it became apparent that the regulations were cumbersome, leading many property owners to either avoid building ADU's or circumvent them altogether through illegal conversions. Yesterday, the City Plan El Paso voted to unanimously update the rules, which reflect best practices. Included among the changes are: *no off-street parking requirements* *no minimum lot size* *no setback requirements when located in the rear of the property* *permitted on any residential property, including multi-family* We are 13 years behind El Paso and as an architect who has evaluated an ADU build on my property, I suspect we will run up against the same issues. Let's hope it doesn't take Denver another 13 years to get it right.

08/09/2024 16:37 PM	Denver is already beyond an optimal, sustainable population level. Adding more residential units will only exacerbate the problem.
08/10/2024 10:47 AM	How does the new ADU push effect single family homes in historic districts such as 7th Avenue, Country Ckub, Driving Park and Park Place?
08/10/2024 11:01 AM	I'm strongly opposed to the allowance of ADU's in my S-SU-D neighborhood. I moved into the neighborhood because of it's current and historical character & feel. The last thing I'd like to see is a bunch of sheds pop up in backyards of my neighbors. I know there are plenty of other comments to read through; please don't let my lack of comments minimize my strong opposition.
08/11/2024 12:14 PM	As a longtime property owner and resident of Congress Park, I'm writing to voice serious concerns about the proposed zoning code change to allow ADUs. Chiefly, the increase in density will negatively impact traffic/parking, the environment, public safety, and the overall quality of life for residents. Furthermore, increased fire hazard due to the close proximity of structures is more likely. Increasing density will also put additional strain on public infrastructure/utilities such as plumbing, water, electricity, etc. Finally, it's important to remember the lessons learned from COVID-19 where population density contributed to the spread of the pandemic and how this zoning change could jeopardize public health safety. In conclusion, Congress Park is one of the most desired neighborhoods in Denver in part because of the well thought out zoning and planning that has benefited the community for more than 100 years. These proposed changes threaten the very essence of the neighborhood. For these reasons, I strongly oppose the proposed zoning code change to allow ADUs.
08/11/2024 13:11 PM	This change affects everyone in Denver, including residents who don't have property suitable for an ADU. If Denver is truly committed to addressing affordable housing then there needs to be restrictions on ADU used for short term rentails.
08/11/2024 19:02 PM	Very supportive! This would add necessary housing and give homeowners helpful flexibility.
08/12/2024 8:11 AM	We welcome this proposed change in the zoning code!
08/12/2024 12:04 PM	ADUs are only going to add value and much needed housing supply to the Denver market. More sensible changes like this should be made. Further, more changes that would expedite permitting and zoning processes should also be made. Delays due to lack of proper staffing and overly intrusive regulations hamper growth and adaptation.
08/12/2024 12:05 PM	I do not think ADUs should be allowed just anywhere in the city. We live in a neighborhood with small lots. Cramming ADUs in will decrease the ambience of our neighborhood and will increase parking pressures. Parking pressures are already going to be an issue when the Colfax BRT is developed. Please don't forsake long-term residents and their property values and neighborhood feeling.
08/13/2024 7:34 AM	Would like to see the Citywide ADU zoning code adopted. It is still very expensive to build, so I do not believe we will see an influx but gives property owners options. We are looking at redeveloping a lot and one that is zoned for an ADU gives us an option to build a carriage house for aging parents as a more affordable option to retirement homes.

08/13/2024 16:04 PM	I am a homeowner in the Congress Park neighborhood, and I fully, enthusiastically support this program. Provided I can obtain sufficient financing, I would like to build an ADU on my property and rent it out as affordable housing. Moving to a citywide zoning on this would counteract the NIMBYism in my neigborhood that decreases our city's overall affordability. Please keep moving this forward.
08/13/2024 17:51 PM	We moved to Denver to assist with care of our oldest daughter, and our middle daughter who has a special needs son. Having an ADU or DDU would allow us and/or our oldest daughter to have our/her own unit would improve the quality of life for all. We currently live in the basement and have a bedroom, bathroom and living area. We do not really have a means to cook our own meals. While sharing meals is nice, having our own "apartment" or our daughter having the unit would be beneficial .
08/13/2024 20:21 PM	I am definitely against ADU's, a neighborhood zoned for single family should not be forced to have higher density. If I wanted to live in high density I would move to an apartment complex. We should not have to further ruin our quality of life by accommodating more out of state people. We have plenty of houses, the problem is too many people. It is not our duty to give every Californian and Texan who wants to move here cheap housing.
08/13/2024 20:45 PM	Allowing ADUs on all residentially zoned properties is a completely ill-advised move that will increase congestion and reduce quality of life throughout our neighborhoods. Creating density in residential areas can only be productive and successful if there is appropriate infrastructure to support the population density. Without a comprehensive public transit system, there will be overcrowding on residential streets with the increased number of cars per property. Why not offer incentives subsidies to develop affordable and mid-priced housing in the blighted areas near downtown and infill throughout central Denver, rather than compromising safety and quality of life in thriving neighborhoods? Plans for parking will also be critical, as we have seen the issues that arise from allowing developers to build apartments without allocating garage or lot space for each unit. Please demonstrate that the city of Denver is committed to investing in solutions for affordable housing, rather than passing on the costs to the homeowners in existing low density areas.
08/14/2024 8:37 AM	Please do this! We need every tool in the toolbox to help with housing supply. My wife and I have a son and want to have more kids but are afraid we won't be able to find housing we can afford to stay in Denver. This is one thing that can help increase supply.
08/14/2024 8:41 AM	This is a very bad idea. That is what apartments are for, not what single-family homes can support. Please do not do this, the intra structure cannot support this type of misuse of the property. We need to be able to have areas that have apartments and areas that have single family homes. This will only affect those who can least fight against it.
08/14/2024 9:50 AM	How will the city deal with the parking issues that will certainly get worse as more people inhabit the land area. Many city neighborhoods already experience a severe lack of parking and this will surely worsen the issue.

08/14/2024 13:00 PM	Please do not do this. Our neighborhood is overcrowded already. Drive down any street in the Washington Park area and you'll find there is barely room for 1 car to pass. Also, the ADUs that already have been allowed, subsidize incredibly large homes to be built as the homeowner charges a prime to rent the unit. They are in no way creating afordable housing and providing the relief you are intending, atleast not in this area. These new homes are increasing our property taxes and causing many long time residents tax hardships.
08/14/2024 16:58 PM	I understand what you are trying to achieve, however, there are unintended consequences to most kneejerk policies. What guardrails are in place to guarantee you aren't just creating more STR (short-term-rentals)? How are you going to deal with increased traffic and parking issues in residential neighborhoods? What will be the setback for ADUs? What are the GRFA limits? Height restrictions? What organization will be responsible for regulating and policing ADUs especially when you have a homeowner add an ADU to their property and market it as a STR? It takes forever for anyone to answer a 911 or 311 call for noise violations, if they even respond. This is the most idiotic policy!!! Thanks for ruining Denver as we all once knew it with beautiful neighborhoods. Finally, I purchased in a specific neighborhood decades ago because of the character of the neighborhood and now you are changing the rules.
08/15/2024 14:12 PM	Last week I submitted several questions but have not heard back. I am interested in a response. Thanks
08/15/2024 14:18 PM	What do you have to do to legalize an ADU that was built before it was allowed by this zoning change. The ADU might be original to the house (early 1950s) but I'm not sure.
08/15/2024 14:20 PM	I believe I may have made a comment earlier, but I strongly support permitting ADUs throughout the city and county of Denver. Our community is experiencing a housing crisis. ADUs would help address that problem. Moreover, the construction of the ADUs would create a lot of jobs and economic opportunity for people. I strongly support this recommendation.
08/15/2024 14:25 PM	This would destroy neighborhoods. Everyone zi have talked to does not want this. You are turning Denver into a 3rd world country. I know my neighborhood association is against this and will be fighting it. Put it out for a Vote. I guarantee you will lose.
08/15/2024 14:32 PM	I have asked this question before and cannot find it answered in the draft. How will ADU's affect existing overlays? We passed an overlay in Harkness Heights and I would hope ADU's have to follow the the overlay rules.
08/15/2024 14:41 PM	I support the Citywide ADU zoning updates! This is the right approach to provide more affordable housing throughout the city. My partner and I have been considering adding an ADU to our property. While we intend to stay at our property as our primary residence in the long-term, this update to owner occupancy rules makes us feel more comfortable to have flexibility in the future and would make us more likely to make a significant investment like this.
08/15/2024 14:54 PM	I fully support allowing ADUs throughout the city. This is a great benefit for our community and homeowners. Hopefully this is a first step in allowing greater flexibility in land use and more opportunities for various kinds of housing and

	homeowners and landowners being able to expand options and choices on their property.
08/15/2024 16:27 PM	Do the Denver residents get to vote on this? I think it is a terrible idea and that City Council should not be able to decide such a critical issue. I have lived in the city for close to 40 years and have firsthand experience with ADUs ruining a city block with additional traffic, parking, parties and property neglect that come along with the ADU.
08/15/2024 16:48 PM	I am opposed to the city wide Re-zoning to approve ADU's. Many people purchase homes in neighborhoods zoned for single families for a specific reason, which is the amount of space around and above our homes. Those of us who have paid taxes on our residences for several decades deserve to be heard. I do not believe this is the best solution to the housing crisis. I believe developers should begin building to a scale that people can afford, and we should protect single family zoning in Denver's Historic neighborhoods, such as Park Hill, where I have lived for 32 years. We don't ALL want our neighborhoods to be overdeveloped and the air space and sunlight around our homes encroached upon by 2 story ADUs! I was specifically told by a member of the Denver Planning Department that my section of the neighborhood was NOT in an area to be re-zoned for ADU's, and now I'm learning that that was simply not true. I DON'T believe this is the right solution for Denver, and I believe the current, long term residents deserve a larger voice in this decision!!
08/15/2024 17:17 PM	Has this already passed legislation-that all parts of thé city can have ADUs?
08/15/2024 22:04 PM	This adu stuff is bullshit
08/16/2024 1:02 AM	When will the final decision be made? Is there an exact date when Denver folks will know if ADU’s will be allowed in Denver?
08/16/2024 9:25 AM	What is the purpose of relaxing restrictions or regulations for ADUs?
08/16/2024 13:35 PM	ADUs are good. I own a house near U Denver and want this process to be easier.
08/16/2024 13:47 PM	We are in favor of allowing ADUs on all single family properties.
08/16/2024 21:06 PM	My wife and I STRONGLY SUPPORT this proposal. We are thrilled that our council member Darrell Watson is pushing this. Everyone wins with this legistlation. Being able to build an ADU makes our land more valuable, makes all of neighbors richer by increasing their land value, and allows us to have more full neighborhoods. That last point is especially important -- we want North Hill to be full of a variety of people, and that only happens if we build places for all those people to live. In our particular circumstance, we are exploring building an ADU for our parents to stay in when they visit us so that they can spend more time with our kids, their grandchildren. Make it happen and make us all richer!

08/17/2024 8:44 AM	Will this affect my property one way or the other, located at 335 N Clarkson St. Denver 80218? Thanks Mirza
08/17/2024 18:58 PM	The commies always come for the farms and dwellings after they destroy, property rights, freedom and the economy.
08/18/2024 12:21 PM	I write from the Mar Lee area of Denver, a dense neighborhood in population and vehicles. We have people living in tents and trailers in backyards already. Are RV's, popups, campers considered ADU's? They are usually without running water and residents use the neighborhood as their toilet. How are these regulated?
08/18/2024 15:45 PM	We would love to be able to build an ADU on our property! My husband and I are both physician residents in the hospital and struggle to drop off and pick up our daughter from daycare on time (we work before and after daycare hours) and care for her when we work weekends. We only have two bedrooms and one bath in our house, but an ADU would enable our parents to live with us for long stretches of time and help with childcare. It would make a big difference in our lives! We live in a E-SU-DX zoning district.
08/19/2024 8:09 AM	We do not need any.ore housing density in The City and County of Denver or any other front range Metropolitan area. Colorado, as a whole, needs to implement a 1% building moratorium on growth. We need to increase the value of our properties by limiting growth and sprawl, preserve our dwindling water resources and clean up our cities. Low inco.e housing is not the answer. Citizens will adapt services which require low income servers. Please stop ruining a beautiful city and state. We do not need growth!
08/19/2024 10:23 AM	Does living at the end of a cul-de-sac have any effect on zoning?
08/19/2024 12:15 PM	Many single family dwellings in uhills have already created more living space in their homes by converting their attached garage to living area. In other words, their garages are non-existent so they park on the street. If adu’s are created where are those individuals going to park. Street parking is already at a premium because many have converted their garage space. I don’t want to have to park a block away because my neighbors on either side of me or across the street have put in an ADU. How is the city going to take care of parking issues?
08/19/2024 12:46 PM	I am opposed to this zoning change. I live in a neighborhood that is dense already, and we are already lacking parking and the traffic is terrible. You're saying that the "old way" was a one-size-fits-all, and yet this proposed zoning change actually IS a one-size-fits-all and doesn't account for neighborhoods that DO NOT WANT ADU's.
08/19/2024 13:43 PM	I think you should allow the ADUs
08/19/2024 14:10 PM	I live in Park Hill, which currently does not really allow ADUs. I am in full support of this proposal to expand the areas allow to have ADU's - I think it is great. Many of the PH lots are quite large and would be able to support an ADU in some form. My own lot has a detached garage that would lend itself well to an upstairs ADU (we would build one if possible).

08/19/2024 14:32 PM	This is going to be great. Inexpensive living for family members, and for those needing a small space to get established and on their feet. Very exciting for Denver property owners and their communities.
08/19/2024 14:54 PM	We do not need to make it easier for people to sprawl into their backyards. Our block has already lost several mature trees to people sprawling into their backyards with more buildings, and it's already hotter due to the added heat island effect. Also, there is additional flooding due to the loss of permeable ground and tree cover. We should be considering limiting growth to preserve the green spaces that are quickly being paved over. I am NOT in support for adding more ADUs in our historic neighborhood. Let's preserve our trees, open space and privacy for the health and sanity of us all. ADUs are NOT more afffordable anyway, and they only cause more strain on our infrastructure, and cause the loss of our tree canopy and open spaces, as well as flooding and the heat island effect. Additionally, construction causes a huge amount of pollution, and our air quality is already terrible.
08/19/2024 15:16 PM	It is past time to implement the Blueprint Denver recommendation for ADUs citywide.
08/19/2024 15:17 PM	Please allow ADUs to increase urban density options.
08/19/2024 15:27 PM	Denver needs ADUs to be allowed and for the application process to be streamlined to help increase density, reduce car dependency and increase affordable housing opportunities from a bottom-up approach. Average housing prices in the Denver metro area have increased over 170% in the past 13 years, far outpacing wage gains and putting a lot of families at risk of being unable to rent or own a home. With the addition of ADUs, this allows for homeowners to have a supplementary source of income, and it provides for lower cost rental options for both new and low income residents. This also supports an incremental approach to development which will help provide more options for residents to live in a walkable, bikeable area and avoid the need for car use for all daily activities. This will then have cascading benefits which lead to lower greenhouse gas emissions, safer streets and more financially sustainable cities. I very much support the development of ADUs and would love to see them be adopted city-wide as an option for homeowners.
08/19/2024 15:28 PM	I'm a fan of ADUs, we need more density and more low-income housing options in the city, and ADUs help this without impacting how our neighborhoods look and feel. Big new multi-unit condos should have required retail and low-income units in every building over 10 units
08/19/2024 15:37 PM	I am very supportive of this. I would also like to see the City play an active role in encouraging or prioritizing ADUs at properties that will sign agreements to rent the ADU, rent at affordable levels, not AirBnB their ADU or "rent" to a family member for a certain period of time (like 5 years or so).
08/19/2024 15:45 PM	I support citywide ADUs. We need to make increased density safe and attainable.
08/19/2024 15:47 PM	Please loosen ALL ZONING, especially if it helps solve the housing crisis here in Denver.

08/19/2024 15:51 PM	I believe ADU's are a great option. Even in denser neighborhoods like Wash Park or Highlands for example. There are many old garages that have a real opportunity to increase housing in amenity rich communities like mine (Wash Park). The city needs to address how these can be replaced and power line infrastructure to either go under or be best applied to ADU's in smaller spaces. It is critical to increase housing, but also allow folks into communities that are filled with many single family homes. ADU's near transit is also very critical to success of this program to increase housing stock. Looking at Park Hill over on Monaco where yards are really big, but amenities might be lacking, the space could get a boost from housing options on top of homes or taking space in yards/lots. Having ADU's as an option as part of being a land owner to help support housing stock and offer more affordable options to more folks instead of loosing tax revenue to Aurora, Highlands Ranch, Brighton that also increase climate emissions is not good for our community.
08/19/2024 16:00 PM	I support the proposal to allow ADUs in all zoning districts. I think it will be a valuable tool for increasing density without major impacts to neighborhoods, providing more housing options for long-time renters - like myself, bringing more customers within walking distance of local businesses, and allowing homeowners to stabilize themselves in their neighborhood with supplemental income from a renter. Additionally, I would like to recommend that ADUs not be required to provide additional parking and that the City not adopt onerous design/development standards that make building an ADU impossible (even if it is allowed).
08/19/2024 16:17 PM	I am a resident of District 10 in Denver and I fully support expanding zoning to allow for more ADU's. Denver would benefit greatly from increased housing density and increased types of housing for different people. ADUs will not by themselves solve the housing crisis, but they do represent a real opportunity to provide some relief. For decades, NIMBYism has dictated housing policy throughout the country and in so much of the country that is still the case. I hope Denver will be one of the cities willing to stand up to them and put the needs of working and middle class residents first.
08/19/2024 16:29 PM	Love the proposed changes, we need some flexibility to help keep Denver more friendly for multi-generational and diverse households. I do not want to see Denver just be affordable for highly paid 20-somethings who leave to the suburbs when they have kids. ADUs can help with that issue. They also help with folks who wish to operate a business or simply work from home, a small simple office or workspace could really help folks who wish to generate income in their own space.
08/19/2024 16:33 PM	I bought in the historic district in 2009. For better and worse, we have made significant financial decisions about our house based on the constraints of the historic district rules and regulations. We are not against adu's but their application in historic district is not fair or necessary. ADUs should not be allowed in historic district.
08/19/2024 16:38 PM	I think ADUs are a good thing for the city on lots that have the room to support their addition.
08/19/2024 16:42 PM	I think ADU's are a great idea. The problem is the price tag. Denver should look into partnering with some of the prefab builders to get the cost down. The name escapes me now but there is a good one in Boulder. Thanks
08/19/2024 16:42 PM	Homeowners should absolutely be able to build on their property to increase available housing!

08/19/2024 16:52 PM	I'm not in support of having people rent housing that is forever tied to another single family home. I don't want to live in my landlord's back yard. Efficient and well-designed multi family buildings are far superior to letting people who already have the money to build another house on their property profit further just because they're a homeowner in a high-demand area.
08/19/2024 16:58 PM	It's disappointing to see an anti-renter owner occupancy requirement included in Denver's proposed code. Even though it is limited to the time of permitting, it is another obstacle to building more housing and is demonstrated to limit housing starts.
08/19/2024 17:25 PM	Anything that gives homeowners options for additional housing like ADU's and with a simpler zoning code and easier access is a plus, I fully support this idea. I'm from Washington and I believe it has been a big success up there as well.
08/19/2024 17:53 PM	This can be a good way to offer people an option to make housing more affordable
08/19/2024 18:14 PM	We need this option for the city!!!
08/19/2024 18:26 PM	1. Will any effort be made to allow input from neighbors who will be affected by increased density on their block? 2. How much tree canopy and free space will be lost if unlimited backyard development is permitted? 3. How will neighbors' homes be protected from increased flooding and fire danger due to increased hardscaping and development? 4. If the city allows ADUs everywhere, will there be any regulation against short term rentals? 5. Will there be any residency requirements for property owners who build ADUs on their property? 6. What is the potential impact on water availability and air quality from allowing all residential lots in the city to double (or more) in density and population? 7. Will current setback requirements apply to ADUs? 8. Why should Denver sacrifice its quality of life for unfettered development and density?
08/19/2024 18:28 PM	Is it possible to make every single neighborhood in the city zoned for ADUs? Are some neighborhoods trying to be exempt? Can we let folks know in every neighborhood that allowing ADUs desegregates the city?
08/19/2024 18:29 PM	I strongly support ADUs.
08/19/2024 18:35 PM	Allow ADUs in every neighborhood!
08/19/2024 18:38 PM	Please allow for ADUs in all residential neighborhoods. As a twenty something in this city, I need the city to be more aggressive on densification in all neighborhoods. Apart from affordability, which to me is the most important factor, I believe that densification can also lead to a higher standard of living. Please do this. I have voted in every election and have friends who vote. I will watch the results of this with great interest.
08/19/2024 18:39 PM	I think ADUs are a great way to add density and help people find affordable housing options.

08/19/2024 18:45 PM	Yes, yes, YES! More ADUs. Please make them possible everywhere.
08/19/2024 19:13 PM	I do not want my home to have its zoning changed to include ADUs. Do not force this change on current single-family dwelling property owners. If a homeowner in a currently single-family zoning area wants to have an ADU, they can apply for it. ADUs will contribute to more parking and traffic congestion in older neighborhoods, where traffic and parking are already major problems. Current single-family zoned homeowners should be able to opt out of ADU zoning if it is passed. Green space in neighborhoods is disappearing, trees are not being replaced when new buildings go up, and more structures are being built that take up whole lots, reducing green space and increasing the amount of impermeable cover, making ground water run-off more of a problem. Duplexes are already being built on small lots, increasing population density, traffic, and parking woes. Older homes are being scraped and new, larger footprint houses being built, to the detriment of green space, tree canopy, and population density.
08/19/2024 19:21 PM	ADUs should be available citywide. Denver has the same problem as many western US cities of being too car-centric and lacking density. I believe that if Denver had more people close to downtown, those people could be more inclined to stay around downtown through the weekend.
08/19/2024 19:42 PM	Absolutely a great idea.
08/19/2024 19:44 PM	I support rezoning Denver for citywide ADUs. Housing in Denver is already unaffordable for many and the reason is mainly because of a shortage of housing - it is simple supply and demand. We need to rezone Denver to allow for higher density, and the ADU zoning code is a first step towards that.
08/19/2024 19:52 PM	ADUs, 3 flats, 4 flats, 6 flats, I'm in. More housing facing alleys also makes for cleaner and safer alleys. If homeowners want to supplement their income with an additional unit for rent, let them. I guarantee 75% of the complaints you're receiving either have the term "Character of the neighborhood" or "Parking" in them which essentially boil down to "screw you, I got mine."
08/19/2024 20:01 PM	I would LOVE to build an ADU on my property that is in the Alamo Placita historic district! As a single woman with 2 cats it would allow me to downsize into the ADU & have a family live in my 3 bedroom 2 bath main house. I would hire an architect & make the ADU match my historic house as closely as possible. It would be much better than a tiny home for me.
08/19/2024 20:23 PM	ADUs citywide is a great idea and will create more affordable housing options for people, in an environment that allows for more accessibility to outdoor areas while. Holding a stronger sense of community in the neighborhood. Occupants of the ADU will walk in and out of yards and alleys, interacting with neighbors. Most of these ADUs will be in single family zoned neighborhoods with plenty of street parking available. Please pass this ordinance!
08/19/2024 20:36 PM	I agree with adding Density to our city with these means. I also urge Denver to relax zoning standards related to outdoor space. Patios, balconies, porches and decks are important elements in very small houses.
08/19/2024 20:45 PM	ADUs will be necessary to continue addressing the lack of affordable housing in Denver. This is a critical need for our community.

08/19/2024 20:51 PM	I am in favor of rule changes to allow ADUs in all Denver districts, subject to reasonable requirements.
08/19/2024 20:57 PM	We support ADUs in all Denver neighborhoods to provide more housing
08/19/2024 20:58 PM	Fully support allowing Adus all of denver
08/19/2024 21:12 PM	Please make ADUs easy to add, and tiny houses in general, allow for permanent tiny house villages. And more Actually Low Cost Housing in general. We need housing prices to go down, period. No I don't care that corporate investor landlords might lose magic stock market dollars. People are homeless and no one can afford to buy or rent. That's the priority.
08/19/2024 21:18 PM	Please allow ADU's in all neighborhoods.
08/19/2024 21:27 PM	I absolutely support ADU's to be allowed citywide in all residential neighborhoods. Not only does more housing address the housing crisis but it can give an income possibility to homeowners who wouldn't otherwise be able to own their home. Also, it allows for families to address multigenerational living arrangements.
08/19/2024 21:53 PM	I'm generally in favor, but haven't heard how the city will deal with surrounding details of this plan - how will traffic be impacted, schools, etc?
08/19/2024 22:10 PM	I am in favor of allowing ADUs anywhere in Denver. We need more density, not more sprawl.
08/19/2024 22:27 PM	I support increasing ADU zoning in Denver.
08/19/2024 22:39 PM	The existing housing density is what makes our neighborhoods great. Adding dedicated housing to the back of each residential lot removes the peace and quiet we all currently enjoy in the back of our properties. This is a short sighted amendment brought forth without consideration for decades worth of viable residential building codes. Should it be considered on a lot by lot basis, sure. Should it be a blanket amendment for our city's residential neighborhoods? Absolutely not.
08/19/2024 23:49 PM	No questions just a resounding YES PLEASE. This would allow more access to housing, more flexibility for home owners with aging parents and family.
08/20/2024 0:26 AM	I fully support the Rezoning to allow ADU's Citywide.
08/20/2024 0:40 AM	Please, please do not do this. I foresee people living in slummy, poorly maintained Tuff Sheds disguised as apartments that do not fit the character of the neighborhood. This is not good for human safety or property values.
08/20/2024 2:41 AM	ADUs could be a good option for thr city if properly regulated. Please consider the lessons learned from city's that have implemented ADUs. Do not rush this plan. The design/policy that you create will determine the outcome. Rushing will result in unintended consequences and a nightmare for the city. Once they are built it will be nearly impossible to get rid of them.
08/20/2024 5:31 AM	I support city wide ADU zoning as a way to add affordable density to our city, allow homeowners to defray the cost of home ownership, and expand diversity in our neighborhoods.
08/20/2024 5:36 AM	I support ADU's, any regulations that make the process of building easier are better for society as a whole.

08/20/2024 6:01 AM	I like the idea but my biggest concern would be PARKING. Where are all these additional people going to put their cars? Also, insurance and property taxes. Double? Two and a half times? Not sustainable
08/20/2024 6:15 AM	ADUs are not an affordable solution. There are a few in my Platt Park neighborhood and rents are very high. Absolutely not in favor.
08/20/2024 6:16 AM	I support ADU development in all Denver neighborhoods
08/20/2024 6:20 AM	I am a homeowner and although I do not plan to build an adu I strongly support other people's ability to utilize their property to provide additional housing for our community.
08/20/2024 6:23 AM	I am in full support of allowing ADUs in all residential neighborhoods in Denver. Our city has become cost prohibitive due in part to lack of housing supply, and ADUs could help provide the gentle density our city needs.
08/20/2024 6:44 AM	Yay ADU! More options and flexibility for families! Children who can't afford house yet, and aging parents. Just limit Airbnb use of them. Why should only some neighbors get the benefit now. More housing stock relieves prices.
08/20/2024 6:44 AM	ADUs should be allowed by right across the entire city. Further reductions of unnecessary red tape around building should be done next.
08/20/2024 6:44 AM	Building an ADU will help me with finances during my retirement.
08/20/2024 6:57 AM	Currently with the 5 unrelated adults, allowed to reside in a home. I observe in my neighbor, not enough room to park all the cars. Trash containers not large enough (the biggest ones) to prevent trash overflowing on our streets. Few neighborhoods have adequate space for now adding the another facility (ADU) for living.
08/20/2024 7:08 AM	It's so simple - allow ADUs to be built. It will help people who own them, it'll help people who rent. There are no downsides
08/20/2024 7:13 AM	Let ADU's be allowed city-wide.
08/20/2024 7:21 AM	Please allow ADUs citywide. The current bureaucratic restrictions are onerous.
08/20/2024 7:21 AM	Do NOT mess with current zoning. Leave it up to individual neighborhoods to decide if they want this units allowed.
08/20/2024 7:22 AM	I 100% support the opportunity for families to house different family members on the same property or provide a rental unit.
08/20/2024 7:26 AM	Allow them. Helps elderly. Young folks. People with disabilities
08/20/2024 7:31 AM	I think you should allow ADUs but prevent them from being rented out to non-family. Allowing every homeowner to become a landlord (and massively decreasong the average quality of rental housing stock) is a bad idea.
08/20/2024 7:33 AM	Yes all neighborhoods should have adu
08/20/2024 7:35 AM	I'm in favor - increases housing without spoiling the look and feel of our neighborhoods
08/20/2024 7:36 AM	I am thrilled that the city is looking to allow ADUs citywide. I would like to build one at my home to provide a place to live for my mother. Big picture I think this type of added density in single family zoned neighborhoods will help with more housing inventory and decrease prices with limited impact to neighborhoods.

08/20/2024 7:44 AM	ADUs are a sensible alternative for housing, especially given modern families and their need for more space.
08/20/2024 7:44 AM	Widespread zoning changes to allow ADU's everywhere is a no-brainer. Denver's zoning laws are archaic and frankly should have been changed decades ago. Concerns about ADU's changing "neighborhood character" and taking away precious parking are mostly unfounded as exhibited by successful implementation of many cities across the country. Given our changing climate and our housing crisis, we don't have the time to keep debating this topic. Please allow this widespread zoning change.
08/20/2024 7:46 AM	ADU's should not be allowed in all Denver neighborhoods. Zoning laws are currently not be followed by numerous Denver residents and the city building inspectors are overwhelmed with complaints. This construction in our backyards could lead to increased density in small neighborhoods.
08/20/2024 7:46 AM	I am in support of a citywide ADU policy being amended to the zoning code. Many of the five points neighborhoods I live around would greatly benefit from having this option.
08/20/2024 7:50 AM	Rather ashamed of my peers in the 65+ bracket on the wrong side of this issue. Most of us, me included, will be dead in the next 10 years well before many ADUs are gonna be built. Why leave the world with a burden on the next generation? My house already went up 3-fold in the last decade, I think I've benefitted enough!
08/20/2024 7:52 AM	Update city zoning to support ADUs and other ways of adding density and affordability to our city housing stock.
08/20/2024 7:54 AM	Include the requirement that the property owner must live on site. The ADU must be rented for at least 3 months. D ADUs must be reviewed for architectural consistency (roof line, materials) with the primary structure.
08/20/2024 7:56 AM	I fully support having AUDs becoming more common in the city with the reduction of red tape to accomplish building them.

08/20/2024 8:09 AM	Please do NOT allow ADUs in every neighborhood. You risk disrupting the character of certain neighborhoods that people have invested in for a reason, for very minimal gain. Thank you.
08/20/2024 8:09 AM	I 100% support all neighborhoods being allowed to build ADUs, including housing on WHEELS. This includes prefab tiny homes, and RVs/trailers. Yurts should also be allowed. Decrease the red tape and permits so that it can be more easily attainable and affordable to build.
08/20/2024 8:15 AM	We should allow ADUs. We have a major housing crisis and anything that can help needs to be done.
08/20/2024 8:16 AM	I think this is a great idea. Denver needs quick solutions for its severe housing shortage. ADUs are flexible and don't immediately change a neighborhood's character in home appearance and lot size. So many Denver neighborhoods could accommodate greater density and this is a great way to gently introduce more people.
08/20/2024 8:27 AM	I absolutely think that ADUs should be allowed for in all residential neighborhoods. In a city with a housing shortage and an affordability crisis, why would you not let that happen?
08/20/2024 8:29 AM	I'm in favor of more housing however we can get it. This proposal is likely to result in only a few new homes citywide, but every little bit helps.
08/20/2024 8:29 AM	I am concerned about the increased density in neighborhoods. Increased traffic and if ADU's are used as rentals the loss of knowing our neighbors.
08/20/2024 8:29 AM	Not in favor of city wide plan! Let the voters approve this not a vote of city council who seems to like everything the mayors office wants. This is a good way to destroy neighborhoods. The truth is most Firefighter's, police officers, teachers, choose to live outside the city. They don't want to live in a garage size house in someone's backyard. How successful has the current ADU program worked. (how many ADU units have been built in neighborhoods currently zoned for this use) Please answer this question.
08/20/2024 8:30 AM	Make ADUs legal in Denver County! A simple solution to ease our housing crisis and use land more effectively.
08/20/2024 8:33 AM	I would like to have more ADU's in Denver, as long as they are built to code. I think it will help contain urban sprawl to the suburbs. I actually think less cars will be on the road if folks can live in the downtown area.
08/20/2024 8:43 AM	ADUs are critical to improve housing in Denver. I am 73 and in the next ten years, my son would like to build an ADU for me to live in. The current laws prohibit this in his neighborhood. With assisted living costing $5,000 to $8,000 per month, I cannot afford to go into a facility. But an ADU would've perfect. Please pass the law and implement the codes.
08/20/2024 8:45 AM	ADUs are common sense, they increase housing density without disrupting neighborhoods. Absolutely support making ADUs easier to implement! In addition to general density, they allow our elder parents to downsize, which opens up additional properties.

08/20/2024 8:46 AM	How would zoning requirements also be adjusted to facilitate a quicker and easier process? Would there be opportunities to build closer to the property line? Would there be published manufacturers that comply with local zoning where pre-fab options are available? At the current cost of building and permitting, I wonder at the viability of this as a larger solution.
08/20/2024 8:46 AM	Are there provisions in your plan to prevent neighborhoods recognized by the city or subset of them, including HOA, from opting out?
08/20/2024 8:47 AM	One more question. How do I make money and make my ADU affordable when my mortgage payment which I have calculated based on a 300,000.00 Loan and include property taxes and insurance be approximately $3,000.00 dollars per month. This is not affordable first of all and not very profitable. We need Ted Hackworth back (former city council member) someone who does the math . I doubt many homeowners will buy in to this crazy idea.
08/20/2024 8:51 AM	I love the rezoning to allow for more gentle density, including ADUs.
08/20/2024 8:56 AM	I think all Denver neighborhoods should be zoned for ADUs.
08/20/2024 8:58 AM	Yes! Let the owners put adu on their properties.
08/20/2024 8:59 AM	A Denver Colorado native and also a homeowner off of first and Logan. I would love nothing more than for you to authorize ADU zoning. It's been a long time coming and it's necessary. Please allow for ADU. They are substantial income and space that is needed and wanted- if the space is there and the money is there: ADU s. Should be allowed. And even given a specific Inspector for. ADU. Would be great 👍 not to add the load to the inspectors that are there now
08/20/2024 8:59 AM	Will there be a fund created to pave/install paving in undeveloped alleys so the homeowner won't be burdened with the development? Especially since some alleys are finished and some are overgrown health problems, it isn't fair to ask the homeowners to pay to finish an alley so they can access their new ADU.
08/20/2024 9:00 AM	We absolutely need to make ADUs a city-wide option. Why wouldn't we? We're facing an untenable affordable housing crisis; it just makes sense.
08/20/2024 9:02 AM	The city needs to make it easier for residents to build ADUs. It will address so many different issues without a massive undertaking from the city.
08/20/2024 9:05 AM	Allow residents the freedom to more efficiently use their property for the benefit of all. Allowing ADUs is the bare minimum.
08/20/2024 9:07 AM	I strongly support changing the zoning code to permit ADUs and I request that the city streamline the process of building them in historic districts. I think it would be reasonable to consider restricting ADU occupancy to family/friends and long term rentals, at least in some parts of the city.
08/20/2024 9:13 AM	It's a step in the right direction!
08/20/2024 9:17 AM	Allow more residents to build ADUs! Too often zoning has been used to keep neighborhoods exclusive and to push exclusionary policies. As a returning Denver resident it was incredibly difficult to find housing that was affordable in my budget.

	ADUs are one small step in increasing housing supply and reducing rents, while also allowing homeowners to do what they want with their property.
08/20/2024 9:19 AM	Please, NO. Our neighborhoods are so dense as it is. More people will be unbearable. Where is everyone going to park?
08/20/2024 9:19 AM	After caring for three aging parents, I would have loved the option of an ADU to keep them out of senior living homes and close to me. The crisis of caring for our aging population is daunting and this could at least help a bit.
08/20/2024 9:19 AM	I love the idea of ADUs. The city should be promoting ones that can be built affordably like tiny home conversions and shipping container homes. Formatting guidelines/rules can ensure that these converted structures meet code. I would love to host an ADU in my yard, but I can't afford $300 - $500K.
08/20/2024 9:26 AM	Denver currently ranks in the top 10 cities in the US impacted by "intense heat", with the average number of 95+ degree days increasing from 5 in the mid-1970s to 30 in the current decade. This is largely due to the "heat island effect" which is exacerbated by increased density. While increased density in a city blessed with extensive public transit can have positive environmental impacts, Denver's increased density leads to increased traffic jams, longer commutes, more energy spent commuting (whether electric vehicles charged by fossil fuel-generated electricity or internal-combustion), and a lower quality of life. With ADUs costing approximately $1,000/SF living space, Denver rents would have to rise considerably to make ADUs a good investment. As a result, citywide ADUs is mere politics. It appears as though elected officials are doing something about high housing costs, but it's a phantom measure. Instead, government officials should be banning the use of rent-optimizing software/algorithms and short-term rentals. Increased density near the existing meager public transportation should be encouraged. Stronger measures to force affordable units should be employed (higher building allowed only if affordable, instead of granting greater heights and then asking politely for a wee bit of affordable units.)
08/20/2024 9:27 AM	I support these zoning changes to allow people to more easily build ADUs!
08/20/2024 9:28 AM	I want ADUs allowed in Denver and believe it will help the growing need for affordable housing.
08/20/2024 9:33 AM	I am in support of allowing more ADUs to be developed in Denver in order to increase the supply of affordable housing.
08/20/2024 9:34 AM	I'm pro places for people to live. In a growing city like Denver, that means density. I support ADUs in all neighborhoods. I encourage the City to go further and allow for more density and fewer restrictions on the primary dwelling as well.
08/20/2024 9:39 AM	ADUs being accepted into zoning in all neighborhoods of the City will allow for existing property owners more options to meet financial and familial needs while providing increased density with minimal development work.
08/20/2024 9:41 AM	ADUs are the solution to housing shortages produced by exclusionary zoning laws. As this report from the White House points out: Exclusionary zoning laws have been used to discriminate against poor people, people of color and immigrants. ADUs give homeowners a way to build family wealth and provide entry-level housing solutions for the most vulnerable groups (single workers, young families, seniors)

	https://www.whitehouse.gov/cea/written-materials/2021/06/17/exclusionary-zoning-its-effect-on-racial-discrimination-in-the-housing-market/
08/20/2024 9:44 AM	More ADUs are needed. It's a win/win solution to the housing crisis.
08/20/2024 9:45 AM	I think allowing ADUs in all residential areas will create a more affordable housing landscape in Denver. It will also allow an increase in relational renting, rather than renting from mega-corps that have dried up and priced out all of the housing in Denver. This artificial inflation of the housing market in Denver won't change overnight, but ADUs are a great way to put some power back in the hands of renters and to force major corps to lower their pricing as well as new competition enters the housing market.
08/20/2024 9:46 AM	We currently have an ADU that we rent out and I feel like it should be an option for all Denver homeowners so I am very supportive of this plan. I think it makes a lot of sense!
08/20/2024 9:46 AM	The city should allow people to subdivide and sell off their ADUs and/or backyards to separate owners. Look at Vancouver.
08/20/2024 9:55 AM	I am writing to express my strong support for allowing Accessory Dwelling Units within Denver. ADUs offer a multitude of benefits to Denver, including addressing the affordable housing crisis. By allowing homeowners to build ADUs on their property, we can increase the housing supply and provide much-needed options for individuals and families seeking smaller, more affordable living spaces. ADUs also contribute to the vibrancy and diversity of our neighborhoods. They can serve as homes for seniors, young professionals, or extended family members, fostering intergenerational connections and creating a stronger sense of community. Additionally, ADUs can provide homeowners with additional income or the opportunity to have a home office or guest space, enhancing property values and benefiting the local economy of Denver. Thank you for considering the positive impact of ADUs on our city.
08/20/2024 10:06 AM	Please make it easier to build an ADU. We have a garage we would consider turning into a lease-able unit which would create more affordable housing in our neighborhood while at the same time providing us more income to help pay our mortgage, which is still prohibitively expensive for us. An ADU is a common sense solution to provide more housing and help address the shortage without building massive high rises or apartments. We strongly support this change.
08/20/2024 10:08 AM	No to ADU's; also, who can afford to build one?
08/20/2024 10:19 AM	I am opposed to this proposal. There should be an election so each neighborhood can decide if they want more dense housing. ADU's would be mostly rentals resulting in a more transient population. ADU's in every neighborhood would lower property values as many desire to live in a single family housing neighborhood.
08/20/2024 10:21 AM	Please permit ADUs in every Denver neighborhood. They will bring supplemental rental income to homeowners like myself while creating additional housing when it

	is desperately needed. ADUs also offer an affordable alternative to the inflated rents paid to out-of-state corporations.
08/20/2024 10:28 AM	Yes, please! ADUs are a great way to add density while preserving the unique characters of our neighborhoods. The population of Denver is going to keep growing. Why not add a city-wide housing option that caters to a mix of users without adding significant density to residential areas or taking away green spaces? Win-win in my book!
08/20/2024 10:37 AM	Please legalize ADUs ASAP. Colorado desperately needs more housing options for all housing sizes, types, income levels, and abilities. I'd support a policy that allows 2 ADUs, attached and detached, per lot. ADUs are complicated and expensive enough to build as is, so the City should remove any barriers that block or delay ADU construction, including parking and owner-occupancy requirements. My wife and I came into our relationship, each owning a single-family home in Denver. We now live in one and rent out the other. If we had the funds, we'd love to build an ADU in the detached garage at our rental property in Athmar Park, but owner-occupancy requirements prevent us from doing so. Current laws unnecessarily restrict housing for people who need it and limit income opportunities for property owners who could benefit from the passive income. We have two young kids in daycare, costing us $50,000 per year!
08/20/2024 10:38 AM	Strong Support: Citywide ADU zoning!
08/20/2024 10:42 AM	We think this is a great idea.
08/20/2024 10:42 AM	I think this is a great idea, and will help with the housing shortage hopefully. (One thought I have is that folks planning to build an ADU should be required to at least notify their next-door neighbors, so that any conflicts can be handled and/or headed off. I don't think their approval should be required, though, as long as the ADU meets all the requirements.)
08/20/2024 10:47 AM	Please allow ADU, we need them badly.
08/20/2024 10:47 AM	Very pro ADUs being allowed in every neighborhood! I appreciate the bill trying to make it easier for someone to build one while also making it easier for staff to review and getting rid of zoning duplicate zone definitions. I don’t have a particular comment on maximum building footprints, but I do like that it’s a general size rather than a percentage of the existing building. I may have missed it in the design standards, but since there are potential images for a detached ADU in the section, it feels like an example of attached ADU (addition) might be useful for homes that would struggle to meet the other performance standards of a detached ADU.
08/20/2024 10:55 AM	This would provide a great opportunity for opportunities to rent.
08/20/2024 10:58 AM	I am all for this plan and want it to pass!
08/20/2024 10:59 AM	I am in favor of a citywide zoning update to allow ADUs in all Denver neighborhoods.

08/20/2024 10:59 AM	I think this is great, especially considering the state is going to force the city to allow ADUs in the future anyway. Way to get ahead of the curve! My wife and I are excited for the opportunity to build some long term, accessible, and most importantly rent-controlled housing for my aging mother to move into. Now let's get some work done to drive down the price or subsidize homeowners looking to do construction.
08/20/2024 11:02 AM	Please NO more ADUs in Denver. Higher density is not the answer to the housing issues in Denver.
08/20/2024 11:10 AM	Accessory Dwelling Units (ADUs) are an effective solution for improving housing affordability and increasing the housing supply. ADUs are smaller, secondary homes located on the same property as a primary residence, such as backyard cottages or basement apartments. Why ADUs Are Good for Affordability and Housing Supply: Increase Housing Supply: ADUs add more housing units in existing neighborhoods without requiring large-scale development, helping alleviate housing shortages, particularly in urban areas. Lower Construction Costs: Building ADUs is typically less expensive than constructing new, larger homes or apartment buildings, making them an affordable option for both homeowners and renters. Affordable Rent: ADUs can offer more affordable rent than standard housing, providing opportunities for lower-income individuals and families to find housing in desirable locations. Flexible Living Arrangements: ADUs allow for multi-generational living or the ability to generate rental income, helping homeowners offset their mortgage costs and contribute to long-term affordability. By utilizing existing spaces and reducing construction costs, ADUs offer a practical and scalable approach to increasing affordable housing options while maintaining the character of established neighborhoods.
08/20/2024 11:22 AM	I think ADU's provide a much needed new pathway for the city to house more people. Given our low vacancy rate, it is essential we increase our capacity. ADUs are the only way to can add homes to a neighborhood without displacing any existing resident and double the capability of a neighborhood to house, improving accessibility, reducing the burden of acquiring land for housing, and increasing the viability of neighborhood amenities from groceries to transit. I believe zoning solutions such as ADU's are the only way Denver can get people off the street long term, as at the end of the day, we don't have the capacity to house everyone so all the subsidies and affordable mandates will do it push other people out.
08/20/2024 11:22 AM	I am not in favor of city wide ADUs without further study. I am not sure that ADUs are appropriate for all neighborhood contexts and I think giving a blanket approval may have negative unintended consequences. I think further study is warranted before moving forward.

08/20/2024 11:24 AM	Please make building ADUs easy and affordable!
08/20/2024 11:32 AM	Accessory Dwelling Units (ADUs) offer significant benefits to the Denver area by addressing the housing shortage, providing more affordable housing options, and allowing homeowners to generate additional income. ADUs also help preserve neighborhood character by promoting gentle densification, making better use of existing urban spaces while minimizing the need for large-scale development. Furthermore, they contribute to a more sustainable and resilient community by accommodating diverse housing needs, including multi-generational living, in a way that supports the city's growth without compromising its unique identity.
08/20/2024 11:38 AM	Denver has moved at a glacial pace doing very little to improve the cost of housing. I support the citywide ADU project, all residential and mixed use land should be made eligible for an ADU without going thru the city's burdensome process.
08/20/2024 11:50 AM	I support the idea of allowing ADUs in areas that are currently not zoned for them.
08/20/2024 11:52 AM	I want to be able to put an ADU on my property.
08/20/2024 11:53 AM	If ADUs are available in any neighborhood, they should be available in all neighborhoods. The same rules should apply to all ADUs.
08/20/2024 12:09 PM	ADUs should be allowed citywide.
08/20/2024 12:11 PM	I support the updates in the draft.
08/20/2024 12:16 PM	Please vote to allow ADUs in all locations. Ensure that municipalities have deadlines to make reviews and approvals.
08/20/2024 12:18 PM	Housing is expensive for caretakers as well so allowing ADUs can bring affordable alternatives to those of us that are caretakers for our family but cannot accommodate them in our current homes.
08/20/2024 12:20 PM	Although I believe ADUs will ultimately prove to have a minuscule impact on affordability and housing stock in Denver, its small contribution is still worth considering. I come down, with reluctance, on the side of expanding their ability to be built to more areas of the city.
08/20/2024 12:22 PM	Yes please! We desperately need housing and I would love to see all neighborhoods have ADUs in them.
08/20/2024 12:28 PM	NO NO NO.....Denver is a great city and one that works on many levels. We will ruin it if we continue to add more density. We are running our of water and need to stop this unsustainable growth! It takes 100+ years to create the patina of a city like Denver. Denver the City Beautiful is a rare entity and we need to protect it! Developers do NOT care about quality of life....they care about their ability to make money and are riding this housing shortage as a feeble excuse to ruin our fabulous neighborhoods. Why should we sacrifice our beautiful city and our quality of life so that developers have more money in their pockets. VOTE NO!!!! OUR MILE HIGH HOME DEPENDS ON IT!!!
08/20/2024 12:48 PM	ADUs should be allowed throughout Denver, provided lot size makes sense. Also, new zoning should allow people to preserve or convert back to multi-unit forms (e.g. Denver square with basement, main and upstairs apartments) which is less

	expensive than building an ADU. There are many of these "grandfathered" properties in every neighborhood which provide lots of affordable housing currently.
08/20/2024 12:50 PM	What exactly is the city wanting to change in the zoning laws? I have seen various pieces of information- however, not one thing plainly lays out what you are asking. Example- now the code/law is this... we want it to be this... How many ADU's are there now? As long as parking is included and the lot size is more than .4 acres- sure, why not.
08/20/2024 13:06 PM	ADUs No-brainer win-win for everybody!
08/20/2024 13:12 PM	PLEASE allow us to add an adu to the property we own and pay big on! The help it would provide to families is critical to keep Denver a sought after community.
08/20/2024 13:13 PM	I like the hight increases so you could get more than one living unit in an ADU in the urban zone.
08/20/2024 13:20 PM	I oppose ADU's in East Washington Park.
08/20/2024 13:20 PM	It seems like a no-brainer to allow for citywide ADUs. Denver is a relatively low density city, and higher density is better environmentally in several ways. People who live in higher density cities are responsible for fewer carbon emissions, and higher density increases use of things like transit and bike lanes. Finally, ADUs can allow people to stay in their homes in the face of higher taxes.
08/20/2024 13:34 PM	Yes please! We need more housing!
08/20/2024 13:38 PM	I think that changing the zoning to build ADU’s is what is needed now and in the future as housing costs have risen significantly over the last decade and it doesn’t seem like there will be a time when prices will decline.
08/20/2024 13:50 PM	I think ADU's should be allowed
08/20/2024 14:02 PM	I am very excited to see Denver come into full compliance with HB24-1152!!
08/20/2024 14:05 PM	I don't think ADUs should be allowed in all of Denver. Perhaps there can be a limited amount and people would have to apply/get approved to build one. That would allow for a more controlled element to it instead of just a free-for-all.
08/20/2024 14:14 PM	This is critical. Please allow the long-time residents of neighborhoods which have been marginalized for generations, to both house the family that can no longer afford to live in their now gentrifying backyards, as well as benefit economically from the development of their area as a hot travel destination.
08/20/2024 14:16 PM	I have advocated ADUs in every neighborhood since arriving in Denver in 2012 to serve as the city's first chief sustainability officer. When I was a child my grandmother had an ADU in her home - a bedroom and bathroom that could be locked off from the rest of the house and had its own entrance. It worked well and allowed her, as a widow, to own her home. As a law student in the late 70s I lived in a similar space in a house in Washington, DC. It allowed me to have my own place on a student's budget. ADUs are a traditional form of housing. They can provide more affordable housing to those who could rent them, and also make the housing of the property owner more affordable. They can provide additional density that we desperately need. Parking issues can be addressed through revision of the structure

	of parking in residential neighborhoods. As a practical matter, ADUs already exist in most if not all Denver neighborhoods, even ones where they are not officially sanctioned. They exist because they make sense. So let's just make them official everywhere.
08/20/2024 14:21 PM	I think it is a great idea to allow ADUs. With housing so short, it makes sense to increase density.
08/20/2024 14:28 PM	I support ADU's in the hopes that increased density promotes affordability across the city!
08/20/2024 14:33 PM	I support the proposed amendments. They will simplify the Denver Zoning Code and provide all Denver property owners with the same opportunities to build ADUs.
08/20/2024 14:34 PM	I fully support updating citywide zoning code to both allow and encourage ADUs. ADUs are great ways to add modest density and increase housing options in Denver. They don't make sense financially or specially on every lot, but they are a viable solution in every neighborhood of the city.
08/20/2024 14:41 PM	If this is approved, would HOAs still have the right to deny the right to build? I think this is a great idea to take advantage of existing infrastructure and promote affordable housing
08/20/2024 14:50 PM	I love the idea of more ADUs! Theyre a renter's dream, in my opinion, since the owner is on-site next door. It keeps the owner accountable for maintenance and builds a relationship of trust.
08/20/2024 14:51 PM	My main concern about ADUs is parking, esp. for residents in South City Park. Street parking is already limited, esp. overnight, on weekends, and during events in City Park. That problem is likely to expand as BRT riders and store owners/workers park on side streets. One way to address the additional parking needs of ADUs might be to require all ADU construction to require an on-site driveway/parking area for the additional resident(s). Parking in alleys is already a problem, making it difficult for homeowners who park their car(s) in a garage and sometimes have difficulty getting exiting their garage without scraping against a car parked opposite it in the alley.
08/20/2024 15:21 PM	ADUs are a future proof housing option. I was fortunate enough to grow up between a house an an ADU. Some summers when money was tight we would rent out the main house and live in the ADU. Now that same ADU lets my family reside in their community during their retirement in a home that they can easily upkeep.
08/20/2024 15:24 PM	I am not in favor of adding numbers of ADUs all over. Yes, we need more housing. But we do not need loss of yards and gardens. The mental health benefits of having such spaces is important. Roads, fire houses, police protection all need to be supplemented first.
08/20/2024 15:26 PM	I fully support the plan. We need more housing supply of any kind in the city and allowing residents to freely choose to use their own property to build more housing is a great way to increase supply.

08/20/2024 15:45 PM	ADUs are a terrible "band aid" to a much bigger problem. They aim to add houses and afford homeowners a windfall in selling them, without addressing any infrastructure, parking, transit, safety, policing etc and thus shift the issues from one thing to another with no long term thought. Much of Denver just had to move trash from alleys to the front street because its more affordable to operate a truck with one driver than a former crew of two, now imagine those trucks having to collect 20-50% more trash with no other changes to alleviate the knock on issues
08/20/2024 15:50 PM	Why does it need to be city wide? Housing, lots, and neighborhoods vary widely, why not let each city council zone decide for itself? I don't think my neighborhood is well suited for this kind of development, we already have new homes squeezing into the bare minimum lot setbacks.
08/20/2024 16:14 PM	I get needing to add housing options to an underhoused Denver, but making ADUs readily available with zero plans for parking is not going to help matters and will only pit neighbors against neighbors. The parking on Denver's busy side streets is already maxed out and there simply won't be room to accommodate dozens of new ADUs on each street. It's a bad idea and one I hope gets rejected. We need housing not more crowded existing streets and neighborhoods
08/20/2024 16:16 PM	Yes please to ADUs in Denver! It's a great way to increase density, especially around train stationsI don't know how my children will ever afford a home here but I have a large lot and one of them would love to build an ADU on my land. Question: I live in the city of Denver, but in a weird corner of Arapahoe County—would the proposed changes enable me to build an ADU?
08/20/2024 16:24 PM	Please make it easier to have ADUs in our communities as a way to have additional rentable space!
08/20/2024 17:02 PM	So yes, ADU's are a good thing! They are a gentle infill and help homeowners generate some revenue and they can create more housing stock that can bring prices down. They allow for aging in place. The City needs to allow up to 2 per property in my opinion Get out of the way and let folks build them Simple regs and reduce red tape and allow in all zones and city wide. Do it now please, we have an Affordable housing crisis now. We need 50k units like now. So this is A Tool not THE solution Also go further and waive building permit fees and/or offer off the shelf pre-approved building plans that folks can get from the City and give directly to a contractor and just get built.
08/20/2024 17:18 PM	Please approve ADUs in all Denver neighborhoods. This is a choice, and only a relatively small number of folks will at some time erect an ADU in one of its allowable formats. And if this can help lower the cost of housing for more people, that's needed and super! Thank you.
08/20/2024 17:24 PM	Yes! Denver needs more affordable housing and this is one way to achieve that. Corporate run apartments even with tax credits don't create truly affordable apartments. After a terrible experience in Cap Hill, I found an individually owned 1BR in Aurora that I can afford. And I have a good paying job! I'd love to move closer to work and my activities.
08/20/2024 17:25 PM	This seems like a really reasonable way to increase housing opportunities in low-density areas with minimal impact on existing neighbors. There needs to be a clear,

	reasonable process for families to add an ADU to their property without endless zoning and building reviews.
08/20/2024 17:32 PM	I love it please go back in time and do it sooner! We need to upzone the city or we will fail as a city. We must increase housing supply ASAP. After this please look at allowing up to six-plexs across he city! And removing parking minimums!
08/20/2024 17:32 PM	Denver seems to be destroying neighborhood views of the mountains via high rises and ADUs. Stop it! People live here for the mountains and their proximity. Don't eradicate the view.
08/20/2024 17:40 PM	ADUs are a good idea IF and only IF they are not approved for short-term rentals and they are designated at/below median income residences. Given their expense, the City could subsidize the build for this trade-off. ADUs should be about increasing affordability, not private profit.
08/20/2024 17:50 PM	My wife and I are opposed to this. While it disguises itself as a way to extend available housing, it will surely lead to more corporate and foreign entities purchasing family homes in tradition single family neighborhoods, doubling occupancy in places where the infrastructure is already stretched and making already high housing costs even less affordable. While an Amendment to the ADU would require owners reside in either the primary residence or ADU only at the time of permit application it does nothing to limit ownership after approval of the permit. Based upon what I have already seen in my neighborhood and those around me, it will not take a very clever developer to take advantage of this and destroy our historically single family neighborhoods all for their profit without any consideration of the damage it will cause. Then, of course, it will be up to the tax paying citizens of our community as well as our government representatives to correct the issues while those who have profited will be long gone from Denver. Question - what plan, if any, does the City and County of Denver have in place to combat this issue and to deal with the problems that are almost certain to occur?
08/20/2024 17:58 PM	We badly need housing density, streamline the process and fees to make it doable for homeowners to build ADUs
08/20/2024 18:01 PM	If it is good enough for Athmsr Park, it can go to the rest of the city.
08/20/2024 18:16 PM	I can see pros and cons with ADUs. I believe the size of the backyard should be considered. Small backyards are not ideal. Also if you plan to build an ADU neighboring houses should be notified and be able to approve or disapprove if it would ruin their view or peace. ADUs should only be one level. ADUs also should go through a permitting process with inspections if being build and if a current building is being turned into an ADU it should be inspected that it meets all city codes and be livable. Also ADUs should be within a certain distance from fences. Honestly I would not like my neighbors building ADUs.
08/20/2024 18:22 PM	I think ADUs are an important part of the economy and also family dynamics. They should be allowed. If people truly own the land they live on they should be allowed to house a parent or another party on their property.

08/20/2024 18:33 PM	I feel that ADUs should be allowed in every jurisdiction, including rural areas with less than 1000 residents. Denver should say "Yes" to allowing ADUs in conjunction with HB24-1152. Denver should allow variances to setback requirements, height limitations and density requirements for ADU structures, essentially making it easy for a property owner to build an ADU. Of course, these structures would be held to the same code requirements found in the IRC or Denver's amended code. The overall goal is to provide more lower cost housing that could benefit the renter and provide an additional revenue stream to the property owner.
08/20/2024 18:38 PM	I am strongly in favor of removing barriers to building ADUs. Parking is a concern, but if people had the option to add separate in laws quarters that would likely free up inventory of much needed single family homes. Even if the ADUs end up being used for short term rentals, it could provide an extra income stream for people who need it!
08/20/2024 18:39 PM	I am not in favor of ADUs. Parking is already horrible due to every family member having a car. Too ghetto looking and crowded. NO. Also if you allow ADUs to be rented better strengthen the rules for short term rentals. Nobody likes rules. Just don't allow them. Talk about stress and violence. NO to ADUs!!!!!!!
08/20/2024 19:20 PM	I am very excited for the zoning to be loosened! Bring on more ADUs!
08/20/2024 19:34 PM	I think this is a great idea. Zoning laws have been very restricted for way too long.
08/20/2024 19:45 PM	ADUs are a tiny piece of the solution… let’s take them. It’s not a panacea, but anything helps
08/20/2024 20:18 PM	Of course some regulation would be needed, but in general I think property owners should be allowed to build ADUs.
08/20/2024 20:36 PM	No, no, no!! This is a horrible idea and will not help with the lack of affordable housing - which is what this city needs. This will also increase population density and the already extremely high and scary crime rate. Please do Not pass this. Downtown used to be safe, but I'm scared to go there anymore as are most other people and this will make that problem worse and more widespread.
08/20/2024 20:42 PM	Allowing ADUs is a great way to help out with the housing affordability crisis we have in Denver. I am interested in having one built in my ample backyard in the Mar Lee neighborhood. Unfortunately the current zoning prohibits ADUs in this neighborhood.
08/20/2024 20:52 PM	Allow ADUs, and upzone the city to support development of more dense products across the city! Why can't we have quad-plex and six-plex units in every neighborhood?This is the only way we're going get enough supply, to fight the prices that are out of control. We have not been building nearly enough to keep up with the demand. Put the growth in the city and limit sprawl. Go even denser at rail and future BRT lines. This is the way forward.
08/20/2024 20:54 PM	Yes please approve this!
08/20/2024 21:22 PM	I'm a hundred percent for this! Please please work to get this passed. It would help so much with housing.
08/20/2024 21:46 PM	Please allow this. It makes more affordable housing available for people. Additionally with the increase in working from home and people spending time on their homes,

	we built a workshop and were not allowed to have water going to it because of this law. There are multiple benefits and not just for people to make more money.
08/20/2024 22:11 PM	Allow ADUs everywhere in Denver. Allow them to be built with less restrictions. The building envelope is too restrictive, the costs are too high. Make them easier to build. Allow prefab structures as an option
08/20/2024 23:13 PM	What are current regulations, zoning, requirements etc. to turn garage into ADU. The last I saw, it seemed more difficult than to build a full size building in a back yard. I just want to turn a 400 square ft. garage into a small dwelling in my mother's back yard. I joined your newsletter to see updates and what's to come but I really want to know what I can do now and how difficult the process will be?
08/21/2024 1:18 AM	Would love to see more ADUs in Denver. Would also be great to publish guidelines for builders, owners, and renters. For builders, info on minimum requirements and a fast track through permitting process. For owners, incentives to build and rent to locals. For renters, listing's and tenant rights.
08/21/2024 3:26 AM	I am in favor of ADUs with a well-thought out plan and design standards.
08/21/2024 5:09 AM	This is an essential way to support the multi-generational families here in Denver, at a time when affordability and access to housing is a huge and lived struggle for people.
08/21/2024 6:05 AM	This is insane. Let’s fix the root of the problem. Let’s ensure every Denver “resident” is a legal, tax paying citizen.
08/21/2024 6:14 AM	My husband and I would love to build an ADU for his elderly parents and eventually to rent out but the process feels daunting. It would be nice to know that they would be approved in every neighborhood.
08/21/2024 6:14 AM	Yes, please allow, encourage and support with a quicker process to build ADUs in our city. They are a great income generator for people already living here and can help add supply to the apt market to help bring prices down for renters!
08/21/2024 6:36 AM	While I’m all for building any and all types of additional housing in Denver, I fear that unless the city updates its short-term rental policies, most ADUs that are built will simply be added to the STR pool rather than long-term housing. If the city intends for ADUs to be used for housing, we will either need to update existing policies regarding STRs or provide an incentive for ADU owners to rent their properties to long-term residents
08/21/2024 6:43 AM	I do not support ADU's being built in back yards. They will decrease everyone's property values. They will increase parking problems and traffic on our residential streets. Our open areas are already getting packed in with multiple apartments and multifamily housing.
08/21/2024 6:58 AM	I do not support city-wide approval of ADUs. It should be up to each neighborhood! This is an overreach!
08/21/2024 7:05 AM	Yes, this is a great idea! Higher density living is the most sustainable way forward for our city.
08/21/2024 7:19 AM	Yes ADU'S in all neighborhoods
08/21/2024 7:24 AM	I support citywide ADUs! I live in Wash Park and have watched as smaller more affordable homes have been scraped for larger and very expensive homes. I want my neighborhood to have affordable places for people to live and ADUs are part of the solution.

08/21/2024 7:28 AM	Hello, I am in favor of Citywide ADUs as part of a larger fix on affordability in Denver. More housing leads to cheaper housing in general. It obviously cannot be the only solution, but I am excited to see the city consider this path. With one-bedroom apartments easily costing over $2,000 a month, we need more housing supply in our city. ADUs are relatively more easy than other housing solutions, and one that individual homeowners have control over. Thank you for your consideration.
08/21/2024 7:33 AM	I support the ADU zoning code project to allow all Denver residential areas to be able to build them. This is a great way to increase housing availability and takes a step in the right direction to solve an affordable housing shortage in Denver.
08/21/2024 7:38 AM	Please allow ADUs in all Denver neighborhoods. In an almost impossible to afford city like Denver, we need every strategy we can to build density and reduce the cost of housing.
08/21/2024 7:41 AM	No ADUs
08/21/2024 7:45 AM	ADUs are a great solution to more affordable housing controlled and managed by the community.
08/21/2024 7:48 AM	I support allowing ADUs in Denver. Allowing for increased density will bring down housing costs, bring more workers closer to the city, bring those people closer to needed services, and increase the city's tax revenue base.
08/21/2024 7:53 AM	I am totally against the city council having the power to change the zoning in all neighborhoods with " a one size fits all approach." There are parts of my neighborhood where more density would be acceptable but there are areas where doubling the density would destroy the character of the neighborhood. Montclair has already voiced its position which is to not allow ADU's. Our city council and our representative Amanda Sawyer should not be able to undo what the residents and homeowners have voted on. Montclair is a quiet neighborhood which character would change completely with double the cars and traffic.
08/21/2024 8:02 AM	Please support city wide ADU code reform to allow ADUs in all neighborhoods. We need the housing and density and homeowners should have the freedom to choose an ADU for themselves. We must continue to fight against NIMBYism at every opportunity.
08/21/2024 8:07 AM	Allowing ADUs will help the housing shortage in Denver. An ADU can help with the unique situation of having to care for one's aging parents, or having parents live on site to help with child care. It can be used to offset someone's housing expenses by renting out the ADU, which in turn also provides more housing options for renter. It provides the option for homeowners to built more rather than have to sell their home and buy a new one to obtain more space. I personally have owned a home in the Denver area, and frankly I couldn't keep up with the expenses of homeownership and ended up selling the home and renting again. Being a single female homeowner was too challenging. Being able to buy a house with a ADU would provide a unique opportunity for me to be able to afford homeownership by being able to rent out the ADU to offset expenses. In short, it does help make the financially savvy person able to afford a home when maybe they previously wouldn't not have been able to.

08/21/2024 8:13 AM	ADUs are an essential tool for providing more housing in places that don't allow for more density. They are also a unique solution for quick affordable housing that could be used in empty lots in Denver that see construction/permit timelines of up to 20 years.
08/21/2024 8:23 AM	I am in full support of this proposal and would love to have the ability to build an ADU for my parents to stay in when they visit from out of town.
08/21/2024 8:28 AM	This could be a great way to keep elderly family close by. As inflation rates rise a lot of seniors are going to find themselves in tighter situations financially. An Adu would allow my parents to be close by and still maintain some Independence.
08/21/2024 8:30 AM	I fully support the approval and subsidizing of ADUs in Denver. I believe priority assistance should be given to lower AND middle income earners, to encourage more participation and stoke growth. This is one part of a number of solutions Denver should implement in order to address the needs of citizens: better public transit, wider sidewalks, narrower streets to discourage speeding, no parking minimums, and tax incentives for ADUs that would benefit the lower and middle classes.
08/21/2024 8:30 AM	I live in Platt Park. The ADU zoning codes were changed in my district some years ago. It has taken time but ADU building seems to have increased over the last year or so. I have not noticed any negative impact. I fully support this initiative.
08/21/2024 8:52 AM	I do not want ADUs in my neighborhood. There are enough problems with street parking and congestion without adding additional people to a neighborhood originally zoned for fewer people than ADUs would mean.

08/21/2024 8:52 AM	Some thoughts... 1) ADU financial assistance, from other taxpayers, is financially dubious. If someone is struggling to keep their current home, how will they afford to maintain two? 2) It seems ADUs, or 1+ zoning, is just a back door to change all Denver single family zoning to allow duplexes. The City's own documents state "second house", when describing ADUs. This is a handout to investors and will lead to the decimation of the fabric of our neighborhoods. 3) ADUs means more residents, which means more cars that require street parking, and more trash cans...in the street. People don't buy single family homes out of a desire to live in greater density. If Council was really concerned with density, RiNo would be full of high rise apartments, instead of the low rise, affordable housing avoiding, buildings that have been erected. 4) This is a handout to developers. Poor neighborhoods will be affected most. ADUs are cost prohibitive for almost all homeowners, though not for developers. Developers and/or flippers have the ability to purchase a home, add a second home, while fixing up the main house, then sell it for a price that is too high for most Denverites. So, it'll end up selling to investors as a dual rental, or to someone wealthy enough to afford the "upgraded" property. Either way, poor neighborhoods will be most affected, as they will be the low hanging fruit. 5) In lieu of turning poor, mostly minority populated, neighborhoods into investment opportunities for the wealthy, why not put your effort behind Senator Merkley and the End Hedge Fund Control Of American Homes Act? The first two pages of the linked legislative summary sum up the realities. https://www.congress.gov/117/chrg/CHRG-117hhrg48334/CHRG-117hhrg48334.pdf 6) The old Mayor is gone. Do you really want to keep supporting the Hancock legacy of selling out Denver to developers? 7) For years I've been reading news stories about former Mayor Hancock and Gov. Polis enticing high paying employers to the Denver Metro. Well, they are here. And their high paid employees have helped drive up the cost of homes, along with hedge fund activity. Do the right thing. Stop this ongoing sellout of the vast majority of your citizens. Soft density is quiet destruction.
08/21/2024 8:55 AM	Let's fix housing! Do it!
08/21/2024 9:04 AM	I am pro allowing the addition of ADUs everywhere across metropolitan Denver, more affordable housing, more affordable housing, more affordable housing!!!
08/21/2024 9:05 AM	Seems like a benefit to allow ADUs in times of difficult and expensive housing and I don’t see obvious downsides barring fire risk or other risks.

08/21/2024 9:07 AM	100% allow ADU in Denver. People are going to do and add these anyways, why not make tax dollars son the billions on dollars going to be spent on adding ADU. They city allows new apartment and condo units to be put up on corners people didn't think could have units. But not 1, they add 6. Letting people use their own land and space to do so is the exact same thing. Don't be crooks, do what's right for your city.
08/21/2024 9:19 AM	ADUs can help solve the affordable housing shortage!
08/21/2024 9:21 AM	I'm writing to support the rezoning of Denver neighborhoods to allow for ADUs to be built on residential property. Allowing ADUs in backyards is a practical way to increase housing availability and affordability in our communities. By making better use of existing space, ADUs can provide more options for families, seniors, and individuals seeking affordable housing. However, it is at the same time critically essential to protect against the misuse of ADUs by rental companies and other corporate interests, which can drive up costs and reduce the availability of long-term housing options.
08/21/2024 9:22 AM	I'd be in favor of allowing ADUs for all houses in Denver
08/21/2024 9:22 AM	I support the initiative to allow ADUs in all residential zones in Denver. As a resident in Denver, I personally am affected by the lack of affordable housing. All homeowners should have that option to increase the value of their property, provide affordable housing to their community, and support themselves financially through renting out an ADU if desired.
08/21/2024 9:25 AM	I fully support citywide ADUs. We have a housing crisis here in Denver, and this is a way to make housing more abundant and affordable in a gentle density way. My partner and I hoped to place an ADU in our Park Hill backyard two years ago, but to our surprise and frustration, we found we couldn't due to zoning laws. I know many of my neighbors would like to do this as well. ADUs expand housing, make cities more dense and people-friendly, and increase the value of a home. If we want to decrease wealth inequity and make Denver a safer and greener place to live, we will welcome citywide ADUs with open arms. I look very forward to the changes to Denver with this new policy, and thank you so much for doing it.
08/21/2024 9:38 AM	I am voicing my support for the Citywide zoning of ADU's. I built an ADU on my property in Curtis Park in 2018 and it has been an incredible blessing to my family to have the extra space for friends and relatives, and for additional income. Curtis Park is a Landmarked district and one of the oldest neighborhoods in the City, where "neighborhood character" is a very high priority. We were able to design and build an ADU that met the neighborhoods strict design criteria. And the impact on parking on our street is negligible. I fully support the City-wide initiative to help with affordability and allowing many aging individuals to remain in their homes as a result. Thank you.
08/21/2024 9:46 AM	Will this process eliminate rezoning costs for homeowners who want to build a ADU?

08/21/2024 10:01 AM	Would love to see ADUs universally allowed to promote housing affordability and missing middle housing, but most of all, the option of intergenerational housing arrangements which can be good for families financially, provide living arrangements where people have physical and emotional support, and create a more family oriented place. Also good for extra sources of income.
08/21/2024 10:03 AM	I feel that permitting ADU's would be a great thing for Denver and surrounding areas. As the costs of living are so challenging, to use the resource of my property offsetting costs would create many opportunities for sustainability.
08/21/2024 10:04 AM	This would be huge for Denver - a major step forward in making housing more accessible to different needs, help affordability and offer more flexibility and freedom available for many individuals and families. Fully support!
08/21/2024 10:11 AM	i recently read the book 'Escaping the Housing Trap', by C.Marohn and D.Herriges. It made a strong case for ADU's and other non-traditional housing options as a critical components toward the goal of affordable housing. I think citywide ADUs allowed in the zoning code is a fantastic idea! For all the reasons spelled out in this excellent book.
08/21/2024 10:18 AM	I'm so excited about this and hope it is approved. I live in capitol hill and they are building a beautiful ADU across the street from me. It is the parents of my neighbor and they are moving from castle rock to urban denver and "gifting" their children the adu upon their passing as a unique way to leave an inheritance and be cared for by their family as they age.
08/21/2024 10:39 AM	I think that approving ADUs throughout Denver would be more equitable than the current zoning which allows ADUs in only certain areas. If a property meets the defined standards (e.g., minimum lot size, etc.), then application to build an ADU should be allowed.
08/21/2024 11:06 AM	Please make it easier for any district with single-family homes to build ADUs. It's good for renters and homeowners, and it builds community. Denver has gotten so expensive and having more ADUs will ease costs. We need to make the process easier and more stramlined!
08/21/2024 11:17 AM	YES PLEASE. Do this! Fully support zoning to allow ADUs
08/21/2024 11:48 AM	I would encourage the city to adopt citywide ADU rules and perhaps in a more relaxed state. I see there are many stipulations on how, where and what gets built perhaps the most egregious one is the owner occupancy at the time of permitting. This is a little baffling as it will further limit the number of units built, while focusing growth in neighborhoods that are historically most opposed to ADUs. In general strokes sitting on two RNOs, INC and generally being involved around the city I see neighborhoods with the highest ratio of home ownership most opposed to density increasing measures like ADUs. While I think it should be legal to build ADUs everywhere in the city disproportionately more will be built in this wealthier neighborhoods due to owner occupation requirements, this will in turn increase the value of their owned property. Whereas a renter in a lower income part of town might see increased housing availability and by extension affordability by adding ADUs to non-owner occupied properties. In short we are short housing so I'll support this either way, but the current stringent rules especially owner occupation is going to limit the number of units built, and increase wealth disparity in the Denver area.

08/21/2024 11:49 AM	I live in Denver, I think we should allow ADU zoning in all Denver residential neighborhoods.
08/21/2024 11:54 AM	Citywide ADUs are a great way to increase population density while controlling the charm of a neighborhood. I lived in an ADU in Houston, TX before moving to Colorado and it was a fantastic way to live affordably in an awesome neighborhood and contribute to the local tax base.
08/21/2024 12:03 PM	This is a great idea!
08/21/2024 12:55 PM	I object to any rezoning that contemplates a “one size fits all - pick 1 out of 5” pre-fab mobile homes for historic districts which falls under Landmark Preservation/Secretary of Interior Regulation. And I know that is what Councilman Hinds anticipates but is not disclosing that.
08/21/2024 12:59 PM	It's great! ADUs are appropriate everywhere we already allow residences, and this will just give people the tools they need to make an investment in the future of their property. I do think we should come back to the ADU thing in a couple years time though and see what more we can do to make it easy to build them... or even to build multiple ADUs on one lot??
08/21/2024 13:28 PM	I am opposed to ADUs in the historic Park Hill neighborhood. Back yards are part of the benefit of owning a single family house. Increased density here will result in increased traffic and a generally decreased quality of life. One solution to accommodate more population in the metro area is to force landlords and building owners downtown to lower rents and purchase prices for the excessive number of vacant apartments and condos they own! It's not fair to pass on the cost and responsibility for an increased population to city dwellers in residential neighborhoods when there are way too many vacant housing opportunities downtown.
08/21/2024 13:45 PM	Yes! Allow ADUs everywhere! We badly need more housing and there's no reason they should have been banned in the first place. More housing in the city means less travel distance which means LESS traffic, not more! More housing supply means lower prices! Legalize ADUs, duplexes, triplexes, four-plexes, small apartments! Bring back the mix of housing that we used to build before exclusionary zoning that was designed to enforce segregated neighborhoods was enacted. It was wrong and we need to correct that mistake.
08/21/2024 14:46 PM	Reduce red tape! Return the power to the people, keep government out of our business. Free market reduces the housing prices, not government meddling. Let people build on their own property!!
08/21/2024 15:00 PM	ADU's seem like a great way to expand affordability and increase density in an ecologically conscious way.
08/21/2024 15:25 PM	Yes ADU would be amazing if it was easier to get a permit for!
08/21/2024 15:39 PM	I am a homeowner in the Congress Park neighborhood, and I am strongly in favor of the Citywide ADU proposal. As my family has grown, and my three children get older, we are beginning to outgrow our house. I see building an ADU as a possibility for expanding our residence without having to move from the neighborhood we love. Like many homeowners in the neighborhood, we have a very old detached garage in the alley that is barely usable. I would love to be able to build an ADU/garage rather than just having to eventually rebuild the garage.

08/21/2024 15:49 PM	I am in support of making it easier to build more ADUs in the City.
08/21/2024 15:53 PM	I fully support allowing ADUs in the city of Denver. This will increase the housing supply, increase density, and improve liveability for residents. I would ask that no parking requirements are added with ADUs so that we can better support alternatives to driving in our city.
08/21/2024 16:01 PM	Allow ADU's we need more housing units!
08/21/2024 16:23 PM	ADUs will never increase affordable housing only rich people add them and they use them for air bnb. Way too expensive to build. They do not add measurable value to the property.
08/21/2024 16:47 PM	TERRIBLE IDEA!!! Why are we talking about INCREASING density where there are SO MANY newly built, VACANT buildings around town?!! This is NOT about housing access - it is about developers lining their pockets. How about they start lowering prices to fill vacancies before we change the fabrics of our well-established communities? This is not about housing scarcity...there is plenty of housing - it is about ACCESS - and both the city and the developers should require accessible housing in their building plans Where is the conversation on WATER??? Where is the water going to come from with this increased density? Colorado is going DRY - we need to implement growth restrictions if we are going to keep the tap running?!!! Where is the talk about GREEN spaces? Our city is one of the most forested cities in the country - why do we want to heat it up by reducing the green spaces around our homes? Isn't the city required now to address climate change? A growth mind-set does nothing to address our emissions footprint - construction is one of the biggest contributors to a changing climate - why are we thinking about building more??
08/21/2024 17:30 PM	Denver faces an affordability crisis. The way to bring housing prices down is to increase the amount of housing stock available. ADUs are a great way to do this. Zoning reform is just the start though - we must also make permitting easier and cheaper for them so they become an actuality and not just an idea! For example, pre-approved plans for stand alone ADUs or ADUs over garages. Let’s get creative and keep Denver vibrant!
08/21/2024 18:16 PM	I love the idea of rezoning to allow ADUs!! I grew up in a home with an adu where my grandmother lived. This kind of intergenerational housing is so wonderful for child development and affordability. It impacts how parents are able to remain in the workplace, and it impacts who has access to housing. Please don't keep Denver home ownership only for wealthy single families - open up more possibilities.

08/21/2024 18:33 PM	I was told that this project has removed minimum lot size requirements for detached ADUs. Is this correct? My lot is zoned U-TU-C but is only 3,125 ish sqft not the minimum 5,500 sqft for this zone. Can I build a detached ADU if my lot doesn't actually meet the minimum lot size for the zone? If not, is there a variance or rezoning process I could go through and what are the chances it would be approved?
08/21/2024 18:34 PM	I strongly urge you to approve the construction of ADUs in our communities. ADUs offer a practical solution to the growing need for affordable housing with little burden to tax payers or need for expensive, lengthy government contracts, allowing people to create additional living space for family and giving the community the power to take care of our own housing needs. By permitting ADUs, we can create housing options and promote sustainable, community-centered growth. This move will benefit not just homeowners, but the entire city by addressing housing shortages and fostering a more inclusive community.
08/21/2024 18:37 PM	Please no, they dramatically alter the fabric of a neighborhood, and this is a way investor developers will continue to drive housing prices higher with no regard for residents. Allowing ADUs affects neighbors with no say in what will likely affect their property values, parking, impact of additional traffic, pets, etc.
08/21/2024 18:43 PM	I'm in favor of the proposed revision that would allow ADUs in all parts of the city
08/21/2024 18:58 PM	I would like to build an ADU in my lot since my house is less than 500 sf and my lot is almost 6000 sq
08/21/2024 19:17 PM	Do it! Do it as soon as possible. Almost the entirety of homes in Denver are old and past their proper usage points without having to invest a ton of money and fixing them up. Plus with the housing shortage, allowing people to build ADUs and stay in their current homes, Gives them a chance to earn money and have income to use to invest in their old homes. It helps everybody.
08/21/2024 19:19 PM	We need more housing and less homeless people. Please approve this so people can have the freedom to build on their own property.
08/21/2024 19:42 PM	We need to be able to add to are property if we want to and it doesn't interfere with are neighbors
08/21/2024 19:45 PM	Hello, I'm just writing in to support legalizing adus and other gentle density measures like triplexes. I'm currently a renter, and it really seems like we need more entry level housing in order to make entry into ownership more attainable.
08/21/2024 19:53 PM	Support more ADU zoning!
08/21/2024 20:10 PM	I fully support the Citywide ADUs zoning code project! I think the city should consider allowing home owners to build ADUs and additional units on their properties, rather than requiring a licensed contractor to build them. The licensed contractor requirement adds significant costs to building projects. Dwellings are required to meet building code and must be inspected before a certificate of occupancy can be issued, so the licensed contractor requirement seems like an unnecessary burden. Many things have to be implemented in together to truly and comprehensively address housing shortages and affordability, and removing the contractor requirement could be one more step taken toward increasing affordability.
08/21/2024 20:18 PM	I’m excited to see this new zoning change to allow more ADUs. This will help ease housing shortages and hopefully help with affordability.

08/21/2024 20:50 PM	My father is elderly and moving to Denver next year. I want to take care of him, but still have boundaries in our relationships and for him to still have independence. I want to build him a “father in law suite” in the backyard
08/21/2024 20:53 PM	Last year or earlier this year Athmar Park area was approved for ADUs, now when are neighborhoods like Ruby Hill or Westwood be approved? Also, what parameters allow for a house/ property owner to be allowed to put in ADU on their property?
08/21/2024 21:12 PM	I think it is s a great idea for our multi generational families. It can be expensive but really help with our current housing crisis. There is no adorable rent
08/21/2024 21:20 PM	I want an ADU
08/21/2024 21:35 PM	This would be a great way to get more rental properties on the market, increase family stability, support intergenerational housing, help alleviate childcare woes, etc. really can’t think of a negative
08/21/2024 22:42 PM	Would there be a requirement on lot size and proximity to the property line? Also, I would assume these new adu's would require all underground plumbing and power to stay within the property line of the owner. Any easement that could result in a leak underground in another's property is unacceptable. I feel like could impede or right to quiet enjoyment should all the surrounding neighbors squeeze adu's against a fenceline.
08/21/2024 22:47 PM	As long as they are low enough as to not block neighbors’ sunlight or view.
08/21/2024 23:28 PM	I've wanted to build a tiny home in my backyard for years but the adu zoning issue has made that a daunting task
08/21/2024 23:35 PM	I think ADUs are a great idea!
08/22/2024 6:08 AM	Increased density in a neighborhood DESIGNED for single family dwellings only adds to congestion, pollution, noise, crime and parking issues!…the upper middle class tax payers who crave the opposite will take their bankroll to another city.
08/22/2024 6:22 AM	I am a fan. Thanks!
08/22/2024 6:35 AM	Let people build! Zoning laws are too strict. They are driving up the cost of living in Denver and driving down tax revenue for no tangible benefit. Let the ADUs be built anywhere in they city!
08/22/2024 6:37 AM	More housing!
08/22/2024 8:51 AM	I strongly support ADU’s in West Wash Park. It provides more affordable living for renters and income for homeowners. Also the potential for caregivers to live on site.

08/22/2024 10:30 AM	I am a resident of a single-unit district in the University neighborhood, in council district 6, speaking on my own behalf (not for my employer). I support citywide ADUs for the density they introduce without fully transforming the built environment in Denver neighborhoods. I have been concerned, for example, that a mandate to eliminate single-unit districts statewide would have unknown consequences for Denver's historic districts and buildings, potentially allowing for the demolition of historic buildings to be replaced by duplexes if state mandates trump local guidelines. Introducing a second unit citywide via ADUs instead would encourage the retention of designated historic buildings and districts. (Landmark buildings in Denver are often preserved for their architecture, but in recent years they are increasingly being designated for their cultural history and relevance: think La Alma / Lincoln Park and the Five Points Historic Cultural District.) It would also encourage the retention of "unofficial" but recognizably historic buildings and patterns.
08/22/2024 11:18 AM	Yes, strongly support.
08/22/2024 11:36 AM	Big supporter of more ADUs. Keep the zoning revisions allowing ADUs coming!
08/22/2024 12:37 PM	Yes to ADUs and higher-density neighbourhoods! I live on a large corner lot in North Park Hill and we'd like to build a small above-garage ADU for aging parents. Right now our lot is not zoned for ADUs but our house is smaller than most of the single-family homes on our block that have been up-sized.
08/22/2024 12:44 PM	I support citywide ADU zoning
08/22/2024 13:09 PM	I am in full support of the new ADU allowances. I have a 10,700 sqft lot and am thinking about putting an ADU of approx. 600 sqft max in the back yard. The issue is getting water and sewer to this part of the property. Are you working with Denver Water in developing standards that will encourage ADU development and easy extension of these services? The potential placement of an ADU in my back yard is difficult that I have only a 5' wide strip of land along the side property line that can accommodate the water and sewer out from the street to the ADU. The length of the extension would be over 100'. Can water and sewer be located together in a 5' wide path? BTW, how much does a separate water/sewer tap cost?
08/22/2024 13:23 PM	PLEASE support ADU's through out Denver. Thank you.
08/22/2024 13:25 PM	I'm in favor of citywide ADU's. Denver needs more housing and this will ease the burden.
08/22/2024 13:32 PM	Fully support! As a young couple who just purchased a 3 bed 2 bath home in Wash park with hopes of starting a family, the opportunity to build an ADU for my out of town parents to stay in when they come visit would allow us to expand our longevity in this house and neighborhood.
08/22/2024 13:47 PM	We should not erect any barriers to building ADUs such as any owner occupancy requirements for pulling the permit or otherwise. Stop getting in the way of more housing. ADUs are just a drop in the bucket, but it's better than nothing if we just allow them to happen.
08/22/2024 13:59 PM	Why would someone who owns an entire property have to live in the primary or dwelling unit? That limits people from wanting to invest in an ADU because it's a

	burden that can be a huge unexpected impact on the Owner or someone else in the future.
08/22/2024 14:22 PM	I understand the need for affordable housing but I would like to see a surgical approach to the problem rather than a one size fits all. We live in Congress Park where existing density varies block by block. For example we live on the twelve hundred block of Elizabeth. We have three large apartment buildings as well as several houses that are broken into apartments. Most of the time parking is very difficult, and the street is busy . Adding more people will only make it worse. A block by block assessment of the neighborhood and the issues being faced by that block seems to me a smarter solution. Those blocks that are not brimming with people will be allowed a certain number of ADUs . Those that are already impossibly overwhelmed will not be issued permits. Thank you.
08/22/2024 14:44 PM	Section 11.8.2.2 B 1 says the owner must live in existing primary residence if they build a new ADU on the property. This needs to go away. If I as a single older person want to build an ADU on my property for me to live in and then allow my daughters family to live in the larger primary residence then I should be able to do that. Please respond and change. The City should not determine who lives where! Thanks
08/22/2024 15:35 PM	I've looked at the 85-page document and it is a bit more than I can take in right now. However, I have a couple of brief comments/questions: 1. I see the tables in the document which deal with parking space, but not sure if every ADU will be required to have some/at least 1 off-street parking space. QUESTION: Will this be a requirement? If this change is a blanket ADU allowance in all residential areas, I think there should also be a blanket requirement for off-street parking for all ADUs. 2. From the summary document, "the Citywide ADUs text amendment would require owners reside in either the primary residence or ADU only at the time of permit application". This is so incredibly short-term focused, it essentially is meaningless. "Only at the time of permit application". QUESTION: If someone is applying for a permit to build an ADU, how could the person even reside in the ADU? QUESTION: I assume there is no requirement for a duration of residency - correct? It really does not take any material effort to claim residency at a location. An owner/developer could claim residency for 1 day.?! Seems like a feel-good requirement to check a box. Without any meaning or substance. Short-sighted. QUESTION: Why even include it? Thanks. Tom Riggs 1660 S. Logan St. 720-255--7711

08/22/2024 15:38 PM	Resubmission as a "comment"; previously submitted as a "question. My submission contains both comments and questions. I've looked at the 85-page document and it is a bit more than I can take in right now. However, I have a couple of brief comments/questions: 1. I see the tables in the document which deal with parking space, but not sure if every ADU will be required to have some/at least 1 off-street parking space. QUESTION: Will this be a requirement? If this change is a blanket ADU allowance in all residential areas, I think there should also be a blanket requirement for off-street parking for all ADUs. 2. From the summary document, "the Citywide ADUs text amendment would require owners reside in either the primary residence or ADU only at the time of permit application". This is so incredibly short-term focused, it essentially is meaningless. "Only at the time of permit application". QUESTION: If someone is applying for a permit to build an ADU, how could the person even reside in the ADU? QUESTION: I assume there is no requirement for a duration of residency - correct? It really does not take any material effort to claim residency at a location. An owner/developer could claim residency for 1 day.?! Seems like a feel-good requirement to check a box. Without any meaning or substance. Short-sighted. QUESTION: Why even include it? Thanks. Tom Riggs 1660 S. Logan St. 720-255--7711
08/22/2024 15:48 PM	I'm in support ADU Zoning across the board and increased density.
08/22/2024 16:31 PM	NO don't do it. the properties in Denver are not one size fits all. different neighborhoods, different density of houses, available parking, lot sizes etc. Please DO NOT throw it wide open where it could become a free-for-all and cause problems between neighbors when an ADU gets build where it really doesn't fit.
08/22/2024 16:40 PM	Please clarify in the P&Z where (in which zone districts) it is OR ISN'T required that the property owner occupy either the ADU or the primary structure. This issue appears critical to assisting in encouraging the expanded use of ADUs, especially where the current owner cannot afford the first and continuing cost of developing an ADU.
08/22/2024 16:44 PM	I am NOT in favor of ADUs. Most yards in Denver are too small to support two dwellings--the main house and a separate ADU. It will increase noise and traffic, with construction of ADUs and additional residents. It will also put additional demands/strain on electricity, water, etc., especially in older neighborhoods that may not have the capacity to support additional dwellings and residents. And, they are not cheap. What happens when someone starts an ADU and runs out of money? It can easily become an eye sore.
08/22/2024 16:46 PM	please allow property owners to use their properties as they see fit - they (and not nosy neighbors) should decide if they want an ADU.
08/22/2024 17:31 PM	Please approve adding ADUs! We (finally) were able to make buying a house work, and are already stressed about the mortgage. Being able to add an ADU to our

	property would reduce the stress of our monthly expenses, and add more affordable housing for a housing starved region--it's a win-win!
08/22/2024 18:02 PM	I am against this idea for the city and county of Denver. Considering the construction and permitting costs of an ADU, I think most people/citizens/voters will be priced out of this market. Plus, in this inflationary economy what happens when someone defaults on construction? Furthermore, ADUs will only encourage more cars and traffic to quiet neighborhoods. This is not the quality of life we want in our Denver neighborhoods. This idea does not encourage affordable housing options. Rather it enables and encourages a lower standard of living for potential buyers and renters.
08/22/2024 19:19 PM	Allow ADUs in more Denver backyards
08/22/2024 19:42 PM	I think allowing ADUs is good and I think adding an “owner occupancy” restriction to ADU construction is a grift to only the wealthiest homeowners in Denver. It’ll ensure a minimal number of ADUs are ever built and that the additional units to Denver’s severe housing shortage is negligible. Owner occupancy is a policy already attempted in California and has already failed to address their dire housing shortage. It would be a shame to watch Denver insist on making the same mistakes as California years later,
08/22/2024 19:53 PM	I support all the changes proposed in the public review draft as of 8/22. Denver needs more housing, more housing diversity, and more freedom for homeowners to make decisions about their own property. Changing the Denver Zoning Code and Former Chapter 59 to allow for more ADUs will have a beneficial outcome for all residents of the City and County of Denver.
08/22/2024 19:56 PM	I do NOT want city government to allow ADUs City wide. I live in Park Hill, a traditional single family residential neighborhood. Allowing ADUs will change the character of my neighborhood while encouraging the use of such units as AIRBNB and VRBO type short term rentals. That rental activity will cause increased parking problems, noise and security issues that come with transient renters moving into and out of the neighborhood. If you doubt this, just ask the full time residents of Colorado’s mountain towns. If ADUs are allowed, the assent of all neighbors within a 2 block area adjacent to a proposed ADU, could be one way to allow them without impacting the property rights of those neighbors.
08/23/2024 9:31 AM	We need more housing. I am a professor at one of the Universities in town. I make a decent salary, but am considering leaving and looking for work elsewhere because I cannot imagine ever being able to afford living here.
08/23/2024 9:32 AM	This is a great way to allow multigenerational households to exist comfortably, which can ease the pressure for child and elder care, as well as solve part of the issue of lack of affordable housing. ADUs should be allowed.
08/23/2024 9:42 AM	ADU's are great for additional family to be able to live on your property, additional methods of income, and for helping with the housing crisis
08/23/2024 15:26 PM	I strongly support these changes to the ADU zoning code and urge
08/23/2024 16:37 PM	ADUs citywide is a proven strategy to increase Denver's housing supply. This is so critical to add GENTLE DENSITY and AFFORDABILITY to our city. I urge our City decisionmakers to ADOPT ADUs citywide.
08/24/2024 7:00 AM	Please all ADU’s for the entire city and county of Denver

08/24/2024 13:45 PM	Please do NOT pass this amendment. We are in a " rental " neighborhood where properties are not being kept up. Now, the City wants these horrible landlords to build ADUs on property they apparently do not care about so that we can have more issues with parking, yard upkeep, safety, and just plain overcrowding? Where is the consideration for the quality of life for us, the residents of Denver? Is the only goal density?? Some days we can barely make it out of our alley due to the high volume of traffic on our streets. Please say no to the ADU proposal and yes to quality of life. Thank you.
08/24/2024 22:13 PM	Yes please! As visioned in Blueprint Denver, allow accessory dwelling units (ADUs) in all residential areas of the city.
08/26/2024 3:48 AM	I oppose the change to allow ADU. The reason is that is will decrease green space for trees to filter air and cool houses. In addition it will increase traffic and take up street parking. If you want to increase housing do so at transportation hub areas or office space. Please do not trash out neighborhoods.
08/26/2024 8:43 AM	I am strongly against the change. I say this as someone who is pro ADU and will be applying for a re-zone on my property in the future if this new change does not make it automatic. My resistance comes mainly from a decade in the fire service including in other cities that have passed similar code changes. P&Z should always be consulted before zoning changes or development occurs in order to ensure appropriate infrastructure and resources are in place to handle the needs of population increase in areas that were not designed or equipped for densities beyond the level they are at now. Continuing careful changes to a limited number of individual properties is ideal for safety and preservation of community. There are safer and more efficient means of development than unrestricted ADUs.
08/26/2024 9:29 AM	I am concerned seeing an initiative we have adopted from California given the myriad of cost and budget problems they have demonstated over the years culminating in a multi billion dollar budget dilemma they face. Simply put, I wouldn't take the lead from a state that simply passes law after law to put bandaids on its fundamental problems. For Denver, there are a ton of problems that ADUs would create. In terms of Traffic, ADUs can lead to more cars and people, which can increase traffic and strain local infrastructure like schools and public transportation. We are already pushing for high volume redevelopment in neighborhood where the infrastructure cannot be expanded- adding ADUs to these neighborhoods without understanding how all of these high rises are creating traffic problems is extremely irresponsible. Further, parking is a huge issue in Denver, in particular in areas where we put in multifamily units without sufficient parking. This is already happening, we already have parking issues. Where are ADUs going to park? no where except the street- this is huge problem that simply cannot be ignored. You can't turn our neighborhoods into parking lots. Also, I do not trust the city to maintain the appearance of ADUs up to any standards. The recent bike lane work in neighborhoods is hideous and the folks responsible for planning the bike lanes- fully aware of the complaints from neighbors- simply shrug

	their shoulders and say it looks fine. It is embarrassing. In no way would I ever trust the same city government to regulate the appearance of ADUs. Two story ADUs towering over one story homes, multiunit ADUs destroying the fabric of neighborhoods- there is no way I trust the city to adequately regulate the same. California, the model on which this is based, is already failing miserably on establishing enforceable aesthetic standards. Let neighborhoods vote on ADUs and I am certain almost every Denver neighborhood would vote against them. You don't know better than the residents- stop making changes in the neighborhood without allowing the neighborhood to have a realistic say. Single-family neighborhoods are good. People, residents of Denver value the ability to live in single family neighborhoods. Before we change the same, on top of the burden of constant high-rise or multiunit developments popping up everywhere, we should consider what type of city we want to be and ask the people- not folks within 250 feet of the proposed construction - ALL of the people- whether or not they want more density, more cars lining the street, more garbage, more noise, and transient tenants in their neighborhoods with their children. What are we even solving? Realistically, ADUs would not be large enough for housing families- they will have individuals renting. In the alternative, it would be ridiculous to have ADUs large enough for a four person family placed in the backyard of a single family dwelling. Denver does not need ADUs at this point. What we need is reasonable, seasoned expertise leading our city planning. We need to get away from money waste like bike lights- as if the crosswalk signals weren't already sufficient- roundabouts that look like they were built at an elementary science fair- lane closures on our busiest streets that ignore the city's current traffic problems and make them worse when don't need dedicated bus lanes on Colfax or Colorado. Any of these things- put them to a vote of the people of Denver and they would all be rejected. Why does the city leadership continue to make decisions that exacerbate traffic and parking problems, that denigrate single family neighborhoods, all in the name of "progress" without allowing its residents a reasonable voice? Please step back and consider the value of experience balancing ideas instead of just pumping out the latest city planning idea you gleaned from another jurisdiction.
08/26/2024 10:43 AM	Hello, Thank you to the folks in the Planning Department working to increase affordable housing in our city. Our family is a strong proponent of ADUs as they are part of the housing solution that folks in our city and state desperately need. We look forward to seeing ADUs being allowed across all of Denver. Thanks, Ben
08/26/2024 20:59 PM	Oh no! I missed the deadline for comment with recent travels... In any case, wanted to weigh in in strong support for allowing ADUs in all of Denver's residential neighborhoods.

08/27/2024 6:55 AM	The proposal will undermine the character of Denver's neighborhoods and create problems not mitigated by this proposal. There is no thought in the proposal about accommodating additional traffic, parking needs, public transit, infrastructure, resources, etc to support the potential for significant population growth in defined area. This proposal essentially doubles the potential occupancy of many areas in Denver and the city has not thought through this plan enough to determine that it can be sustained. This is a shortsighted solution to a complex problem of affordable housing, and in the long run will be more damaging than productive. Individuals who own single-family homes, purchase them with an understanding of the zoning and invested according to this zoning. This proposal devalues existing homeowners property in proposed zoning change areas.
08/27/2024 15:22 PM	My neighbors and I are concerned this is going to negatively impact the quality of our neighborhoods. We are already dealing with many huge builds that are changing the character and pricing of our neighborhoods. What about our environment? Yards will go away along with trees,green space and habitat. The city is getting hotter with all of the density. All the focus is on quantity. What about quality of life in our city. Is there any requirement for open space on a property. Who wants to live next door to a stucco wall?
08/28/2024 14:21 PM	I favor allowing ADU's in all residential neighborhoods subject to city and neighborhood design review for code compliance and design merit.
08/31/2024 10:32 AM	I'm in an HOA area, my question has to do with property lines between homes. (In green valley ranch) Then we are surrounded by Aurora county of new residential home's & warehouses
09/02/2024 11:55 AM	what are the setback requirements for zoning lots U-SU-C1 for an ADU?
09/03/2024 8:37 AM	ADU's should be allowed in all of Denver's residential neighborhoods!
09/04/2024 10:35 AM	We have an engineering firm in Colorado and have a podcast where we talk about infrastructure and the like. Do you know of someone on your team (or adjacent) who is up to date on this change (specifically ADUs) and can speak to the problem it solves and maybe new challenges it may create etc. This would be great for the public as well as Engineers, Architects, and other related parties to be up to date on the nuances of this development. Thank you!!
09/04/2024 20:09 PM	ADU's are a good thing. I would like one for my property. Multiple options on how to use it. It gives the landowner options. It will lower the cost of rent for many. It could afford to keep senior citizens in their own homes longer. It could help new comers. Way more pros vs cons. Please pass this rule in favor.
09/05/2024 13:42 PM	Love the idea. I am pro ADUS
09/05/2024 15:17 PM	Hi, I received a post card for this and as a Denver resident, I strongly support citywide ADUs. This will allow the city to develop more densely and to provide homes for more Denverites.

09/09/2024 11:15 AM	Hello - I am looking at the zoning map and a bit confused on whether or not an ADU is allowed at my house. Could you help me? The address of our house is 162 S Downing St.
09/09/2024 22:56 PM	I don't think the city should zone ADUs. Per haps on a very limiter cased by case basis, sure. The new zoning rules for number of people per house has already caused increased issues. I live on the fringe of DU and we already have issues with parking, noise due to parties, disrespectful rental neighbors, litter and slum lords that don't take care of the homes. This will add to the issues. It will encourage an already heavy rental marked to pile on more people to a single property. The renters of homes in mine and the surrounding neighborhoods are increasingly short term residents and are not behaving as a community, leaving us permanent residents with grief. This will incentivize current rental landlords to purchase more homes taking those homes off the market to potential longer term home buyers. You are just encouraging more of the behavior that has made Denver unaffordable; real estate investors. Stop it. Seriously. Read this, is about the house across the street form me: https://www.theruethteam.com/this-one-for-mom-and-dad/ The parents bought a house for 525k for their (at the time) 20 your old daughter for her to start a rental business. The Denver records list her as living there. She does not as she moved out after living there for 9 months and has been renting it to 5+ people.
09/12/2024 9:55 AM	I am planning a ADU in my back yard. Somewhere in the neighborhood of 400 to 500 square feet. My questions have to do with utility connection, mostly water and sewer. From what I've come to believe, the ADU can be connected to the main house's water and sewer. Please confirm this. Also, regarding the design of such connections, is Denver Water offering a service to help me figure out if it is economically feasible. Do they have a hot line or a person that can answer basic questions? For instance, if I can connect to my existing water and sewer lines, how deep do the lines need to be? This is critical in my case as getting any kind of heavy equipment into my backyard is very difficult. Thanks
09/13/2024 9:56 AM	What is the status of this initiative?
09/15/2024 10:47 AM	Several years ago we passed (the voters) that you can't build up. If you plan to add on you need to ask your neighbors and have a signed petition to ok the addition to your existing home. What happened to that law.
09/20/2024 8:53 AM	I do not want this offered change to be included: that owner occupancy of the primary residence and/or ADU only be required at/during submission of the application for an ADU. I want an owner occupied lot with an ADU.

August 21, 2024

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RE: Proposed Zoning Code Change to Allow ADUs

Dear Councilwomen Sawyer and Parady, Councilmen Hines and Watson, and City Planners Palmeri, Kaiser, Penafield and Barge,

I appreciate the decades-old work that the City and County of Denver elected officials and its planning department once did when setting out to make improvements, review and approve redevelopment projects or establish parameters for green development; they kept the architecture, historical significance, impact on the community and the overall aesthetic of the city in mind. I think of the work Dana Crawford completed downtown and the Lowry redevelopment as examples. The sensibility applied in these has been replicated in other redevelopment projects across Colorado and are models for the county that took into consideration the need to maintain community and not allow "big money" to take advantage of "everyone else".

I received the postcard in the mail regarding **Proposed Zoning Code Change to Allow ADUs** and attended the first Zoom Conference Call on August 8 I am thankful for the invitation because I had no idea this conversation was taking place and that a vote by the City Council in November would determine the issue for the residents of Denver.

There is no doubt that affordable, available housing is an issue not just in Denver but throughout most major cities. Exploring the multiple ways to make more housing available is a goal we all can support. However, allowing the construction of additional units on properties that no longer have lot size requirements, have no regard for neighborhood or HOA approved

characteristics, have no planned means for recording their existence, no regular inspection of the "livability" of the dwelling or monitoring of the behavior of individuals on that property, no master plan for water, sewer, electrical installation and inspection, parking, traffic, noise or prohibition for the use of the facility as an unapproved STR, means ignoring the very benefits of urban planning. With no guardrails, the potential pitfalls of not having a plan run deep and wide and are nearly impossible to reverse.

Denver recently implemented a registration and regular inspection program for every landlord renting even a single unit. In spite of having two years to comply, there are entire apartment buildings that are clearly uninhabitable that have faced no penalty from the city and are still filled with tenants. If staff is unable to monitor these units and landlords of existing buildings are not held accountable, where will the additional staff come from to monitor every one of these new ADUs?

The Zoom meeting made it appear that constructing ADUs would require little more than size parameters applied. I ask you:

1. How will you approve and what is the criteria for the approval process for connecting these units to water, sewer and electric? Do Denver Water and Xcel have the capacity to manage this? The current lead pipe program is already a 15 year issue. It seems impossible to believe this unmanaged development could also be accommodated simultaneously.
2. Will the ADUs require initial and ongoing inspection and sign off from City and County of Denver inspectors? Does the City have the resources to commit to this when inspecting and recording existing rental units is not 100% accurate now? What are the impacts to the home owner and tenant for properties that do not pass?
3. Will there be a Certificate of Occupancy (CO) issued by the City for these units? The comment was made that property tax changes will "catch up" with the ADU "eventually". That could be completed immediately after the CO is issued and the new structure/addition is officially inhabitable. Along with the increase in property tax, a corresponding impervious surface fee could be simultaneously applied to the property.
4. There was no plan for parking. Already Denver suffers from a lack of available off-street parking for new apartments and condos. Many or even most neighborhoods cannot absorb added vehicles either parked on the street or added to the roadway. Just like major cities, businesses often bear the cost and nuisance for illegally parked vehicles. How will you mitigate that impact on nearby businesses?
5. There did not appear to be a maximum number of units allowed based on overall density of the block or neighborhood. Have you evaluated the "worst case scenario" and built a plan for how to remedy issues stemming from this overpopulation? Certainly, all areas of Denver are not the same so treating this as a one-size-fits-all means you need to consider the worst case scenario and protect the entire city from arriving at that situation.
6. Have you reviewed how other cities have addressed this issue? Northern California towns are having to backpedal from plans that were "too open". Once given, residents are rarely willing to give up "blanket rights" that push the tolerance of good neighbors. Additionally, in California there is a new law, AB1033 that allows the owners of ADUs to sell those units

independently from the primary house. Is that an inevitability once this "train has left the station"? If so, what are the ramifications of that? The erosion of neighborhoods and the unattractive notion that property owners could live next door to multiples of these scenarios means that you are slowly removing home ownership away from private individuals and are moving ownership to LLC's, corporations and those looking to turn housing into businesses. I do not see that as a good long-term solution to the overall issue; it begs the question whether this entire initiative is really about affordable housing vs. providing passive income to high wage earning households, corporations, and LLC's and/or enhancing the profits of ADU builders who are already putting up signs in the Cheeseman Park neighborhood.

7. Just because there is an ADU doesn't mean they are "affordable. Also in California, there are home owners who carved out a tiny bit of their house, or shed, or garage, or ADU and charge crazy high rent so they can have the income, even in cases where the home owner has high income already.

You can say that this is not similar to the STR situation but I disagree. In watching the explosion of STRs across multiple states, what once began as "stay with my family" has turned into business opportunities for LLC's and high income owners. First time home buyers have watched available and affordable housing go to buyers able to purchase these properties as "businesses". This has resulted in:

1. Multiple unregistered STRs functioning as businesses without restriction or increased taxes for the host city.
2. Overall loss of housing for locals who are being displaced by vacation rentals.
3. Added costs for cities and counties for services provided to "vacationers" without adequate reimbursement to local government for actual costs.
4. Complaints from neighbors of absentee landlords who often have little regard for respect of the rights of the neighbors when regard to vacationer behavior in their homes.
5. STRs displacing hotels for corporate travelers thus not paying Lodgers Tax, resulting in a loss of revenue for the City and County.
6. Increased cost for houses in general that further displaces first time home buyers. In other cities, this has shifted to "time share" purchases of residential properties as well. It would be catastrophic to see additional single family homes in Denver get used for additional forms of vacation dwelling rather than as a home for residents.
7. Much like the ADU plan that allows the owner of the primary home to leave once the ADU permit has been obtained, STRs owners have demonstrated that it is naïve to believe they are all "good stewards" of the rules. This results in neighbor-to-neighbor reporting and policing which is not an ideal way to govern these additions.

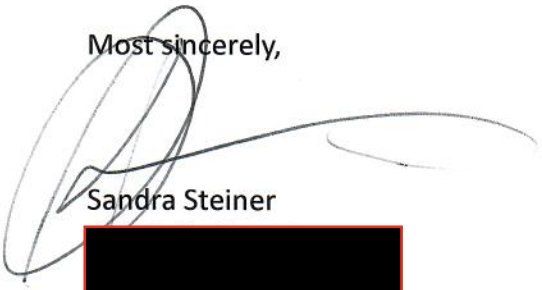
With 30% of Denver's office market without tenants and the legislation planned to add sales tax to Denver to support affordable housing, is there a complimentary plan to utilize those spaces for new rental properties and make some funds available to developers willing to build these units? One example is NYC where developers have found ways to make these renovations profitable. NYC is a partner in the permitting of these unique units that are revitalizing key areas

of Manhattan. Because the buildings are already constructed for maximum occupancy, retrofitting these buildings means major utilities and parking are not issues. These buildings are accustomed to high traffic and almost always offer public transportation nearby so tenants can maximize the use of local amenities.

There is a role for ADUs in the overall plan to address insufficient housing. However, I am not only missing a plan for how to implement these but the larger view of how multiple responses to the need for affordable housing are being addressed, considered and managed by City Council. Without proper planning and clear, well-conceived guidelines that address neighborhood issues, the ADU opportunity, for example, will not answer the need nor allow Denver to be a model for well-conceived, multi-stakeholder approved and aesthetically aligned solutions to this aspect of the housing crisis.

I appreciate your consideration of these points and sincerely hope that you will do more to put a true plan together for this work that addresses the items mentioned above as well as others that will surface during the planning process before any November vote. **As a resident of this city, it is important to me that your invitation to participate in the meetings means you are truly looking for this input and plan to use it.**

Most sincerely,



Sandra Steiner

[redacted]

Planning Board Comments

Submitted on	4 September 2024, 11:57AM
Receipt number	701
Related form version	3

Your information

Name	Chala Mohr
Address or neighborhood	Barnum West
ZIP code	80204
Email	chalamohr@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name	Denver Zoning Code Text Amendment – Citywide ADUs

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 support
Your comment:	To the Denver Planning Board, I am a 15-year resident of Barnum West writing in support of the proposed Citywide ADUs Text Amendment to the Denver Zoning Code. This amendment aligns with the key goals of expanding housing options, promoting equitable access to development, and streamlining the process for residents who wish to add accessory dwelling units (ADUs) to their properties. As a former member of the West Area Plan Committee, I recognize how Councilwoman Torres' efforts to blanket rezone many parts of District 3 were pivotal. However, this amendment would extend those benefits further, reaching all single-family zoned areas. It upholds the vision outlined in the West Area Plan, as well as the Comprehensive Plan 2040 and Blueprint Denver, by diversifying housing choices in residential areas without significantly altering neighborhood character. The amendment's compliance with state legislation HB-1152 ensures that Denver remains aligned with broader state goals. ADUs offer homeowners the opportunity to add living space, house family members, build wealth, and create infill housing that helps households remain in their communities. They also provide housing options for students and young adults to stay in Denver and enable seniors to age in place with the support of nearby caregivers, fostering a strong infrastructure of care. The flexibility of ADUs also helps minimize displacement by offering housing solutions for families that are doubled-up or temporarily housed with relatives. By updating the zoning code and removing barriers to ADU construction citywide, this amendment opens up more opportunities for Denver residents to develop in ways that benefit both themselves and their communities. Additionally, I strongly encourage a waiver of the owner occupancy requirement for deed-restricted affordable housing and the creation of a pathway to condo-ize permanently affordable ADUs. This would enable affordable housing providers in the city to build more affordable homes for both rent and sale. Thank you for considering my comments in support of this important zoning change. Chala Mohr Barnum West Resident

If you have an additional document or image that you would