

7/7/2019

1245 Quince St - Google Maps

Google Maps 1245 Quince St



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1245 Quince St

Denver, CO 80220

Amy Braziller
1981 S. Sherman St.
Denver, CO 80210-4013

Dear Ms. Braziller:

Hello. My name is Steve Elkins. I am a nearby property owner at 1245 Quince St. By now, you've received a post card from the City and County of Denver's Community Planning and Development Department about a complete rezoning application I recently submitted for my property. I also received the post card, and while the intent of the post card is to provide information, I feel like the post card left you, my neighbors, with more questions than answers. I'm hopeful that this letter will provide you with the additional information you need to get your questions answered and provide comments and feedback if you choose. My apologies if you've already received this information or we have discussed my request previously, but I wanted to ensure everyone has the same information.

I would like to start by telling you what I'm asking for. All of our properties are zoned E-SU-Dx, which is a complicated way of saying they are zoned only for single family detached homes. I'm requesting E-SU-D1x, which is still a single family detached home zone district, but will allow me to build a small second unit in my large backyard. Other than a new roof, new garage door, a new coat of paint, a new fence, some new flat work, and extensive interior remodeling, my house remains the same as it was when it was built in 1947. My sister came to visit me this week and having her sleep in my living room drove home the fact that I need more space. However, I also like my house exactly the way it is, though with aging parents who will need long term care and a sister and her family looking to find a permanent home, instead of expanding my house as I can under our current zone district, I'd prefer to build this small unit in my backyard. My current house would not change. My request will not rezone anyone else's property. While I'd prefer to have family in the unit, my second option, to pay for the unit's construction, would be to rent the unit to tenants. In terms of building design, my goal is to have the second unit be one story faced with brick and stucco with a hipped roof to match my existing home's character. To be able to build the second unit, long before financing, drawings, and getting a permit to build it, I must rezone the property which required a complete application and a \$1,000 application fee.

You can access the application submittal at this link:
<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/proposed-rezonings.html> If you scroll down to near the end of the web page, you'll see my address and be able to click on a blue link with "January 4, 2019" to download a PDF copy of the application submittal. If you have questions, concerns, or want to provide feedback, you can contact the City's case manager for my application, Ella Stueve, at ella.stueve@denvergov.org or 720-865-2974 and ask to speak with her. She can also be reached at Ella Stueve, 201 W. Colfax Ave., Dept. 205, Denver, CO, 80202.

I would also like to say that my application is in its early stages and you will have multiple opportunities to comment, by phone call, email, letter, or appearing in person at public meetings: Planning Board, the City Council's Land Use, Transportation, and Infrastructure, and the final City Council hearing. No meetings have been scheduled at this time. The hearings are held at the City/County Building at 1437 Bannock St., Denver, CO, 80202. When the hearing for Planning Board is scheduled, you will get another post card from the Community Planning and Development Department with the date, time, and location of the meeting well in advance of the hearing. In addition, I am required to place a sign in my front yard that is readable from the sidewalk that will inform you well in advance of the hearing. This rezoning process will last approximately for the next 3-4 months though this timeframe is subject to change.

I wanted to send you this letter so that you can hear from me what this application is all about, what my intentions are, and to connect you to the resources you need to understand my request. I would also like to ask for your support for my application. Please feel free to return the support form I've included with this letter to me in the enclosed stamped envelope (or please feel free to use the stamped envelope as you wish), to email or write Ella Stueve directly, and/or attend the public meetings to support me. I sincerely appreciate your support for my application. I feel like my application is a smart way to maintain our low density, residential character by removing the incentive to build the very large houses built to their maximum that we have seen in Mayfair, Montclair, and in our own neighborhood at the southeast corner of Montview Boulevard and Valentia Street. By allowing a second unit, I and other property owners who will have similar requests, will have more options to expand beyond making additions to our current homes.

Please also feel free to reach out to me directly at my home address, by email at steveelkins82@gmail.com, or by phone at 505-459-6243. I also encourage you when you're out walking our neighborhood to walk the alley in the middle of my block and look at my property. You'll see that I have a lot of room in my backyard for the proposed unit. When my application was presented to the East Colfax Registered Neighborhood Organization last week, I was reminded of the importance of reaching out to you, my neighbors, by another neighbor about this application. I have also been heartened because of the outreach and support I have received in return. A welcome bonus from this process has been the opportunity to meet and hear from you, my neighbors.

Thank you so much for your time and consideration. Please don't hesitate to reach out to or check in with me as this rezoning process continues and in the future as neighbors.

Sincerely,

Steve Elkins



Applicant Presentation

1245 Quince St.

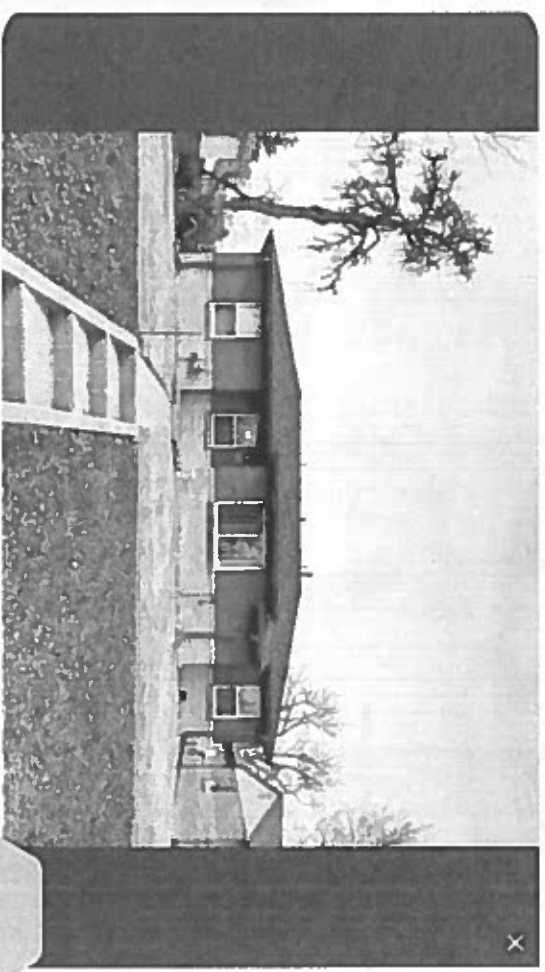
Request: E-SU-Dx to E-SU-D1x

1245 Quince St.

My home, an early example of the Ranch architectural style, was built in 1947. Most of my block was built in the same year likely by the same developer.

My home is 719 square and was built on a large lot (7,320 square feet).

Other than minor upgrades such as vinyl windows and a new paint job, my home has remained the same since its original construction.



Neighborhood Examples of "Gentle Density"

1188 Quince St. and 1461 Quince St. are examples of the neighborhood's development prior to the City's adoption of single family zoning for the East Colfax neighborhood.

1188 Quince St. is 2 small, detached homes built on 1 lot built in 1910. 1461 Quince St. is a duplex on 1 lot built in the late 1800s. These examples show a measured amount of additional density is appropriate for my neighborhood.



1461 Quince St.
Duplex
(built circa late 1800s)



1188 Quince St.
2 Small Houses On 1 Lot
(built circa 1910)

Neighborhood Context

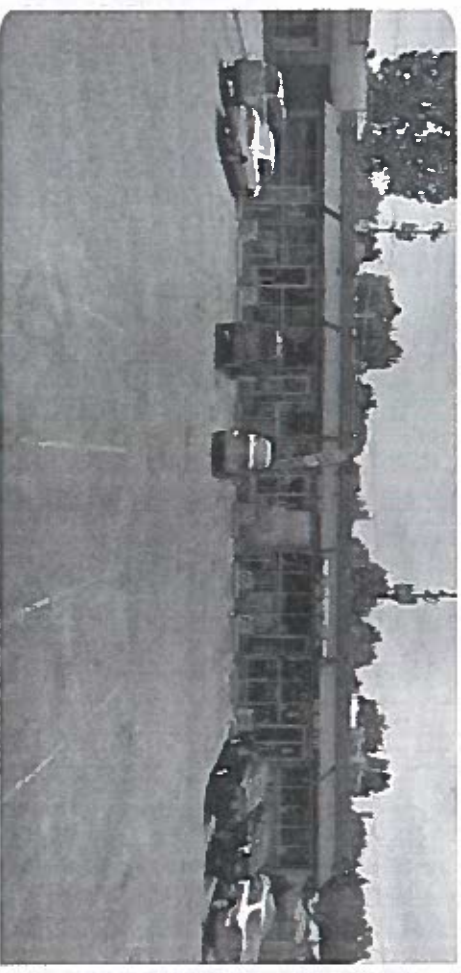
The East Colfax neighborhood has always contained a mix of land uses, a mix of housing types, and a mix of intensities of density.

From detached single family homes, duplexes, triplexes, small apartment buildings, to small retail centers and the commercial corridors along Colfax Avenue and Quebec Street, the East Colfax neighborhood contains a diverse built environment.

Though within that built environment, the neighborhood is changing due to Citywide changes, the increased desirability of urban living, and its close proximity to Montclair, Stapleton, and Lowry.



Small Apartment Building near 11th Ave. and Rosemary St.



Shopette at 11th Ave. and Syracuse St.

Transit/Transportation Access

As the greater metropolitan region has grown, the East Colfax neighborhood is no longer the Denver's edge.

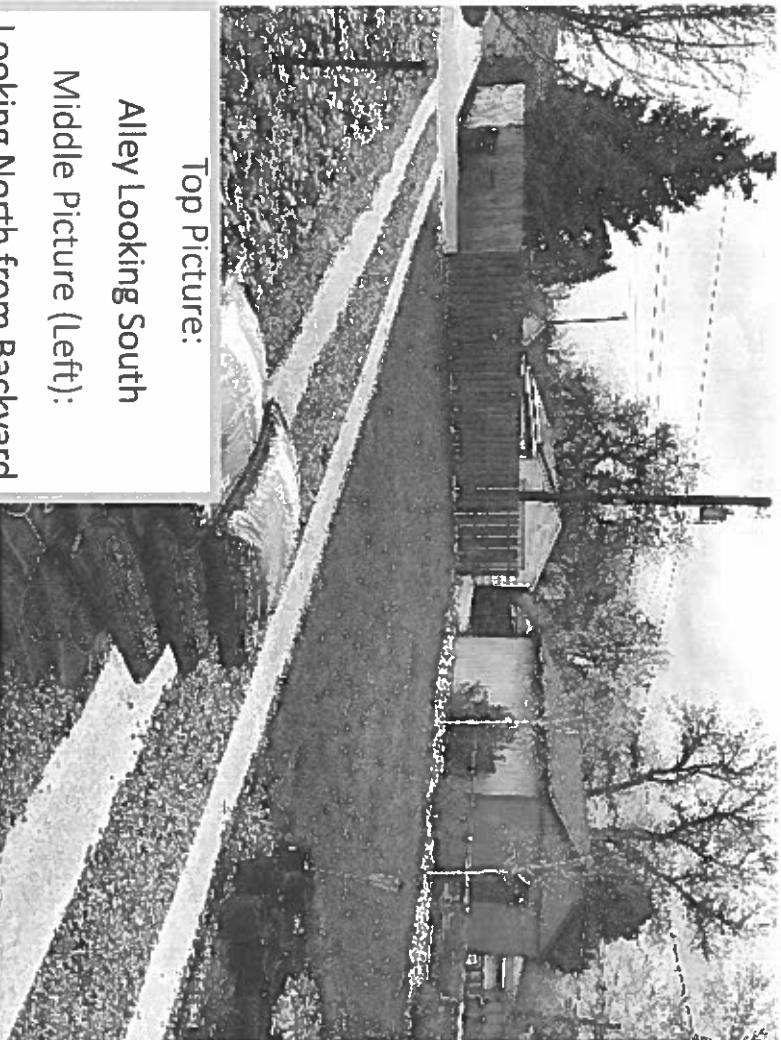
Major transportation corridors are immediately adjacent to my block. My block fronts both Quebec Street and 13th Avenue, which are busy residential arterial streets. While they are classified as residential, increasingly, as a near neighbor, they feel more like regional arterial streets as they carry heavy traffic volumes especially as people go back and forth between Stapleton and Lowry. Colfax and 14th Avenues are blocks away.

This immediate area is well served by RTD transit—Routes 10, 73, 15, and 15L offer excellent connections to employment and services.

Map of Transit Corridors
(courtesy of RTD)



Backyard/Block/Alley Existing Conditions



Top Picture:

Alley Looking South

Middle Picture (Left):

Looking North from Backyard

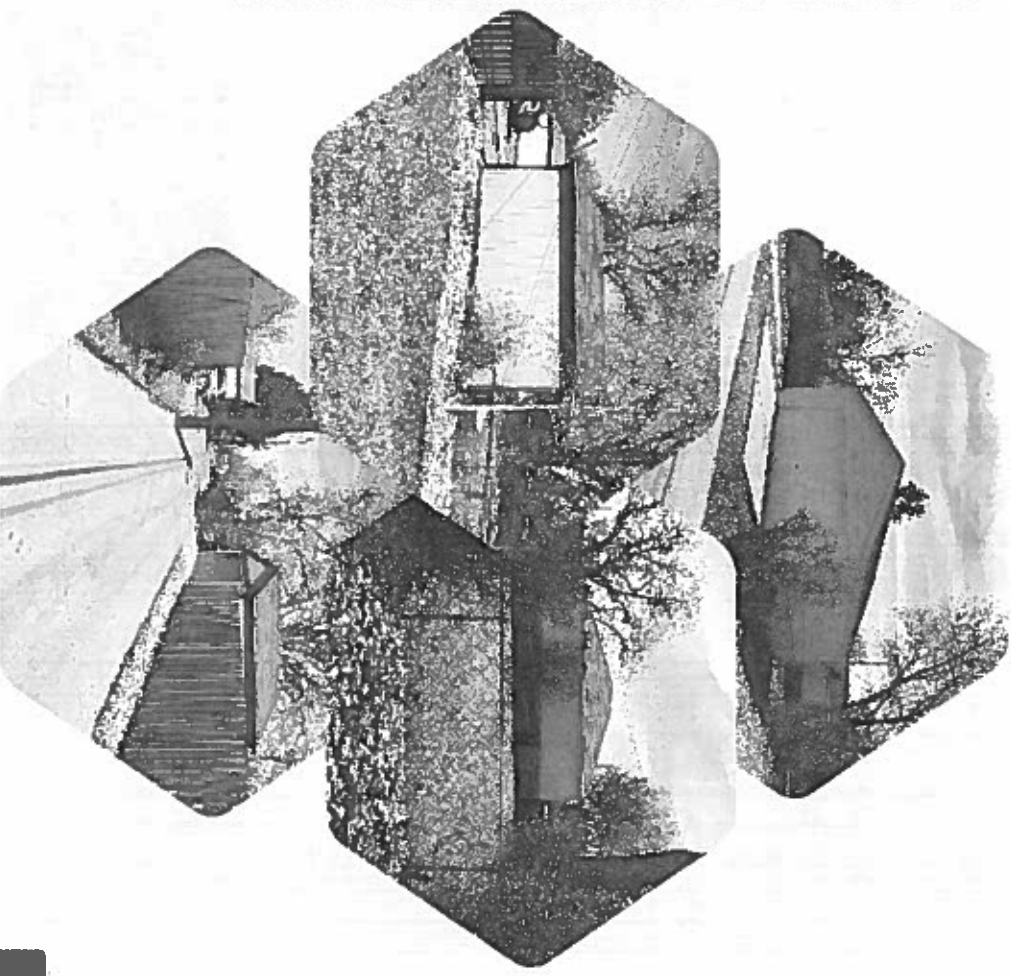
Middle Picture (Right):

Looking South from Backyard

Bottom Picture:

Alley Looking South

1245 Quince St. Backyard



Changing Neighborhood

The neighborhood's renaissance and its own rising property values and rising property values in surrounding neighborhoods have begun to change the East Colfax neighborhood. New infill housing is much larger than surrounding homes and the price of this housing far exceeds what current residents can afford. Some existing homes have also sold at prices out of reach to most existing neighborhood residents. The neighborhood's zone district, E-SU-Dx, incentivizes the construction of large, new single family homes due to existing building forms and market conditions.

Top Picture:

1985 Valencia St. — Sold for \$680,000

Middle Picture:

1360 Quince St. — Sold for \$575,000

Bottom Picture:

1310 Verbena St. — Sold for \$645,000

Picture Source: ColoradoHomes.com



Why an Accessory Dwelling Unit?

Through the Comprehensive Plan 2040 and Blueprint Denver 2019 processes, citizens came together and said they wanted to retain their smaller homes and affordable housing stock whenever and wherever possible. Further, the adoption of Housing An Inclusive Denver showed that there is strong support, especially in neighborhoods like the East Colfax neighborhood, to allow accessory dwelling units for our neighborhoods most threatened with gentrification and rapid change.

The allowance for accessory dwelling units relieves the pressure for redevelopment on existing, smaller, and more affordable homes on large lots. Instead of a large single family home being the highest and best use of a property, a property with accessory dwelling unit zoning is entitled to have a small second home on the same property. Accessory dwelling units can be an important release valve to this pressure and allow for additional living space for family or renters.

Accessory Dwelling Unit Use Limitations Quick Facts

- The owner of the single family home and accessory dwelling unit must live in either the single family home or accessory dwelling unit.
- The primary residence and accessory dwelling unit cannot be sold separately from each other.
- The property cannot be subdivided.

East Colfax Neighborhood Support for Accessory Dwelling Units

At the January East Colfax RNO meeting, the RNO's leadership sent an email blast to the neighborhood listserv and 60 people attended a standing room only meeting. I took questions and answers from many of my neighbors.

Many of them expressed an interest in pursuing the same rezoning as me but have been held back over a lack of knowledge of the process. I have taken calls, exchanged emails, and even been stopped on the street walking home from work by East Colfax neighbors who want to pursue their own accessory dwelling units. Some neighbors have said they will use my application as a model for their own applications.

When I attended the most recent East Area Plan meeting, which was also very well attended, I noted strong support for accessory dwelling units.



East Colfax
Neighborhood Association
A Registered Neighborhood Organization in Denver, Colorado



A case for accessory dwelling units in East Colfax.

Attending this Tuesday's monthly meeting will be Steve Ekens, who is applying to rezone his property as 1245 N. Quince to allow for the construction of an accessory dwelling unit (ADU). His application, linked here, runs to nearly 30 pages and does an outstanding job of contextualizing the issue of ADUs both within East Colfax and within major examples of the city's guidelines for development, such as Blueprint Denver and Comprehensive Plan 2040.

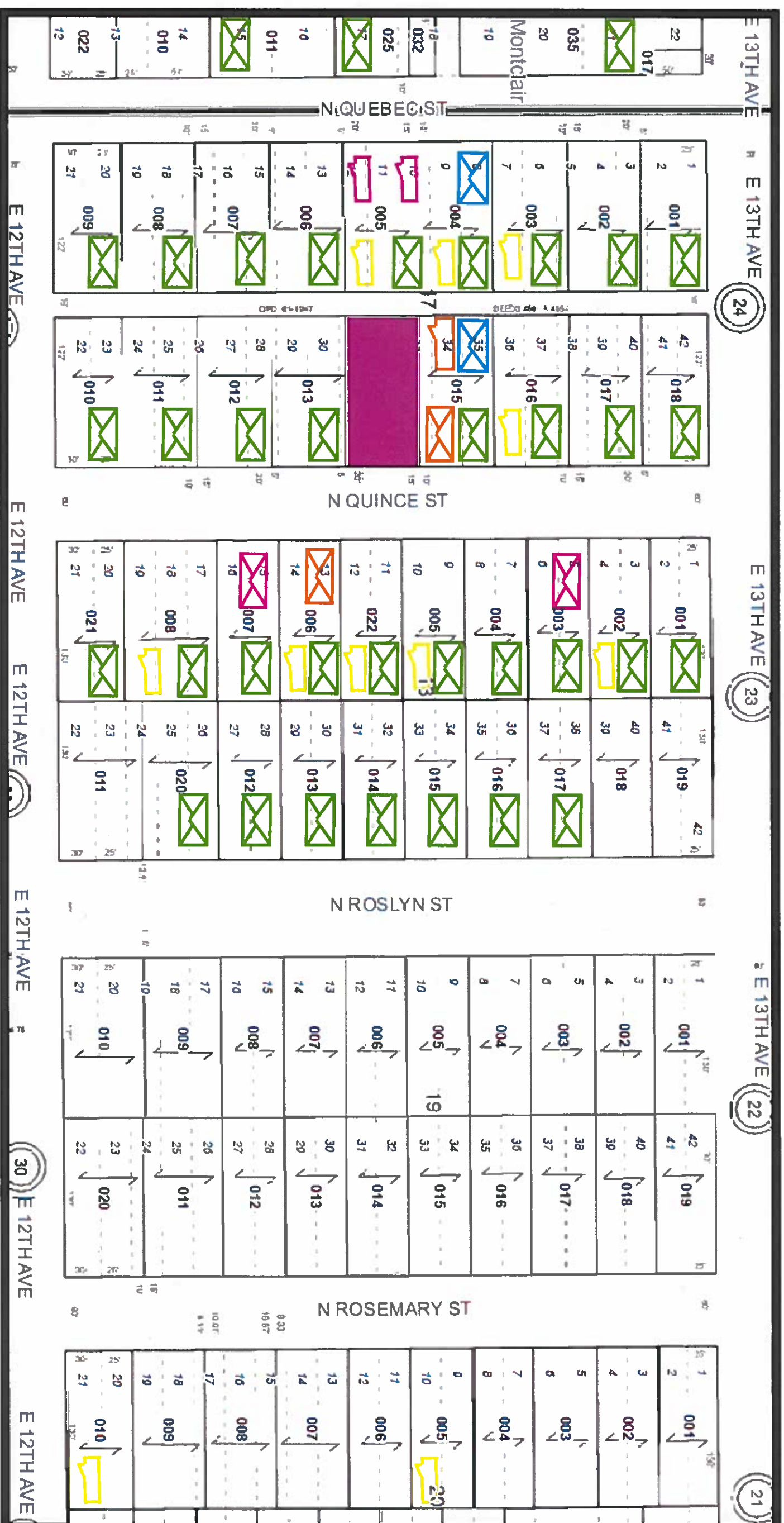
Again, Steve will make his case in person to our RNO at this Tuesday's meeting. Be sure to attend if you have any questions.

In case you're not interested in reading a 30-pg. zoning application, here's a good video introduction to ADUs (also called "lane-way houses"):

Applicant Process to Date

- October – November 2018: Informal conversations with some adjoining neighbors, no opposition noted at that time; initial outreach conducted to affected registered neighborhood organizations and District City Councilperson
- December 2018: Letters sent to some adjoining neighbors and property owner to see if there was interest in joining this rezoning application
- January 2019: Submittal of formal application; presentation and Q&A to 60 member audience of East Colfax RNO monthly meeting; outreach letters sent to 40+ nearby property owners and tenants;
- January 2019: East Colfax RNO membership unanimously approves application and submits letter of support
- February 2019: Opposition noted from property owner of 1255 Quince St.; 2 letters previously sent (before and after application); mediation offer through City-contracted mediator rejected by property owner of 1255 Quince St.
- February 2019- May 1, 2019: 14 support forms received by applicant; 4 additional emails of support received by staff
- May 1, 2019 – Unanimous recommendation of approval by Planning Board
- May 1-July 1, 2019: Continued informal outreach to neighbors; other than known opposition from owners of 1255 Quince St. and 1235 Quince St.; no opposition was known
- July 2, 2019: Staff notifies that owner of 1255 Quince St. (who rejected mediation) has submitted sufficient number of signatures for protest petition; signatures include owners of 1235 Quince St. and 1255 Quince St.; 3 former supporting property owners sign protest petition; 3 additional property owners disclose opposition through protest petition
- To date, no opponent of the rezoning has discussed his or her opposition with the applicant.

OUTREACH MAP



LEGEND

CONVERSATION (PROPERTY OWNER)



LETTER (PROPERTY OWNER)
MID-JANUARY

**CONVERSATION
w/PROPERTY OWNER**



LETTER (PROPERTY OWNER)
MID-DECEMBER



LETTER (TENANT)
MID-JANUARY



LETTER (PROPERTY OWNER)
MID-APRIL



**SUBJECT PROPERTY
1245 QUINCE ST.**

**BASE PARCEL MAP COURTESY OF
CITY AND COUNTY OF DENVER ASSESSOR'S OFFICE**