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Denver, CO 80218

303.830.1651

chun@chundenver.org

www.chundenver.org



July 7, 2020

Scott Robinson, AICP  
Senior City Planner | Community Planning and Development  
City and County of Denver  
201 W Colfax Ave  
Denver, CO 80202

RE: CHUN Support for the East Central Area Plan

Dear Mr. Robinson,

Capitol Hill United Neighborhoods, Inc. (“CHUN”), Denver’s largest, oldest registered neighborhood organization (RNO), is pleased to announce its support for the East Central Area Plan (the “Plan”). We cite the following as just a few reasons for our organization lending its endorsement for the Plan:

- **Community engagement is paramount to successfully planning neighborhoods for future generations.** At the heart of CHUN’s mission is citizen participation. Our organization’s leadership has closely monitored the level of citizen engagement throughout this process. With more than 9,500 online responses, 54 community meetings, 14 focus groups, 11 walking audits, etc., city planners have delivered on their commitment to an open, fair, and participative process. CHUN was proud to provide free meeting space at 1290 Williams St.—our historic Tears-McFarlane House—throughout this process and was host to a number of membership meetings where the East Central Area Plan was a core component of the agenda.
- **Preserving historic, architectural assets is essential to maintaining neighborhood character and enduring legacy.** The Plan encourages the preservation of historic and character-defining buildings by promoting the adaptive reuse of historic structures and allowing a broader range of uses. CHUN was integral to the efforts to preserve Tammen Hall and recently endorsed the restoration/reuse of the former Cathedral School at 18<sup>th</sup> Ave. and Grant St. We are excited to see other innovative uses for many of our city’s oldest, treasured structures.

- **Bringing Denverites together at the local level makes our community stronger.** The Plan is comprehensive and provides a framework by which creating new neighborhood gathering spots will be central to future planning. Enhancing existing community open spaces, parks, and recreation facilities is equally important. These public assets, like Cheesman Park for example, should be made readily available to a broad, diverse range of Denverites regardless of race, class, or other socioeconomic background.
- **In 2019, CHUN reaffirmed our commitment to environmental sustainability.** We love living in an urban setting and believe that neighbors should not be precluded from enjoying the many beautiful, natural settings we cherish. Our RNO encourages smart, environmentally friendly neighborhood design. Trees, climate appropriate landscaping, and preserving Denver's tree canopy will be a defining feature of this new plan.
- **CHUN joins thought-partners like the Denver Streets Partnership in a shared mission to ensure safe streets for everyone – no matter their zip code, their financial means, or how they may get from one point to the next.** The Plan makes modifications to myriad mobility systems with an emphasis on safety, mobility, and accessibility. We are pleased to see that key areas like 23<sup>rd</sup> Ave and Gaylord St., Montview Blvd. and Colorado Blvd., 8<sup>th</sup> Ave. and Sherman St., and many others within (or near) CHUN's geographic boundaries will be improved subsequent to the adoption of this Plan.
- **Access to affordable housing is paramount to achieving economic self-sufficiency.** Adopting this Plan will facilitate stronger partnerships with nonprofit agencies and direct service providers. Such relationships will complement the city's infrastructure and capacity to deliver more affordable housing units for years to come. We are hopeful that integrating missing-middle housing into some residential areas, coupled with discouraging demolitions and encouraging affordability, will promote greater access to home ownership.
- **Finally, a diverse, thriving workforce bolstered through locally owned businesses and collaborative work culture is the heart of Denver's evolving economy.** Recruiting new small to mid-sized businesses provides opportunities for workforce development and economic opportunity. We agree that diversity of housing and jobs captures our shared vision for neighborhoods with equitable access to quality employment options and housing choices that accommodate households of different ages, sizes, and incomes.

On Thursday, June 18, 2020, the Capitol Hill United Neighborhoods Board of Directors held a regularly scheduled board meeting. Sarah Wells moved to endorse the East Central Area Plan and issue a letter of support; the motion was seconded by James LaRue.

- Votes **favoring** the motion: 24
- Votes **opposing** the motion: 1
- Votes **abstaining** from taking a position: 4
- Absent Votes: 6

CHUN's mission is ***Preserving the Past, Improving the Present, and Planning for the Future*** of Greater Capitol Hill through historic preservation, affordable housing and tackling homelessness, promoting smart land use and zoning, advancing public safety, and encouraging community enhancements.

We acknowledge some may have concerns about this Plan and its implementation. However, it's important to examine this initiative in a thoughtful, comprehensive way. In doing so, the proposed East Central Area Plan brings a fresh, forward looking perspective to vexing City issues while maintaining the qualities and characteristics that make Denver unique. Moreover, RNOs including CHUN, will be fully engaged in the Plan's implementation and future development within our boundaries.

**We urge responsible City leaders—including members of the Denver Community Planning and Development, Denver City Council, Denver Planning Board, et al—to adopt this plan.**

Should you or other members of your team have questions, please do not hesitate to contact us at [chun@chundenver.org](mailto:chun@chundenver.org) or call 303-830-1651.

Sincerely,

A handwritten signature in black ink, appearing to read "Travis Leiker", with a horizontal line extending from the end.

Travis Leiker, MPA  
President, Board of Delegates  
Capitol Hill United Neighborhoods, Inc.

August 19th, 2020

Mayor Hancock,

The Denver Sustainable Policy Council (SFPC), tasked with making recommendations on food policy and programs to the Mayor, is pleased to announce support for the East Central Neighborhood Plan. SFPC's mission is to influence policy that fosters food security for all community members and promotes a healthy, equitable, and sustainable local food system with consideration for economic vitality and environmental impact. As such, we believe the East Central Plan is in alignment with our mission.

The following aspects are some of the specific food-related recommendations we especially support in the plan:

- improve and maintain healthy options at existing East Central food retailers;
- improve the physical connections to grocery stores and other locations with healthy food options (e.g. complete sidewalks and bike lanes);
- support food growing and production in East Central neighborhoods (including food grown in public spaces like parks and rezoning specific areas, which aligns with SFPC's current policy platform we promote across the City of Denver);
- recruit new small- to mid-sized grocery retailers and specialty stores;
- support innovative community food access projects; and
- support initiatives that address food insecurity (e.g. the Blueprint to End Hunger, Closing the SNAP Gap, and supporting food banks and food pantry coordination in East Denver).

In addition, SFPC recommends support for the LiveWell Colorado - Dahlia partnership to pilot a Farm to Corner Store program going on in the same neighborhoods.

On August 18th, 2020 the Sustainable Food Policy Council members held a general meeting and voted to support the East Central Plan with this letter. We urge responsible City leaders to adopt the East Central Neighborhood Plan.

Should anyone on your team have questions, please do not hesitate to contact us at [denversfpc@gmail.com](mailto:denversfpc@gmail.com)

Sincerely,

Kristin Lacy, Co-Chair SFPC  
Doug Wooley, Co-Chair SFPC  
Members of the SFPC

**From:** [Rijo, Stephen A. - DOTI CE0429 City Planner Senior](#)  
**To:** [Upton, Curt C. - CPD City Planner Principal](#)  
**Cc:** [Weigle, Elizabeth K. - CPD City Planner Senior](#); [Robinson, Scott D. - CPD City Planner Senior](#); [Forthofer, Ellen M. - DOTI CE0371 City Planner Associate](#)  
**Subject:** FW: NPI Plan Endorsement(s)?  
**Date:** Tuesday, August 4, 2020 12:13:50 PM  
**Attachments:** [image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image001.png](#)  
[image002.png](#)

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Hi Curt and team – Plan endorsement from Stuart at Transportation Solutions below.

Best,

**Stephen Rijo**

Department of Transportation & Infrastructure | Transportation Planning  
720.913.0721 Phone | 303.829.6645 Cell

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**From:** Stuart M. Anderson <[Stuart@transolutions.org](mailto:Stuart@transolutions.org)>  
**Sent:** Tuesday, August 04, 2020 11:02 AM  
**To:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <[stephen.rijo@denvergov.org](mailto:stephen.rijo@denvergov.org)>  
**Subject:** [EXTERNAL] RE: NPI Plan Endorsement(s)?

No questions. We were involved in the ECAP and EAP planning, and we believe that the effort aligns with our mission of sustainable transportation. It is with pleasure that we endorse the NPI plans.

Our service area goes from Lincoln to Quebec on the southside of Colfax.

Thanks!

**Stuart M. Anderson**

Executive Director

Transportation Solutions Foundation  
P.O. Box 8448 | Denver, CO 80202  
D: 303.472.0639



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**From:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <[stephen.rijo@denvergov.org](mailto:stephen.rijo@denvergov.org)>  
**Sent:** August 3, 2020 5:13 PM  
**To:** Stuart M. Anderson <[Stuart@transolutions.org](mailto:Stuart@transolutions.org)>  
**Subject:** RE: NPI Plan Endorsement(s)?

Hi Stuart – Turns out we don't need a formal letter on letterhead, unless you prefer to go that route, and can simply take an email saying you support the plan as I think Curt wants to read endorsements during our hearings vs. publish them with the plan. Your first email would probably suffice, but I also want to give you an opportunity to ask questions etc. or provide different wording for your endorsement if you prefer.

Let me know your preference and happy to set up 30min to chat in the near future.

I hope you enjoyed your staycation and appreciate your support!

Best,

**Stephen Rijo**

Department of Transportation & Infrastructure | Transportation Planning  
720.913.0721 Phone | 303.829.6645 Cell

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**From:** Stuart M. Anderson <[Stuart@transolutions.org](mailto:Stuart@transolutions.org)>  
**Sent:** Tuesday, July 14, 2020 8:36 AM

**To:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <[stephen.rijo@denvergov.org](mailto:stephen.rijo@denvergov.org)>  
**Subject:** [EXTERNAL] RE: NPI Plan Endorsement(s)?

Go ahead and send me the sample letter, and I will follow up with questions. I'm out right now, but back in the office toward the end of the month. I'm happy to prepare the letter any time – I'm on 'staycation' – and check in daily.

Thanks!

**Stuart M. Anderson**

Executive Director

Transportation Solutions Foundation  
P.O. Box 8448 | Denver, CO 80202  
D: 303.472.0639



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**From:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <[stephen.rijo@denvergov.org](mailto:stephen.rijo@denvergov.org)>  
**Sent:** July 13, 2020 11:00 AM  
**To:** Stuart M. Anderson <[Stuart@transolutions.org](mailto:Stuart@transolutions.org)>  
**Subject:** RE: NPI Plan Endorsement(s)?

Many thanks Stuart. Do you want to "meet" to discuss anything specific about the plan, or are you happy with the current drafts?

I assume we will draft an example endorsement letter that you can tweak accordingly and will be in touch with that in the near future.

Best,

**Stephen Rijo**

Department of Transportation & Infrastructure | Transportation Planning  
720.913.0721 Phone | 303.829.6645 Cell

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**From:** Stuart M. Anderson <[Stuart@transolutions.org](mailto:Stuart@transolutions.org)>  
**Sent:** Tuesday, July 07, 2020 11:50 AM  
**To:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <[stephen.rijo@denvergov.org](mailto:stephen.rijo@denvergov.org)>  
**Subject:** [EXTERNAL] RE: NPI Plan Endorsement(s)?

Yes, we would be happy to endorse. Thanks!

**Stuart M. Anderson**

Executive Director

Transportation Solutions Foundation  
P.O. Box 8448 | Denver, CO 80202  
D: 303.472.0639



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**From:** Rijo, Stephen A. - DOTI CE0429 City Planner Senior <[stephen.rijo@denvergov.org](mailto:stephen.rijo@denvergov.org)>  
**Sent:** July 7, 2020 11:36 AM  
**To:** Stuart M. Anderson <[Stuart@transolutions.org](mailto:Stuart@transolutions.org)>  
**Subject:** NPI Plan Endorsement(s)?

Hi Stuart – Long time no talk, and I hope you had an enjoyable holiday weekend! How are you holding up these days?

I am reaching out to see if TS feels comfortable making a formal endorsement of the East Central Area (and East Area if TS overlaps with that boundary?) NPI Plans. I know we worked with you at several steps along the planning process and assume you are somewhat familiar with the ECAP & EAP NPI efforts, but want to offer my time in case you have any questions or comments on the current drafts. We are hoping to have endorsements together by the end of the month and I am happy to find time to discuss in the near future. Does that make sense?

Hope all is well and talk soon!

Best,

**Stephen Rijo** | Senior City Planner

City & County of Denver

Department of Transportation & Infrastructure | Planning

Phone: 720.913.0721 | Mobile: 303.829.6645

[Stephen.Rijo@denvergov.org](mailto:Stephen.Rijo@denvergov.org)



**Robinson, Scott D. - CPD City Planner Senior**

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**From:** Bruce O'Donnell <bodonnell@starboardrealtygroup.com>  
**Sent:** Friday, July 31, 2020 11:37 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Comment on East Central Area Plan

Scott - I'm contacting you to request that the East Central Area Plan building heights recommendation of 3 stories at the intersection of E 8th Ave & Pearl St be revised and changed to 5 stories.

Here is my rational:

1. This property today is subject to a PUD allowing 4 stories
2. 555 E 8th, at the NWC of 8th & Pearl exceeds the height limit allowed in 3 story zoning. It is underway on a rezone with UO-3 and Landmark designation, but can't fit under 3 story.
3. CPD wants the entire PUD rezoned. Rezoning to 3 stories would be a down zoning in a Blueprint "Residential High" area.
4. The SEC of the PUD property has a 5 story height recommendation in the ECAP. This should be consistent for all the property in the PUD.
6. This small area is surrounded by 12 story height recommendations. Transitioning from 12 to 3 is too big a step.
7. This location has good access to transit and is close to downtown and employment centers.
8. As you can see from the photo below, the site is surrounded today by 12 and 14 story buildings, so the existing context is not supportive of 3 story zoning.

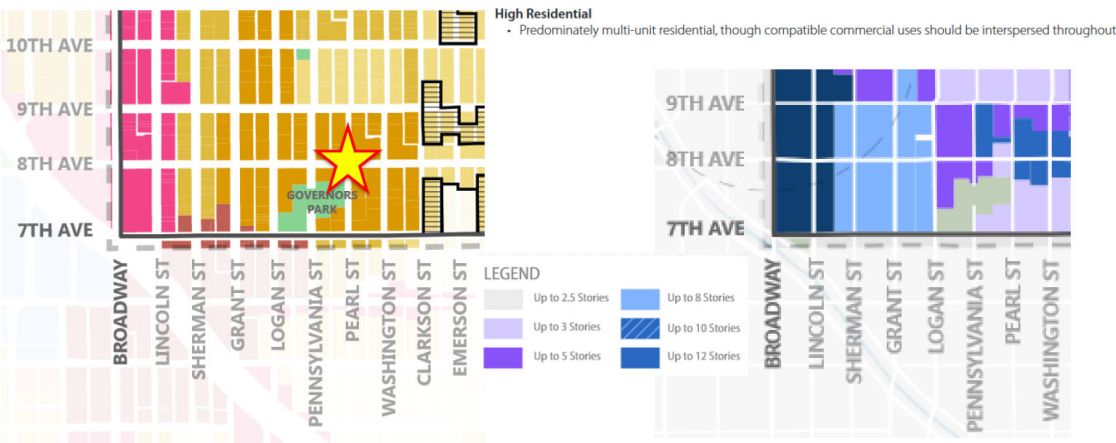




- 9. The rezoning from the PUD will make more sense if the entire property is rezoned to the same height - 5 stories.
- 10. Two buildings will be Landmarked - so height is protected.

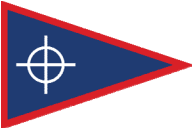
Here is the hight map page from ECAP. This little site is a hole in the donut where 3 stories is too few.

# East Central Area Plan – Draft Maps



Thank you for your consideration of this request. Please let me know if you require additional information.

Bruce  
Bruce C. O'Donnell



STARBOARD Realty Group, LLC

Work: 720-441-3310

Cell: 303-810-3674

E Mail: [bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)

Web: [www.starboardrealtygroup.com](http://www.starboardrealtygroup.com) [www.denverzoning.com](http://www.denverzoning.com)

**From:** [D.V](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#); [cpnboard@congressparkneighbors.org](mailto:cpnboard@congressparkneighbors.org); [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Subject:** [EXTERNAL] ECAP Draft #3, Specifically Dry Cleaner Lot, Adams and Colfax  
**Date:** Tuesday, August 4, 2020 10:50:36 AM

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I have been recently made aware of proposals that would allow an 8 story building to be constructed at the dry cleaners location at Adams and Colfax. As this is a very large change to the dynamic, infrastructure, and skyline of the neighborhood, I have many concerns. Why are the city and/or developers not engaging the surrounding community to inform them of the proposed changes, hear feedback, and address concerns? Have studies been done to show shadows on the nearby properties? These are just a few of many concerns that could be addressed with more review time and involvement with existing property owners and residents.

Best Regards,  
Daniel B. Vujnovich  
Cell: 251-510-4346  
1455 Cook St.  
Denver, Co 80206

**From:** [Emilie Helms](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Bike Mobility in the East Central Plan  
**Date:** Wednesday, August 5, 2020 9:56:17 AM

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Good morning,

I am a resident of Congress Park and have attended two of the meetings on the East Central Area Plan. When there is not a pandemic, I commute via bicycle to downtown for work unless it is less than 40 degrees.

I do not believe it is smart to add bike lanes to 13th and 14th avenues. There has to be a collaborative effort between bikers and cars on street designation. Not every road should be used for biking, just like bike lanes are not for cars.

Bikers need to respect cars. The road network is primarily built for cars, and there are roads that people should not bike on. In Congress Park, these car priority roads are 8th, 13th, 14th, Colfax, and Josephine, York and Colorado. The biking community cannot assume they should be given lanes on primary roads.

13th and 14th are designated Collector roads for cars to drive in and out of the city. Taking away lanes for traffic will only slow down transit into the city and push traffic onto 12th in the future. 12th is designated to maintain a neighborhood quality, with two small business nodes. Adding traffic from 13th and 14th will destroy that character.

Pre-COVID stay at home; 13th avenue would back up for 5 blocks in the morning rush hour waiting to get to the lights at Josephine. If bikes are added to this mix, there will be additional blocks of backups and numerous bike / car accidents. This intersection is also difficult as it is access to East High School. No-one can safely bike in front of East High school as parents and students are coming and going to school.

An additional issue is the conversion of lanes on Colfax for BRT is also going to push cars down to 13th and 14th, and even to 12th if the traffic is not moving.

One of my strongest complaints about this project is that there are already bike lanes provided in this area. People can bike on 12th, 16th and 10th. I find it disrespectful that someone will bike down 13th avenue, when there is a bike lane one block away. Denver had more cars than bikes. There is not a need for taking away a lane on a priority car road as there are already several bike options.

I do note that the bike lane on 12th avenue could be greatly improved. It only lasts about 8 blocks, and then disappears and you are forced to merge with traffic. This is a smarter option than 13th and 14th.

I went downtown for the first time in months a few weeks ago and could not believe that there was a bike lane added to 13th between Grant and Speer. This does not make any sense. I did not see any advertisement or notification that this was happening. At the same time, there were cables across the road collecting data for a traffic count. I hope that the people analyzing the data factor in all of the people who are working from home at this time. Traffic counts are not accurate.

Lastly, I do not support the closure of 11th avenue for pedestrians between Josephine and Colorado. This is a very quiet street that has wide sidewalks with safe crossings at every corner. If you are a resident of Congress park, without notice, you were not allowed to cross 11th avenue. This project is bound by Colorado - where you cannot turn left or right easily and Josephine / York - two one way streets. This closure does not make sense in this neighborhood and very negatively impacts local residents traveling to their homes. The multi-use street is not multi - used - please study the foot and bike traffic; almost everyone continues to walk on the sidewalk in this area. The 11th avenue COVID closure should end terminate at York.

I am happy to talk more about my concerns with the planning department and biking.

Sincerely,  
Emilie E. Helms  
1244 Milwaukee Street

720-454-5253

**From:** [Jan Reiley](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Comments on East Neighborhood Plan  
**Date:** Monday, July 27, 2020 3:49:36 PM

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Hi Scott.

I was given your email as the contact for comments on the East Neighborhood Plan.

I live on the south side of City Park. I love all the work you and your group has done. Very nice. Very detailed.

My comment: I would love to see all homes or buildings around/near East High school be 3 or less stories so that we can continue to see the beautiful East High School clock from the park and around the neighborhood. That clock is beautiful. At night, it is lit up, and gives off a feeling of "home". I would hate to see it blocked from view with buildings or homes that are too high. I don't know how high that should be. I'm thinking no more than 3 stories. It is a historic building and so many people love the view of the school when in the park. Please please consider. Thanks so much. Appreciate all your work.

Jan Reiley

**From:** [Jo Untiedt](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Comments ECAP  
**Date:** Friday, August 14, 2020 10:18:11 PM  
**Attachments:** [notes from 8.7 meeting with non-profits.pdf](#)

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Scott,  
Comments for ECAP.

Entire Affordable Housing Section is lacking and for profit driven. CPW pulled together several non profit housing agencies and have these comments for the ECAP on Affordable Housing (attached) Please provide to steering committee. This affordable housing section should have input from all housing providers - maybe hold a summit or something and allow them to prioritize efforts versus the private developers.

1.1.3 Planning Context should explain the view ordinances history and how they restrict height regardless of zoning

1.1.4 applying plan to rezone - the common citizen has no idea what a legislative amendment or a text amendment is - need one sentence explaining each

Im not sure where this fits but I have heard several residents comment about closing of roads in City Park is causing parking issues for residents (many are seniors) on Gaylord, 22nd and 21st. Additionally, some people with age and/or mobility issues are not able to use facilities (horseshoe, lake, playgrounds with grandchildren) because it is too far to walk into the park. We need to make sure the public places are accessible to all.

Dedicated bike lane on Franklin will create parking issues. There us at least one Multifamily complex on each block of Franklin

Additionally, I have my same comment regarding exclusion of many longtime residents and people of color. In this time of COVID we can't do outreach nor should this all fall on RNO. I would like to see a change in policy at CPD about notification on any changes AND less of a top down approach. This should be a written policy including outreach plans for underserved and minorities and followed anytime there are major zoning changes. The steering committee involvement should be open to all and not appointed and outreach to underserved communities. The non profit housing agencies should always be involved in these conversations

Thank

Jo Untiedt  
(303) 437-0131

Begin forwarded message:

**From:** Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>  
**Date:** August 7, 2020 at 12:18:00 PM MDT

**To:** Christopher Spelke <cspelke@denverhousing.org>, "hjordahl@denverhousing.org" <hjordahl@denverhousing.org>, Jeff Martinez <jeff@brothersredevelopment.org>, Dominique Acevedo <dacevedo@nedenverhousing.org>, Gete Mekonnen <gmekonnen@nedenverhousing.org>, Michelle Mitchell <MichelleM@chaconline.org>  
**Cc:** Eleni Sarris <evsarris@aol.com>, "gary@gcmartyn.net" <gary@gcmartyn.net>, "McCubbin, Tracy - RD, Hays, KS" <tracy.mccubbin@usda.gov>, "jeannerlee@aol.com" <jeannerlee@aol.com>, "Janna Goodwin (jannalgoodwin@ymail.com)" <jannalgoodwin@ymail.com>, "Brendan Cady (brendan.cady@macmillan.com)" <brendan.cady@macmillan.com>, "scott@dauphinehotel.com" <scott@dauphinehotel.com>, "Alyssa Knutson (alyssa.knutson@yahoo.com)" <alyssa.knutson@yahoo.com>, "rubyb721@hotmail.com" <rubyb721@hotmail.com>  
**Subject: notes from 8.7 meeting with non-profits**

Thank you all for participating this morning. We hope this can be a continued relationship. Here are notes from our meeting and as we stated we will copy you on comments to the City. Please feel free to share this with anyone in the affordable arena and have them get in contact with me so that we can add them to our communication list.

Thank you for your work!

Jo Untiedt

Affordable Housing Consultants, Inc. – a women-owned business since 1995  
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NOTES FROM MEETING WITH MISSION DRIVEN NON-PROFITS HOSTED BY CITY PARK WEST RNO ON  
August 7, 2020

Haley Jordahl and Chris Spelke – Denver Housing Authority [cspelke@denverhousing.org](mailto:cspelke@denverhousing.org),  
[hjordahl@denverhousing.org](mailto:hjordahl@denverhousing.org)

Jeff Martinez – Brother's Redevelopment – [jeff@brothersredevelopment.org](mailto:jeff@brothersredevelopment.org)

Dominique Acevedo– Northeast Denver Housing [Dacevedo@nedenver-housing.org](mailto:Dacevedo@nedenver-housing.org)

Michelle Michelle – Colorado Housing Assistance Corporation [michellem@chaonline.org](mailto:michellem@chaonline.org)

Jo briefly explained the history of ECAP and EAP and the concerns that the plans were for-profit developer driven breeding more gentrification and RNO concerns about needing to create and retain affordable housing.

How many of you have been involved in area plans? DHA explained they are mostly concentrating on West side due to the large public housing project at Sun Valley Homes and haven't been involved in east plans. Brother's has been working with Colfax Partnership due to housing project they are working on for brain injured tenants that will be on East Colfax. Other than that, they are not participating on steering committees or actively involved in the plans. We agreed to share notes and encouraged them to comment.

Michelle Mitchell of CHAC explained that under the current economic conditions in Denver metro area – about the only down payment assistance they are participating in is deed restricted units at Lowry and Stapleton, occasionally a condo under \$300,000 in SE area. There is a need to create truly affordable ownership options that are deed restricted as City did on Lowry and Stapleton. With the affordability issues, deep down payment is needed. The RNOs can advocate for home ownership retention and creation as a priority and more deed restricted development

Chris Spelke of DHA and Dominique Acevedo explained that going over five stories puts projects in a different classification for Davis Bacon Wage Rates – they go from “residential” to “building” and both he and Dominique of NE Denver Housing explained that five or more stories makes a project VERY COST PROHIBITED due to this reclassification of wages. We heard all the non-profits say that up-zoning does not create affordable housing.

We asked about land use restrictions all were in favor of adding additional land use restrictions on affordable housing – City of Denver is striving for 60 years of affordability and CHFA is looking to expand affordability life.

Jeff Martinez from Brother's Redevelopment suggested the City identify parcels of land and affordable housing be a priority for those parcels.

Dominique Acevedo of NE Denver Housing explained the difference between “mission-driven” non - profits and what we refer in the industry to “shell non-profits” Mission driven non-profits have staff,

mission, funding that all allows them to create affordable housing. She suggested the City target the mission-driven non-profits

Everyone explained the difficulty in developing a small neighborhood sized project in that they are too small for LIHTC to be cost effective (under 40 units). Without LIHTC Haley Jordahl of DHC explained there is a huge funding gap. This seems to be an area us RNOs can advocate for additional funding and as a priority for affordable development.

Everyone agreed the cost of land in downtown area is a reason why the affordability is so difficult. Another reason for the City to prioritize city-owned land for affordable housing.

Additionally, with the new Group Living Amendment these non -profits are exploring a more congregate approach create housing. It was stated that the average cost per unit for a development is around \$300,000 per unit.

Michelle Mitchell of CHAC explained that affordable needs to also address larger families. She has seen the affordable units of 1-2 bedrooms not be sufficient as the families grows but there is no “next step” in affordability with the average cost of a single-family home exceeding \$500,000 - \$600,000

#### NEXT STEPS

The RNOs will share their comments with this housing group – additional funds for down-payment, additional land trust properties, prioritization of city land for mission-driven non-profits to create housing and to create small neighborhood projects, increased affordability years

The Non-profits will consider commenting on these plans

**From:** [Jo Untiedt](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#); [Laura Aldrete](#)  
**Cc:** [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Calderon, Lisa - CC Senior City Council Aide](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [kniechatlarge](#)  
**Subject:** [EXTERNAL] Page 45 of Plan  
**Date:** Sunday, August 16, 2020 8:46:33 PM

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East Central Area Plan on page 45.

Support City Council led efforts to reform the RNO ordinance to make all RNOs in Denver more inclusive and representative of their neighborhoods.

1. Consider rules requiring membership from residents at risk of involuntary displacement and demographics representative of the neighborhood.
2. Review and adopt best practice RNO policies in cities that have increased equitable representation.
3. Innovate and pursue pilot projects that may reduce barriers to participation for underrepresented residents.

I agree the City should support the effort of helping RNOs with outreach if an RNO has capacity to do this AND there is not a pandemic going on and it is part of coordination with City and planning process . BUT it is the responsibility of the City to make the City processes inclusionary and have a written policy of outreach to underserved communities and then follow that plan (outreach to churches, non profits, housing authorities, minority newspapers and radio, etc). RNOs are one mechanism BUT IT IS NOT always feasible to do a lot of work as these are volunteer organizations and often have difficulty getting membership and involvement. Please acknowledge the ONLY reason the approval of ECAP has not happened yet is because RNOs raised the inequality issue. Please look at some best practices to create the City Notification Process and THEN pull RNOs together for input On how they can enhance that process before you change policy.

Jo Untiedt  
(303) 437-0131

**From:** [Kris Vogel](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Subject:** [EXTERNAL] Fwd: RE: Dry cleaner apartments  
**Date:** Friday, July 31, 2020 3:47:40 PM  
**Attachments:** [20.07.28 ECAP Draft #3 CPN Colfax MT.pdf](#)

---

Hello Scott,

I would like to provide some feedback to the ECAP. I am the current owner at 1475 Cook St, and have concerns with the plans for development of the former Paradise Cleaner site. My house is directly behind the site and adjacent to the parking lot. My understanding of the ECAP is that zoning would now allow for a structure up to 8 feet in height to be built. My top concerns include privacy, sunlight, traffic (parking) and general impact to quality of life. There has been zero information shared with the neighborhood regarding the plans (outside of the ECAP - which has no specifics) for this parcel.

I have seen several of these projects go up over the years - a prime example being the condo building a few blocks east on Madison and Colfax. This building has been plagued with exterior issues and now is definitely a negative to the aesthetic of the neighborhood. I purchased my home here due to its neighborhood feel, proximity to East High School and its location adjacent to a great historic business district. As high rises fill in - this quality is continually diminished.

I am in favor of limiting the height of a new structure to 4 feet. I also am requesting there is neighborhood involvement in design. We are learning that trusting the development and zoning process has not been a successful approach to maintaining the character of our and surrounding neighborhoods.

Thank you for your consideration of this feedback. Please advise on how I can continue to pro

Thanks.

> ----- Original Message -----

> From: myles tangalin <[mylestangalin@outlook.com](mailto:mylestangalin@outlook.com)>

> To: "Daniel B. Vujnovich" <[danielvujnovich@gmail.com](mailto:danielvujnovich@gmail.com)>, Kris Vogel <[krisvogel@comcast.net](mailto:krisvogel@comcast.net)>

> Date: 07/29/2020 3:02 PM

> Subject: RE: Dry cleaner apartments

>

>

> Hello Daniel & Kris,

>

> Please see attached PDF on East Central Area Plan (ECAP) and what it is recommending for those parcels. I do not currently know what is being proposed for the Paradise site, but I expect Buzz is working with the city on a plan that will include recommendations of the ECAP.

>

> If you or your neighbors disagree with the recommended 8 story height for that lot, you need to comment on the current ECAP Draft #3. You and others can also let them know you were unaware of this plan, what is being proposed and ask for more time to review. This comment period is ending and the plan will go to City Council for a vote in the coming weeks.

>

> You can also contact Chris Hinds and let him know your concerns because he will be voting on this plan.

>

> These recommendations are important because they will be used for new zoning.

>

> East Central Area Plan

> [https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/Neighborhood\\_Planning\\_Initiative/Planning-Areas/East\\_Central\\_Area\\_Plan.html](https://www.denvergov.org/content/denvergov/en/community-planning-and-development/planning-and-design/Neighborhood_Planning_Initiative/Planning-Areas/East_Central_Area_Plan.html)

>

> Let me know if you have any questions.

> Myles

>

> -----Original Message-----

> From: Daniel B. Vujnovich <danielvujnovich@gmail.com>

> Sent: Friday, July 24, 2020 10:07 AM

> To: Kris Vogel <krisvogel@comcast.net>; mylestangalin@outlook.com

> Subject: Dry cleaner apartments

>

> Per our conversation Mr. tangalin.. Info on the dry cleaner Apartments plan for Kris.

**From:** [Mark Cavanaugh](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] East Central Area Plan  
**Date:** Friday, August 14, 2020 5:00:25 PM

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Hi Scott,

My comments are brief!

I've been following and participating in this process for months and I want to say I think you and the planning team and the Steering Committee have done a very good job! I was at meetings when things were rocky and also there were when meetings were a real time example of local civic engagement in action. Through it all the Denver planning staff was always professional, approachable and helpful.

It is a thoughtful plan and balances many interests. I'm proud to be part of a community that is engaged and proud of the City of Denver. I know the process is not over but this seemed like a good time to express my gratitude.

Thank you and I look forward to saying hello when we can finally do that in person!

Stay safe and best regards,

Mark

--

Mark Cavanaugh  
*1050 Monroe Street*  
*Denver, CO 80206*  
*303 717-7239 Cell*

**From:** [skulihansen@hotmail.com](mailto:skulihansen@hotmail.com)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] East Central Plan - Draft 3 Comment  
**Date:** Saturday, July 25, 2020 12:25:29 PM

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Hello Scott,

I would like to comment on the proposed building height on the South side of Colfax between Adams and Cook. This lot is proposed to go from a current zoning height of 3 stories to 8 stories with a neighborhood incentive.

I would strongly discourage such a significant increase and don't believe an 8 story building is appropriate. This would be the only 8 story height allowed along this stretch and is nearly tripling the size of the current zoning. An increase to 5 stories seems much more appropriate for this lot and would better align with development along this stretch. An increase to 5 stories would still nearly double the height of the current zoning and neighborhood incentives would remain in place.

I strongly encourage you to reduce the proposed height to 5 stories if the neighborhood incentive is provided.

Thank you,  
Richard Hansen  
1526 Madison Street  
Denver, CO 80206  
303-903-5696

**From:** [Rob Parker](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Comments on July 22 East Central Plan  
**Date:** Friday, August 14, 2020 10:13:25 PM

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Mr. Robinson, thank you and your team for drafting the draft East Central Plan. I have provided some comments for your and the steering committee's consideration. I appreciate your efforts to incorporate community feedback into the planning document. Please feel free to reach out if you have any questions about these comments. Thanks, Rob Parker

1. General Comment: Overall, the Congress Park neighborhood is significantly different than the other neighborhoods of the east central area; specifically, the Congress Park neighborhood has a higher percentage of single family homes, increased tree canopy, reduced car traffic, reduced number of cars parked on street and most uniform neighborhood as compared to other neighborhoods that have a significantly higher number of apartments and condo buildings that utilize the entire lots and result in higher density. I recognize it's likely too late to do this, but the City should consider either moving Congress park neighborhood to a neighboring "area," or blending the plans between the East Central area with neighboring areas to the east. At the least, recognition that the current character of Congress Park is significantly different than other neighborhoods and may need significantly different policies.
2. General Comment: Most of the figures would be benefited by being neighborhood specific, rather than area wide to improve the scale and make them more reader friendly. Also, some of the figures have very similar color schemes, making the difference colors hard to depict. Figures such as the one on page 103 are not helpful at this scale. Jobs diversity on page 19 highlights a number of blocks that are residential in nature. This figure is confusing.
3. Street repurposing comment: Policy M1: Expand the concept of repurposing streets to neighborhood streets as well. The recent closure, due to COVID, of 11th Avenue provided an interesting opportunity for recreational opportunities through Capitol Hill, Cheeseman and Congress Park Neighborhoods. Consider permanently making streets such as 11th Ave between Broadway and Colorado a formal biking/walking only street which would create a major east west biking/pedestrian corridor, taking biking/pedestrian traffic off of nearby streets such as 12th-13th Ave, which could be repurposed for other specific uses. Completely remove car traffic from the street, encouraging bikers/pedestrians to utilize 11th, which will provide greater opportunity for repurposing 12th Ave for specific transit oriented repurposing (removing biking pressure caused by M(2)(F) - the road is only so wide) and 13th and 14th for car oriented repurposing. The city could plant flower boxes/trees in the middle of the street to increase canopy and make it a unique recreational corridor right in the middle of the East Central neighborhoods. It could look like the picture on page 86, with wide bike lanes running right down the middle of the road, adding pedestrians, and subtracting car traffic. The concept isn't to try to make cars, bikes, and pedestrians work together on every street; instead, it's to route cars and bikes/pedestrians onto completely different streets. (Well, geez, now that I wrote all of this I see M3(A). Strongly support it)
4. Street Repurposing Comment: Extend M7(B)(3) to Colorado Boulevard (or at least 12th and Madison Shops) according to image on page 112.
5. Street Repurposing Comment: Recommend Q2(A)(3)(b) (contemporary parkways) be focused on 11th avenue rather than 12th from downtown to Colorado boulevard. Rationale, as discussed in number 3, above, is to completely isolate bike/pedestrian from car and transit oriented roads to reduce likelihood of serious accidents. 12th could



be further developed as a transit oriented road for RTD route 10, 13-14th car oriented and Colfax multi modal.

6. Street Repurposing Comment: Consider repurposing the southern portion of Cheesman Park road for biking and pedestrian use, similar to Washington Park.
7. Density Comment: Page 32 - places. Most of the Congress Park neighborhood should be labeled as Low Residential - Single unit. In the draft proposal, the area from 11th Avenue to Colfax is labeled as "Low Residential," which according to the description provided on page 30 means "Predominantly two-unit uses on smaller lots." While there are sporadic multi unit uses within the area, the predominant use is single unit uses, especially between 11th Avenue and 13th Avenue. According to page 238, 61% are single use within the neighborhood as a whole and a fairly clear trend up to 13th at least. Most of the residences in this part of the city are traditional Denver bungalows or single family Denver squares, not multi unit structures. Please revise this defined area of Low Residential - Single Unit to extend at least north to 13th, possibly even further. This is supported by the information presented on page 238, in section 3.7.2
8. Density Comment: I'm concerned that Policy E11 may be inconsistent with maintaining the look and feel of the neighborhoods and potentially against preserving the existing tree canopy.
9. Density Comment: Multiple policies (e.g L5 and L6) encourage maintaining the character of various places and neighborhoods. Further, Policy L5 recognizes that "Residents are concerned about losing the great neighborhood character that could change due to new construction." While I agree with this sentiment, I urge the planning department to consider factors other than new construction, such as the resulting parking, noise, stormwater and sanitation needs related to increased density through ADUs and multi unit structures that might have impacts on the existing character of places and neighborhoods. The great neighborhood character that I am interested in retaining, for example in Congress Park, are the single family, less dense use as compared to other east central neighborhoods in order to maintain the quiet streets, and increased tree canopy in front and back of homes.
10. Density Comment: It's unclear where in Congress Park ADUs will be favored. Page 243 indicates the southern portion of the neighborhood has affordability issues, and ADUs would be favored, but on page 39, under policy L5, Strategy A, the strategy is intended to integrate missing middle housing in "Low Residential Places" which is limited to the northern portion of the neighborhood. In order to properly comment, this uncertainty or inconsistency needs to be resolved. Overall, I believe Single Use housing should remain single use and it's incorrect to assume that "middle housing" is "missing." I think it's important to note that, according to p. 61, only 15% of respondents indicated support for an increase in the variety of housing types.
11. Density Comment: Policy E11 is more appropriate in multi unit neighborhoods. Single family neighborhoods such as Congress Park will lose its character with increased density. I also think it's noteworthy that, according to page 61, only 14% of respondents indicated support for encouraging more accessory dwelling units so I think it's fair to reconsider the language as written in the background section that states: " the most desired types were live-work units, detached ADUs, and townhouses." Even if it was one of the "most desired," the language likely overstates the support.
12. Procedural Comment: Policy L3 - The policy shouldn't dictate what the "primary community benefit" should be. It should be done on a case specific basis, as green space, restoration, or other cultural benefits may be more appropriate than low income housing in some circumstances.
13. Quality of Life Comment: Policy E4, strategy B references neon signage. I suggest

neon signage may be appropriate for certain corridors but not all storefront locations, especially those in residential neighborhoods.

14. Quality of Life Comment: I very much support Policy E10, Strategy H: Park and recreation access is key for all areas of Denver. Overall, spreading out the quality of life infrastructure to every neighborhood in Denver will have the best benefit for housing issues discussed throughout this document. Rather than pack people into areas with rising rents (deemed "desirable"), improve the quality of life in other neighborhoods using the techniques described. This will alleviate housing costs by "spreading the quality of life wealth" to every neighborhood in the city. Welcome to the best City in the Country.
15. Safety Comment: Add a visual street crossing light at the intersection of 11th Ave and Josephine (similar to that at 11th and York). Cars come down the hill from Josephine very fast and crossing can be dangerous.

**From:** [Vicki Kelley](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL]  
**Date:** Friday, July 24, 2020 10:12:19 PM

---

Scott,

On this the thrice iteration of this woefully determined plan why is this not just a ballot measure?

Vicki Kelley

**From:** [Planningboard - CPD](#)  
**To:** [Upton, Curt C. - CPD City Planner Principal](#); [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13234298  
**Date:** Thursday, August 27, 2020 2:38:14 PM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Thursday, August 27, 2020 1:35 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13234298



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Andy Cox
<b>Address</b>	1386 Birch Street
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80220
<b>Email</b>	<a href="mailto:andyindenver@gmail.com">andyindenver@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Plan

**Plan  
area/neighborhood**

ECAP and EAP

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

Strong opposition

**Your comment:**

I extend my gratitude for everyone who has put in so much work on the East and Central East Area Plan. It is very impressive. I am grateful for your openness to comments and criticisms.

I think it would be very shortsighted for Denver to continue moving this plan ahead. I fear all the assumptions made in the plan are based on the before times (pre-Covid). It would be foolish to proceed without knowing how are world has changed. Urban living may not be envious in the near future. Our assumptions about density are changing rapidly. Our concepts of work, socializing and entertainment may not be in an urban setting in the future. We just don't know.

Please do not move forward on this plan during these unsettled times.

Thank You,

This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed.  
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January 25, 2020

On January 21, 2020 City Park West RNO hosted a session at Vine Street Pub for interested neighbors to learn about the East Central Plan. We showed them how to provide their individual comments on the plan. The conversation however, quickly changed from the difference in neighborhood outreach and public meeting formats between East Area Plan and East Central Area Plan. A neighbor who has attended the planning meetings around the City explained that a meeting for East Plan, held at Johnson and Wales, was very informative with small breakout sessions and workshops. Apparently, the entire East Area neighbors were sent postcards educating about the Plan, meeting options, and how to get more information.

We confirmed with the City that this type of outreach has not been done in East Central, and the majority of East Central residents do not know about the Plan. We realize the East Central Plan was the first to be rolled out, AND we also believe there should be another pause on the deadline for final comments to June 5<sup>th</sup> for these reasons:

- 1) There was not equity in the process of notification to neighbors and education of Plans between East and East Central Plan.
- 2) The East Central Area Plan, by virtue of the proximity to downtown, has huge impact in terms of density and up-zoning, and we don't feel the residents have been adequately notified. We have found many neighbors who do not utilize Facebook and Nextdoor do not know about the Plan. Therefore, we suggest a more traditional method of notification i.e. postcards as utilized for East Area Plan, and more (well-publicized, well-promoted) opportunities to hear about the Plan and have a chance to comment.
- 3) Each area of the City should have the same process offered so not to create inequity of information gathering from one area to another. If not, at least residents have the right to clearly understand what strategies and thinking was involved with the decision to spend more money and other resources informing, say, Park Hill and less on active outreach to, say, City Park West.
- 4) The City has the responsibility to residents to assure all means of communication have been taken to communicate to ALL residents: owners, renter, young, old, non-social media users, etc. and this should be included in the budget of this Citywide planning

Our proposal is for the City to pause, take in and be responsive to these comments, extend the same civic outreach and courtesies to all areas equally (not postcards and structured stakeholder charettes for

selected areas) and that the deadline be moved until these fair measures have been taken. The RNO would coordinate with the City on these efforts, but the RNO has a newly-reformed board and does not yet have resources.

Sincerely

CPW RNO



February 6, 2020

City of Denver CPD  
City and County of Denver  
Senior Planner

Dear Curt Upton,

Thank you very much for taking time to talk with City Park West RNO on Monday afternoon. We believe this East Central Area Plan is very important. Per our conversation, we would contribute the following in effort to better inform our neighborhood about the Plan:

- Email our limited neighborhood list with information on the Plan including how to review, comment, attend informational sessions;
- Continue reaching out on CPW social media platforms like Facebook and NextDoor with information on commenting and any informational meetings.
- Contact local businesses and churches in the area and making a hard copy of the plan available to them if they think that is appropriate. For example, St. Mark's Café, Vine Street Brewing, Weathervane Café, the Carla Madison Center, Coffee Shops, barber and beauty shops, 17<sup>th</sup> Street businesses, Whittier Café, Welton Street Café, local churches (we would see if they would make announcements)
- Contact with local radio, newspapers (Life on Capital Hill, Westword, Urban Spectrum, La Voz) and TV (local stations and Colorado Public Radio) to explain the Plan, how to review and how to comment and ask for their help in providing information (realizing this might or might not happen)
- Hand distribute flyers to mailboxes in the neighborhood in the City Park West boundaries.
- Encourage neighboring and overlapping RNOs that are in the East Central Area to provide additional outreach and communicate our efforts with them and visa versa (if they so choose)

In order to accomplish this, we ask the following of the City of Denver:

- Provide several copies of the full proposed plan for people who do not utilize the internet and for any businesses or service providers (library, etc) that find it appropriate to have the plan on hand.
- Cover the cost of flyers for door-to-door distributions
- Staff neighborhood sessions in various formats (drop-in meetings, informational meetings)



- Create (if not already done) a press release and share with RNOs. City staff contact local radio (including Colorado Public Radio), newspapers (Denver Post, Life on Capitol Hill, Westword, Urban Spectrum, La Voz, etc.) and TV to explain the Plan, how to review and how to comment.
- Agree that there will be no voting at the City level on any portion of this plan UNTIL such time this process is completed.

We thank you again for your time, and we would like to do our part to help with this process.

Best,

City Park West RNO

Sent Via email from CPD 1/31/20

Hi Jo,

Thank you for the email, I'm sorry for the delayed response. As I've communicated to you previously, we have done community outreach in the East Central area consistent with other successful area plans. This has included a variety of methods including email newsletters, Council newsletters, print and TV news media, YouTube videos, partnerships with RNOs, apartment management companies, and other organizations - in addition to nearly 100 community meetings and events.

That said, we're open to discussing this issue with you further - in particular, what you are hoping another time extension (there have been two already) and additional outreach will help accomplish. Please let me know if this is of interest to you.

Thanks again for your constructive engagement in this process -

Respectfully,

**Curt Upton** | Principal City Planner  
Planning Services, Community Planning & Development | City and County of Denver  
p: (720) 865-2942 | [curt.upton@denvergov.org](mailto:curt.upton@denvergov.org)



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**From:** Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>

**Sent:** Friday, January 31, 2020 4:05 PM

**To:** Deborah Ortega - Councilwoman At Large <[OrtegaAtLarge@Denvergov.org](mailto:OrtegaAtLarge@Denvergov.org)>; kniechatlarge <[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)>; Upton, Curt C. - CPD City Planner Principal <[Curt.Upton@denvergov.org](mailto:Curt.Upton@denvergov.org)>; Robinson, Scott D. - CPD City Planner Senior <[Scott.Robinson@denvergov.org](mailto:Scott.Robinson@denvergov.org)>; Laura Aldrete <[Laura.Aldrete@denvergov.org](mailto:Laura.Aldrete@denvergov.org)>; Hinds, Chris - CC Member District 10 Denver City Council <[Chris.Hinds@denvergov.org](mailto:Chris.Hinds@denvergov.org)>; Candi CdeBaca <[candiforcouncil@gmail.com](mailto:candiforcouncil@gmail.com)>; Calderon, Lisa - CC Senior City Council Aide <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>

**Cc:** Janna Goodwin <[jannalgoodwin@ymail.com](mailto:jannalgoodwin@ymail.com)>; Brendan Cady <[brendan.cady@macmillan.com](mailto:brendan.cady@macmillan.com)>; Alyssa Knutson <[alyssa.knutson@yahoo.com](mailto:alyssa.knutson@yahoo.com)>

**Subject:** [EXTERNAL] Request to extend 2/5 East Central Plan comment period

On Sunday I sent the attached letter to our City Council Representatives for District 9 and 10 and everyone listed here regarding our concern for notification about the Plan and how that differs from East Area. I have not heard back from anyone except our Council office. Please advise.

Jo Untiedt  
(303) 437-0131

Received 2/1

Curt, thank you for being open to hearing this request. What it we are hearing from constituents wanting an extension is that those residents on the north side of Colfax did not get the same type of outreach as those on the south side which put those who did not have access to electronic means of communication at a disadvantage.

Councilwoman CdBaca is supportive of the request to move back the deadline to ensure that everyone as an equal opportunity to be heard that is not dependent on which side of Colfax you live.

Thank you,

Lisa

Lisa M. Calderón, MLS, JD, EdD | Chief of Staff  
Councilwoman Candi CdeBaca, District 9 | Denver City Council  
[2855 Tremont Pl., Ste. 201 | Denver, CO 80205](#)  
c) [720-933-7764](tel:720-933-7764) | o) [720-337-7709](tel:720-337-7709)  
[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)

Thank you for the follow-up Curt. We heard from Jo and it sounded like a very productive conversation. We appreciate you being responsive to their feedback and request. I've included Brea who will assist with scheduling the meeting.

Thank you,

Lisa

**Lisa M. Calderón, MLS, JD, EdD** | Chief of Staff  
Councilwoman Candi CdeBaca, District 9 | Denver City Council  
2855 Tremont Pl., Ste. 201 | Denver, CO 80205  
c) [720-933-7764](tel:720-933-7764) | o) [720-337-7709](tel:720-337-7709)



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---

**From:** Upton, Curt C. - CPD City Planner Principal <[Curt.Upton@denvergov.org](mailto:Curt.Upton@denvergov.org)>

**Sent:** Tuesday, February 4, 2020 12:02 PM

**To:** Calderon, Lisa - CC Senior City Council Aide <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>; Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>

**Cc:** Deborah Ortega - Councilwoman At Large <[OrtegaAtLarge@Denvergov.org](mailto:OrtegaAtLarge@Denvergov.org)>; kniechatlarge

<[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)>; Robinson, Scott D. - CPD City Planner Senior  
<[Scott.Robinson@denvergov.org](mailto:Scott.Robinson@denvergov.org)>; Laura Aldrete <[Laura.Aldrete@denvergov.org](mailto:Laura.Aldrete@denvergov.org)>; Hinds, Chris - CC  
Member District 10 Denver City Council <[Chris.Hinds@denvergov.org](mailto:Chris.Hinds@denvergov.org)>; Candi CdeBaca  
<[candiforcouncil@gmail.com](mailto:candiforcouncil@gmail.com)>; Janna Goodwin <[jannalgoodwin@ymail.com](mailto:jannalgoodwin@ymail.com)>; Brendan Cady  
<[brendan.cady@macmillan.com](mailto:brendan.cady@macmillan.com)>; Alyssa Knutson <[alyssa.knutson@yahoo.com](mailto:alyssa.knutson@yahoo.com)>; Nurmela, Sarah - CPD  
CE3124 City Planning Manager <[Sarah.Nurmela@denvergov.org](mailto:Sarah.Nurmela@denvergov.org)>

**Subject:** RE: [EXTERNAL] Request to extend 2/5 East Central Plan comment period

Thank you Lisa,

I had a good conversation with Jo and Brendan yesterday to better understand the outreach concerns in City Park West and we discussed a few proposed solutions. We're encouraged that the City Park West Neighborhood Association wants to partner with us on this so we have agreed to extend the process. We previously worked with CM Hinds to help address similar concerns in his district and we would like to discuss a similar approach with you and CM CdeBaca. I'll follow up with you separately to set this up. Once we have an agreed upon approach, I'll follow up with City Park West and other organizations on specific next steps.

Respectfully,

**Curt Upton** | Principal City Planner  
Planning Services, Community Planning & Development | City and County of Denver  
p: (720) 865-2942 | [curt.upton@denvergov.org](mailto:curt.upton@denvergov.org)



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Hi Jo, that's correct – we will not be moving forward with approval until after additional outreach is complete. We've tried to communicate that in the announcement under "Next Steps" in the email. We'll send out a follow up announcement with the specifics of the additional engagement opportunities and extended comment period in the near future.

**Curt Upton** | Principal City Planner  
Planning Services, Community Planning & Development | City and County of Denver  
p: (720) 865-2942 | [curt.upton@denvergov.org](mailto:curt.upton@denvergov.org)



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**From:** Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>

**Sent:** Wednesday, February 05, 2020 11:20 AM

**To:** Upton, Curt C. - CPD City Planner Principal <[Curt.Upton@denvergov.org](mailto:Curt.Upton@denvergov.org)>; Foster, Alexandra O. - CPD  
Marketing Commun Splst <[Alexandra.Foster@denvergov.org](mailto:Alexandra.Foster@denvergov.org)>; Laura Aldrete

<[Laura.Aldrete@denvergov.org](mailto:Laura.Aldrete@denvergov.org)>

**Cc:** Calderon, Lisa - CC Senior City Council Aide <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>; Alyssa Knutson <[alyssa.knutson@yahoo.com](mailto:alyssa.knutson@yahoo.com)>; Janna Goodwin <[jannalgoodwin@ymail.com](mailto:jannalgoodwin@ymail.com)>; Brendan Cady <[brendan.cady@macmillan.com](mailto:brendan.cady@macmillan.com)>; [tom@werge.law](mailto:tom@werge.law)

**Subject:** [BULK] [EXTERNAL] 2/5/20 deadline still in place

Curt,

I understand you have been on the 2/5 deadline path and have many comments and that proceeding with the deadline might be logistically the way to accommodate the current comments. But, I want to clarify that this will not move forward with City approval until AFTER the additional timing and outreach is granted. It is important for the City to communicate this sooner rather than later. Several RNOS and concerned neighbors have expressed their concerns about the inequity of notification between East and East Central and we need to be able to communicate today if possible that they have been heard – we don't necessarily need the details (dates, etc.) but I think an official statement about extended outreach, extended comment period AND extended City approval is in order.

Sincerely,

Jo Untiedt, CPW President  
303 437 0131

**From:** Upton, Curt C. - CPD City Planner Principal <[Curt.Upton@denvergov.org](mailto:Curt.Upton@denvergov.org)>

**Sent:** Wednesday, February 05, 2020 10:14 AM

**To:** Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>; Foster, Alexandra O. - CPD Marketing Commun Splst <[Alexandra.Foster@denvergov.org](mailto:Alexandra.Foster@denvergov.org)>

**Subject:** RE: [BULK] [EXTERNAL] Re: One more day!

Hi Jo,

Yes, we are going to extend the process; but we are still going to close the commenting period on this draft today for residents who have been involved and took the time to get their feedback in before the deadline. Once we decide on the specifics of the additional outreach and timeline for residents who haven't been involved or who just recently heard about the project (and I'll circle back with you to include you in that before we make a decision) we'll make an announcement and have an additional period of commenting on the draft. Let me know if you have any additional questions or thoughts on this.

Respectfully,

**Curt Upton** | Principal City Planner  
Planning Services, Community Planning & Development | City and County of Denver  
p: (720) 865-2942 | [curt.upton@denvergov.org](mailto:curt.upton@denvergov.org)



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**From:** Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>

**Sent:** Tuesday, February 04, 2020 8:05 PM

**To:** Foster, Alexandra O. - CPD Marketing Commun Splst <[Alexandra.Foster@denvergov.org](mailto:Alexandra.Foster@denvergov.org)>; Upton, Curt C. - CPD City Planner Principal <[Curt.Upton@denvergov.org](mailto:Curt.Upton@denvergov.org)>

**Subject:** [BULK] [EXTERNAL] Re: One more day!

Is the 2/5 date going to be extended? When and how will that be publicized?

Jo Untiedt  
(303) 437-0131

Hi Jo,

We've discussed the requested process extension and outreach and appreciate the emphasis on getting more voices involved. Here is what we propose: (which I think includes everything in your letter)

**Purpose of the additional time and outreach:** Reach additional under-represented residents, in particular those with limited access to electronic communication and younger, lower income renters (the demographic that is the most under-represented in participation)

1. CPD will produce print binders of the draft plan and leave them at community gathering places along with comment sheets, pens, and boxes for people to leave their comments and contact info to get questions answered. We would like CPW RNO's suggestions and assistance finding and contacting locations to set this up.
2. CPD will hold a series of meetings in the "community office hours" format during both daytime and evening hours. Meeting locations should prioritize locations with convenient access to under-represented demographics. The focus of these meetings will be for residents who have not been involved or who just recently became aware of the plan. Residents will be encouraged to sign up for a specific appointment time to ensure they receive sufficient individual attention. Appointments will be able to be made online or via phone. We would like CPW RNO's suggestions on meeting locations.
3. CPD will re-open the online document for additional comments.
4. The comment period will be extended until March 31<sup>st</sup>
5. CPD will print flyers and will email a "share kit" to RNO partners (newsletter, social media, press release content) that communicates items 1-4 above.

Here is our proposed schedule for the above:

- Week of Feb. 18th: Print materials, reserve meeting spaces, set up online appointment scheduling, identify and contact locations for printed plan copies, re-open draft plan online for comments
- Week of Feb. 24<sup>th</sup>: Provide flyers and share-kits to RNOs. Distribute printed plan copies and comment boxes to locations.
- March 1<sup>st</sup> – March 31<sup>st</sup>: hold community office hours meetings throughout East Central area.

CPD will then review the additional comments, make updates to the draft plan, and prepare the 2<sup>nd</sup> draft of the plan for the public hearing/approval process.

Please let me know if you have any questions or suggestions about the above – thank you again and we look forward to partnering with you on the additional community outreach -

**Curt Upton** | Principal City Planner  
Planning Services, Community Planning & Development | City and County of Denver  
p: (720) 865-2942 | [curt.upton@denvergov.org](mailto:curt.upton@denvergov.org)



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**From:** Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>  
**Sent:** Friday, February 07, 2020 2:52 PM  
**To:** Upton, Curt C. - CPD City Planner Principal <[Curt.Upton@denvergov.org](mailto:Curt.Upton@denvergov.org)>  
**Cc:** Calderon, Lisa - CC Senior City Council Aide <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>; Brendan Cady <[brendan.cady@macmillan.com](mailto:brendan.cady@macmillan.com)>; Alyssa Knutson <[alyssa.knutson@yahoo.com](mailto:alyssa.knutson@yahoo.com)>; Janna Goodwin <[jannalgoodwin@ymail.com](mailto:jannalgoodwin@ymail.com)>; [tom@werge.law](mailto:tom@werge.law)  
**Subject:** [EXTERNAL] 2.7.20 letter to CPD re call on 2.4.docx

Curt, attached is a letter outlining what we as CPW commit to in assuring as people as possible are notified about the Plan. These efforts will take awhile and as we discussed on Monday, we seriously doubt a 30 day extension will be sufficient. I have seen a wave of emails from various neighbors and RNOs..... Perhaps we can have a conference call with all involved to work out the details so that everyone feels we are providing sufficient outreach.

Thank you and I look forward to hearing from you as we have not yet officially heard of an extension of time.

Sincerely,

Jo Untiedt  
CPW President  
303 437 0131

Hi Jo and CPW board – I've copied your letter in the email below, and for clarity I've responded under each item in blue. Thank you again and we look forward to partnering with you on this outreach.

CPW had their monthly board meeting 2/18/20. We received notice on the afternoon of February 13th that the City would extend the comment period to March 31, 2020. This is a very tight schedule to reach our goal of making sure as many neighbors know about the ECAP as possible. We could be much more efficient if given even 30 more days. It was not until after the holidays we realized how few people knew about the ECAP. With this being a City plan we believe efforts should be put forth to reach ALL

citizens. On our call we compromised with the City about the inequality of the postcards delivered in East Area and not in East Central Area and agreed to help flyer neighborhood. CPW has mobilized citizens and we have volunteers to deliver flyers door-to-door. Our efforts will include schools, service providers, churches and business within our boundaries of 23rd to Colfax and York to Downing. We feel it is very important for the City to notify Denver Post, Urban Spectrum, La Voz, Life on Capital Hill to run informational stories about the Plan, meetings and how to comment to meet the affirmative marketing outreach.

We have extended the planning process 3 times and are now on month 27 on what was initially supposed to be an 18-24 month process. That said, I understand your point and can push this extension to April 12<sup>th</sup> to provide some additional time.

CPW RNO is requesting the following:

1) City host and scheduled a CPW-specific informational meeting that is culturally sensitive, formatted with informational presentation, questions, stations for info, comment cards. The recent meeting in City Park South by Mr Robinson was very well done and very well received. This should will be advertised on flyer and give at least two weeks notice. This should also be located on City website with two weeks notice. It is very important time and location do not change. We suggest the City check theses possible locations: PSL or Saint Joseph, Loyola both of these have auditorium seating with large hallways for stations. Or, there are the following schools: St Ignatius Loyola school, Wyman School (limited parking) or Manual.

We have concluded our workshops for the project but we can attend a CPW RNO meeting. We can provide all items requested above, including informational presentation, questions, stations for info, comment cards – with content focused specifically on the City Park West neighborhood. We can also help support the CPW RNO with finding a space for this meeting and advertising flyers. Please let us know if CPW RNO is interested in hosting this meeting and we will provide the information, materials, and staffing.

2) Community Office Hour. The flyer will include information about how to register for these sessions, locations and times. Possible locations for these meetings: Metro Caring on 18th, Marion Plaza Apartments run by Archdiocese Housing, Wyman School or Loyola School (23rd and York), Campbell AME Church 1500 22nd, True Faith Cleaves Memorial CME Church 2222 Marion, Anchor of Hope Church 2101 High, Scoops Ice Cream on 22nd, Saint Mark's Coffee on 17th,

The community office hours meetings will ask residents to schedule a time for individual or small group discussion – with priority given to those who have not yet had an opportunity to participate in the process. As such, the flyer will provide our contact info so residents can either call us for an appointment or sign up for one on the project website – in English and Spanish.

3) Copies of plan. We would like one for each of our area captains (15). Each captain will utilize in their area. Also possibly 5 more and we will place in local businesses with info on how to comment.

The purpose of printing copies of the draft plan is to provide them to residents who have limited access to the internet. As such, we will be placing them in locations such as rec center, the library, shelters, schools and other community destinations. The flyer will also inform people that they can call us to request a printed copy. So, we are not sure why 15-20 printed copies will be needed for other purposes – but please let us know and we will consider.



4). Flyer created by City and includes the information specific for CPW including community meeting; Community Office Hour information, location and how to sign up; how to comment. The City will pay for the cost of copies for door to door distribution to neighbors and businesses and for students at Loyola and Wyman schools. An estimated 5,000 copies.

The purpose of printing the flyers is to reach under-represented residents (lower income, younger renters and residents with limited access to the internet). So, we want to target the flyering to locations such as senior housing, rec centers, schools, shelters, income-restricted housing, and other community gathering places. We are happy to print the flyers needed to target these residents – please let us know which locations you plan to flyer and we will print accordingly.

5). The City send a press release to La Voz, Urban Spectrum, Life on Capital Hill, Westword, Denver Post, explaining plan and how to commentate.

The East Central plan has been reported in Life on Capitol Hill, Westword, Denver Post, Denverite, local TV news stations and several other news publications. As has been our practice throughout the process, we will include media organizations – including La Voz and Urban Spectrum – in our announcement and share-kit distribution communications.

**Curt Upton** | Principal City Planner  
Planning Services, Community Planning & Development | City and County of Denver  
p: (720) 865-2942 | [curt.upton@denvergov.org](mailto:curt.upton@denvergov.org)



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Scott,

Due to the constraints this virus has put on EVERYONE. We request the City provide an accommodation for this situation, halt the process or at the very least provide an extension until such time we can safely continue our efforts. We had volunteers organized to hit the streets this weekend (Israel provided a box of flyers) and for the remainder of month our volunteers were going to be knocking on doors and talking to as many people as possible, attending churches and schools. Now we do not feel comfortable with this situation. Saint Joseph Hospital in our area, has a positive case as of yesterday. Even the Mayor has directed postponement of any optional public meetings. Governor Jared Polis has declared a state of emergency.

I look forward to a favorable response regarding this accommodation and health request for the safety of our community and volunteers.

Sincerely,

Jo Untiedt  
303 437-0131

**From:** Robinson, Scott D. - CPD City Planner Senior <[Scott.Robinson@denvergov.org](mailto:Scott.Robinson@denvergov.org)>  
**Sent:** Thursday, March 12, 2020 9:41 AM  
**To:** Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>  
**Cc:** Cruz, Israel - CPD City Planner Associate <[Israel.Cruz@denvergov.org](mailto:Israel.Cruz@denvergov.org)>; Upton, Curt C. - CPD City Planner Principal <[Curt.Upton@denvergov.org](mailto:Curt.Upton@denvergov.org)>  
**Subject:** East Central Plan office hours update

Jo,

Thanks for your work informing folks about the East Central Area Plan. I wanted to let you know we are converting our remaining office hours to phone appointments. People can still sign up through the website, but it will be to schedule a phone call with a planner instead of an in-person meeting. Folks can also participate through the website ([www.denvergov.org/eastcentralplan](http://www.denvergov.org/eastcentralplan)) by commenting directly on the draft document (<https://colfaxareaplans.konveio.com/east-central-area-plan>) or submitting general comments (<https://colfaxareaplans.konveio.com/general-feedback>). Also, for people who don't have internet access or aren't comfortable with computers, they can request a hard copy to review by calling 720-865-2801. Please let us know if you have any questions.

Thanks

**Scott Robinson, AICP** | Senior City Planner  
Community Planning and Development | City and County of Denver  
p: (720) 865.2833 | [scott.robinson@denvergov.org](mailto:scott.robinson@denvergov.org)  
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From: Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>  
Sent: Friday, April 3, 2020 9:55 AM  
To: Laura Aldrete <[Laura.Aldrete@denvergov.org](mailto:Laura.Aldrete@denvergov.org)>; [theresa.marchetta@denver.gov](mailto:theresa.marchetta@denver.gov);  
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[district1@denvergov.org](mailto:district1@denvergov.org); [District11@denvergov.org](mailto:District11@denvergov.org); [Scott.Robinson@denvergov.org](mailto:Scott.Robinson@denvergov.org);  
[curt.upton@denvergov.org](mailto:curt.upton@denvergov.org)  
Cc: Brendan Cady <[brendan.cady@macmillan.com](mailto:brendan.cady@macmillan.com)>; Janna Goodwin <[jannalgoodwin@ymail.com](mailto:jannalgoodwin@ymail.com)>;  
Alyssa Knutson <[alyssa.knutson@yahoo.com](mailto:alyssa.knutson@yahoo.com)>; Jane Potts <[janepottsconsulting@gmail.com](mailto:janepottsconsulting@gmail.com)>  
Subject: Re: Moving forward with ECAP? Seriously?

CPW sent this email on Monday and have heard back from NO ONE - probably because all City officials are working hard to keep us safe from COVID 19 and we appreciate the efforts and progress. This is not the time for ECAP comments!

CPD posted a reminder in Nextdoor about the Plan and comment period but the discussion/comment section is "closed". The biggest issue with this entire process is lack of communication with the neighborhood and the feeling we are being steam rolled in this important process.

I want to reiterate, this is back burner at this time while we are all trying to get through Coronavirus emergency!

Jo Untiedt  
(303) 437-0131

> On Mar 31, 2020, at 10:42 AM, Jo Untiedt <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)> wrote:

>

> I received the CPD Newsletter last night and was appalled! We in the ECAP area have been working to get the word out about the Plan but our efforts were halted three weeks ago when COVID 19 hit.

>

> As you are aware, there was a serious civil rights violation when notification of the East Plan and East Central Plan differed from neighborhood to neighborhood. We were working with the City to help correct this situation but at this time for the health and safety of the neighborhood, NO ONE IS GOING DOOR TO DOOR with flyers, there are no meetings and we are not able to knock on doors. We have had little communication with City staff. So, when I saw that the City was moving forward with this ECAP plan in April it was as if saying "We are going to move forward no matter what."

>

> People are scared right now and the ECAP is the furthest thing from their minds. We are all trying to hold on to our neighbors, shop for the elderly, and assist the medical staff needs anyway we can. NO! ECAP IS NOT TOP ON THE PLATE RIGHT NOW

>

> Please vote at your council meeting to halt all the big processes that are requiring input from the community - Plans, Group Living, until we get through this health crisis and THEN let's make sure it is done systematically and equal for all.

>

> Sincerely,

> Jo Untiedt, CPW President

> (303) 437-0131

**From:** Laura Aldrete <[Laura.Aldrete@denvergov.org](mailto:Laura.Aldrete@denvergov.org)>

**Date:** June 8, 2020 at 4:16:46 PM MDT

**To:** "[jeffharbaugh@hotmail.com](mailto:jeffharbaugh@hotmail.com)" <[jeffharbaugh@hotmail.com](mailto:jeffharbaugh@hotmail.com)>, "[evsarris@gmail.com](mailto:evsarris@gmail.com)" <[evsarris@gmail.com](mailto:evsarris@gmail.com)>, "[mike@michaelomeuntiedt.com](mailto:mike@michaelomeuntiedt.com)" <[mike@michaelomeuntiedt.com](mailto:mike@michaelomeuntiedt.com)>, "[bwillcameron@aol.com](mailto:bwillcameron@aol.com)" <[bwillcameron@aol.com](mailto:bwillcameron@aol.com)>, "[ccschomp@yahoo.com](mailto:ccschomp@yahoo.com)" <[ccschomp@yahoo.com](mailto:ccschomp@yahoo.com)>, "[jheagstedt@icloud.com](mailto:jheagstedt@icloud.com)" <[jheagstedt@icloud.com](mailto:jheagstedt@icloud.com)>, "[mardi48@gmail.com](mailto:mardi48@gmail.com)" <[mardi48@gmail.com](mailto:mardi48@gmail.com)>, "[congressparkunited@gmail.com](mailto:congressparkunited@gmail.com)" <[congressparkunited@gmail.com](mailto:congressparkunited@gmail.com)>, "[cpnboard@congressparkneighbors.org](mailto:cpnboard@congressparkneighbors.org)" <[cpnboard@congressparkneighbors.org](mailto:cpnboard@congressparkneighbors.org)>, "[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)" <[jo@affordablehousingconsultants.org](mailto:jo@affordablehousingconsultants.org)>, "[ggarnsey@ecentral.com](mailto:ggarnsey@ecentral.com)" <[ggarnsey@ecentral.com](mailto:ggarnsey@ecentral.com)>

**Cc:** "Foster, Alexandra O. - CPD Marketing Commun Splst" <[Alexandra.Foster@denvergov.org](mailto:Alexandra.Foster@denvergov.org)>, "Upton, Curt C. - CPD City Planner Principal" <[Curt.Upton@denvergov.org](mailto:Curt.Upton@denvergov.org)>, "Robinson, Scott D. - CPD City Planner Senior" <[Scott.Robinson@denvergov.org](mailto:Scott.Robinson@denvergov.org)>

**Subject:** Response to your concerns on East Central Area planning process

Greetings:

First and foremost, thank you all for your ongoing participation in the East Central Area planning process and your thorough review of our engagement in your neighborhoods. Our goal in Community Planning and Development is to create plans and policies by and for our community members, and we welcome all criticism that is constructive, collaborative and offered in good faith. From the start of this process in the summer of 2017, planners have sought to engage the community in each of the East Central Area neighborhoods in a way that offered multiple convenient and accessible avenues for participation—in person at traditional meetings, at events where community members congregate naturally, as well as online. Additionally, we surveyed participants and conducted research throughout the process to ensure we were reaching every corner of these neighborhoods in all their geographic and demographic diversity, and when we have noticed gaps, we have taken specific steps to address them.

The following list of activities, I believe, shows the intent and effort of our planning team to conduct an inclusive process.

- 6 community-wide workshops
- 14 focus group meetings with local subject matter experts on key issues, such as small business
- 11 online surveys and activities
- 27 steering committee meetings; although these are not meetings that always involve public participation, they are always open for the public to observe
- 24 RNO and other community group meetings to which we were invited to present on the plan
- 6 office-hours sessions
- 11 field surveys with community members
- 23 CPD newsletters
  - Each of these updates was shared on social media, and links to the information and shareable content were forwarded to City Council members, RNOs and local media organizations, including the area-specific Life on Capitol Hill. Most of these recipients amplified these messages on their on social networks, webpages and newsletters.
- 3 Denver Planning Board meetings at which we presented informational updates; all Planning Board meetings are broadcast on Denver's public access channel and online
- 81 locations and pop-up events provided with flyers and other printed materials advertising how to get involved in the process (in 2018 and 2019, before the COVID-19 pandemic)
- At least 8 stories by local media including the Denver Post, Denver's 7, 9News and Fox31. Our staff have no control over when local news channels choose to publish or broadcast

a story, but have done all we can to be responsive to questions and keep all print and TV reporters who cover the city beat up to date on the plan from the start and at every major milestone.

Along with the efforts detailed above, we have tried to be responsive to the substance of community concerns. At each point that community members, including you, asked for more time and outreach to comment on the first draft of the plan, we provided it, lengthening this process by a total of a full year already and culminating in more than 3,500 individual participants and more than 10,000 comments.

We know there are always more people we can reach and more we can do, but our intent is to open our doors as widely as possible while being strategic with our limited resources. Because we made the effort to track gaps in our engagement, we know that there are groups within the area who are under-represented. The largest demographic mismatch between plan participants and East Central residents has been younger, lower income renters in Capitol Hill and North Capitol Hill. We have responded by targeting additional outreach to this group through partnerships with apartment communities and Councilman Hinds' office.

We also know that online resources, effective in engaging a lot of people who can participate on their own time if they have a computer with internet or a smartphone, don't help everyone. To address that, numerous events with printed information about the East Central plan were held including at Residences at Franklin Park (a Senior Living community), Renaissance Uptown Lofts (supportive housing for residents experiencing homelessness), the Atlantis Community (an independent living center), Carla Madison Recreation Center, DC-21 school, East High School, and the Seniors in September Educational and Resource Fair at Denver Botanic Gardens to name a few.

Equity is a value that drives all our processes, and we know addressing the needs of under-served communities and those experiencing homelessness is something community members have highlighted as a priority. To address this in the plan, we partnered with Christ in the City to conduct outreach to residents experiencing homelessness in the East Central area to inform the recommendations in the draft plan, in addition to holding focus groups with social services and affordable housing providers. Additionally, Spanish language interpretation, food and childcare were provided at every community workshop. Bilingual flyers were distributed throughout the East Central area, including libraries, recreation centers, schools, apartment buildings and community-serving businesses to promote each workshop. Our electronic communication, web materials and online activities are compatible with smart phones, ADA accessible and available for auto-translation via a Google widget we added to all our pages. We made print copies of materials and language translation available to any resident who requested it.

Lastly, I want to address your question about not sending a mass mailer in the East Central area in detail. We typically do not send mailers as part of our outreach for city planning processes because our experience has been that their effectiveness is limited compared to the resources required to produce and mail them. We took this step in the East Area and found that it did not

result in a significant change in our engagement numbers. In the East Area, the mailer went to more than 15,000 households, inviting them to visit the project website to learn more about the plan and join the plan's email list. In the weeks that followed, we didn't see a significant boost in the page's web traffic with only 234 unique website views and only 141 additional email sign ups (out of more than 2,000 sign ups prior to the mailer). Additionally, the participants who joined the process after the mailer further tilted representation in our engagement to higher income white residents from South Park Hill, who were already over-represented, relative to the demographics of the entire East Area. More anecdotally, we continue to receive complaints from East area residents who say they did not receive a mailer. So although the mailer did bring some people to the process, it did not help us make meaningful strides in terms of achieving the goals of ensuring a diverse, representative cross-section of residents. Given this experience, we made the decision to focus our resources in East Central on better, more targeted outreach, based on what the steering committee had discussed and approved.

Moving forward, our new challenge is continuing to do robust engagement within the guidance of the city and state to stem the transmission of COVID-19. To keep the community safe and healthy, in-person events have been changed to virtual and phone meetings. We know that all of you are also working on new ways to conduct business and participate during these stressful times, and we want to work with you to ensure everyone remains engaged in this process. We do not believe, however, that further delay will help our communities. More than ever, we need plans and policies that promote equity, support the health of our residents and our planet, keep community members connected to the services they need and help address the short- and long-term economic challenges the city and its residents will be facing in the wake of the pandemic. Several of the priority policy recommendations in the East Central draft plan, such as assistance to small locally owned businesses, preventing involuntary displacement of low-income residents, enhanced social services for residents experiencing homelessness, access to quality jobs and job training, a strong healthcare sector and affordable housing for hospital employees are now even more important.

It's also important to note that East Central neighborhoods have gotten less diverse over the past decade with fewer and fewer people of color and lower income residents living in the area. This troubling trend is due in large part to rapidly rising housing prices in every neighborhood. Currently adopted neighborhood plans in the East Central area do not prioritize affordable housing, or equitable and inclusive neighborhoods. Denver Public Schools cites a lack of affordable housing as a top factor driving declining enrollment in schools. The top priority of the East Central plan includes policies to create more affordable, diverse, and inclusive neighborhoods. Stopping or significantly delaying the adoption of these policies is a decision that maintains the status quo, which is clearly not working for many under-represented residents and marginalized communities.

I want to conclude by apologizing for taking so long to respond. As you can imagine our team has spent the last few weeks reviewing not just your request, but hundreds of other questions and comments about the first draft of the plan. These are challenging times for all of us, and we want to move forward

with great care and sensitivity to what all our community members are facing, not just with regard to the virus, but also to the work being done to address racial inequity and injustice in our city and across the country. I hope that you find the information in this letter useful and that it provides a factual foundation from which we can continue to collaborate as we move toward a long-term vision for the East Central Area that supports equitable, healthy and connected neighborhoods for everyone.

Best regards,

Laura E. Aldrete

**Laura E. Aldrete** | Executive Director

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NOTES FROM MEETING WITH MISSION DRIVEN NON-PROFITS HOSTED BY CITY PARK WEST RNO ON  
August 7, 2020

Haley Jordahl and Chris Spelke – Denver Housing Authority [cspelke@denverhousing.org](mailto:cspelke@denverhousing.org),  
[hjordahl@denverhousing.org](mailto:hjordahl@denverhousing.org)

Jeff Martinez – Brother's Redevelopment – [jeff@brothersredevelopment.org](mailto:jeff@brothersredevelopment.org)

Dominique Acevedo– Northeast Denver Housing [Dacevedo@nedenver-housing.org](mailto:Dacevedo@nedenver-housing.org)

Michelle Michelle – Colorado Housing Assistance Corporation [michellem@chaonline.org](mailto:michellem@chaonline.org)

Jo briefly explained the history of ECAP and EAP and the concerns that the plans were for-profit developer driven breeding more gentrification and RNO concerns about needing to create and retain affordable housing.

How many of you have been involved in area plans? DHA explained they are mostly concentrating on West side due to the large public housing project at Sun Valley Homes and haven't been involved in east plans. Brother's has been working with Colfax Partnership due to housing project they are working on for brain injured tenants that will be on East Colfax. Other than that, they are not participating on steering committees or actively involved in the plans. We agreed to share notes and encouraged them to comment.

Michelle Mitchell of CHAC explained that under the current economic conditions in Denver metro area – about the only down payment assistance they are participating in is deed restricted units at Lowry and Stapleton, occasionally a condo under \$300,000 in SE area. There is a need to create truly affordable ownership options that are deed restricted as City did on Lowry and Stapleton. With the affordability issues, deep down payment is needed. The RNOs can advocate for home ownership retention and creation as a priority and more deed restricted development

Chris Spelke of DHA and Dominique Acevedo explained that going over five stories puts projects in a different classification for Davis Bacon Wage Rates – they go from “residential” to “building” and both he and Dominique of NE Denver Housing explained that five or more stories makes a project VERY COST PROHIBITED due to this reclassification of wages. We heard all the non-profits say that up-zoning does not create affordable housing.

We asked about land use restrictions all were in favor of adding additional land use restrictions on affordable housing – City of Denver is striving for 60 years of affordability and CHFA is looking to expand affordability life.

Jeff Martinez from Brother's Redevelopment suggested the City identify parcels of land and affordable housing be a priority for those parcels.

Dominique Acevedo of NE Denver Housing explained the difference between “mission-driven” non - profits and what we refer in the industry to “shell non-profits” Mission driven non-profits have staff,



mission, funding that all allows them to create affordable housing. She suggested the City target the mission-driven non-profits

Everyone explained the difficulty in developing a small neighborhood sized project in that they are too small for LIHTC to be cost effective (under 40 units). Without LIHTC Haley Jordahl of DHC explained there is a huge funding gap. This seems to be an area us RNOs can advocate for additional funding and as a priority for affordable development.

Everyone agreed the cost of land in downtown area is a reason why the affordability is so difficult. Another reason for the City to prioritize city-owned land for affordable housing.

Additionally, with the new Group Living Amendment these non -profits are exploring a more congregate approach create housing. It was stated that the average cost per unit for a development is around \$300,000 per unit.

Michelle Mitchell of CHAC explained that affordable needs to also address larger families. She has seen the affordable units of 1-2 bedrooms not be sufficient as the families grows but there is no “next step” in affordability with the average cost of a single-family home exceeding \$500,000 - \$600,000

#### NEXT STEPS

The RNOs will share their comments with this housing group – additional funds for down-payment, additional land trust properties, prioritization of city land for mission-driven non-profits to create housing and to create small neighborhood projects, increased affordability years

The Non-profits will consider commenting on these plans



8/30/20

**Dear City Officials,**

**CPW is writing to you today to let you know that CPW is opposed to the East Central Area Plan as it is currently written. City Park West's attempts to provide feedback and participate in the planning process were thwarted or ignored by the Community Planning and Development. The CPW RNO got involved in the ECAP process in late 2019 to address many of the community's concerns we were receiving regarding density and demolition of much of the neighborhood. CPW held a community meeting in January 2020. It was there we learned most people in attendance were not aware of the Plan and there was inequity in notification about the plan to residents based on area of town. On January 25, 2020 we sent a letter to City explaining this potential civil rights violation/fair housing. CPW requested equity, more outreach and extension of the comment deadline. The City declined a meeting with the RNOs but staff spoke with CPW and agreed to extend the date, participated in an outreach plan for CPW whereby the RNO would help the City with outreach with door-to-door flyers, flyers for schools and churches. The first week of March CPW went to the City and picked up a box of flyers for distribution. Neighbors were called to action, area captains organized for flyer distribution the 2<sup>nd</sup> weekend in March, appointments were made at local churches. Then, March 12<sup>th</sup> the COVID shutdown hit and EVERYONES priorities became that of keeping healthy and staying in. We called off the outreach and sent an email to CPD to please halt this process until after COVID. The process continued.**

**June 1, 2020 CPW sent an email asking Laura Aldrete to meet with the RNOs to discuss the affects of COVID on our outreach and discuss outreach to underserved communities – no response to our request rather an email that the City was moving forward.**

**The City has stated this plan is needed to create affordable housing. So, in July CPW held a meeting of non-profit housing developers. All of them agreed that the proposed up-zoning would not create affordable housing – quite the contrary – it creates gentrification and high cost housing. Many of these organizations had not been involved in the planning process and offered some possible remedies for affordable housing demand. The notes are attached.**

**We have read the 284-page document, commented every time, participated in countless Zoom meetings with RNOs expressing their concerns, talked to neighbors, hosted virtual meetings, written City Council and CPD, talked with Council representative. It appears, the public comments go to the Steering Committee (of which is appointed and takes no public comments at their meetings) and they and CPD decide what gets changed in the plan. In the last Steering Committee, CPD read the comment about involving more affordable housing developers in the process and staff stated, "that comment is just not true so we will move on." This is a stacked deck. We asked CPD how many comments they received to hold off on approval of the plan until after COVID as we personally know of many that were made. Once again, no response. So, who decided this be ignored? The steam roller moves on.**

**Here is where one gets VERY tired and so frustrated with the top down approach of all of this. Many of us have lived City Park for several decades and are proud of our neighborhood, but sadly many people are being pushed out. During this ECAP process, I learned most of the older and**

*many minority neighbors did not know about the plan, had no way of reviewing the document and many could not face the almost 300 page document with interest and understanding. Yet, these are residents who have invested years and multi-generations in the neighborhood. One woman stated, "I remember the day when no one gave a damn about this area, now, they want to take our neighborhood and give to the developers destroying the already-there affordable housing before they leveled down a block or two – to hell with them!"*

*We wish there was not a feeling of defeat with the ECAP process and we wish there was not a feeling of "us against them" The truth is many on Steering Committee, City Council and likely the Planning Board have been told this is what is best for our city and made up their minds this is going through, despite the concerns of citizens. All are ignoring COVID and civil unrest and acting as if "we need to move forward". These are unprecedented times that call for extreme measures. This should not be a priority move by the City at this time. I do not know the answer to this situation, nor do I have a magic bullet to get people involved. I do know that we all MUST analyze our motive and policies. What is OUR purpose? Who are WE serving? Who are WE destroying? Is there a better way? Is this the time with COVID and civil unrest? Can WE do better?*

**AT THE VERY LEAST, THE CITY SHOULD IMMEDIATELY ADDRESS THE LACK OF PUBLIC OUTREACH AND THE SYSTEMIC FLAW IN THIS PROCESS. CPD SHOULD HALT ALL PROCESS about zoning ordinance changes and planning document changes AND DEVELOP (WITH CITIZEN INPUT) A WRITTEN policy for outreach that, at the very least includes:**

- 1) Written notice to all resident**
- 2) Include ALL RNOs and any interest citizens in the development of this policy**
- 3) Outreach to minority and low-income residents – housing authorities, non-profit housing developers, service providers churches, schools,**
- 4) Public notice to major newspapers, minority newspapers, majority radio and minority radio**
- 5) Translation services when requested**
- 6) Community Meetings in all areas of City that are affected**

**Sincerely,**

**Jo Untiedt, President  
CPW**

**From:** [Holder, Scott \(FHWA\)](#)  
**To:** [jo@affordablehousingconsultants.org](#); [Hinds, Chris - CC Member District 10 Denver City Council; District 9; Calderon, Lisa - CC Senior City Council Aide; Deborah Ortega - Councilwoman At Large; kniechatlarge; Sawyer, Amanda - CC Member District 5 Denver City Council; Sandoval, Amanda P. - CC Member District 1 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Black, Kendra A. - CC Member District 4 Denver City Council; jolon.cloark@denvergov.org; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; Upton, Curt C. - CPD City Planner Principal; Robinson, Scott D. - CPD City Planner Senior; Laura Aldrete; Planningboard - CPD; Kashmann, Paul J. - CC Member District 6 Denver City Council](#)  
**Cc:** [contact@sanadenver.org](#); ["South City Park"](#); [news@cpfan.org](#); [info@neighbors4caphill.com](#); [Judy Trompeter](#); ["Marty Jones"](#); [cbrantigan](#); [congressparkunited@gmail.com](#); [Janna Goodwin](#); [Alyssa Knutson](#); [Brendan Cady](#); [rubyb721@hotmail.com](#)  
**Subject:** [EXTERNAL] Additional CPW comments on ECAP Process for Planning Board Meeting September 2020  
**Date:** Monday, August 31, 2020 6:40:52 AM  
**Attachments:** [ECAP Comments.docx](#)

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Please assure the attached letter are sent to Planning Board Meeting.

Sincerely,  
Scott Holder  
CPW RNO Board  
Landmark Committee

## Major Points:

Plan is still predicated on BRT. BRT is a pipe dream and yet, the density being forced into sections will not be adequately served even by a setup as problematic as BRT. Without BRT, upzoning and the density scale in the proposed plan is a) not supportable and b) will result in a traffic nightmare not only along Colfax but every side street within 4 blocks.

CPD Director Laura Aldrete's 8 June 2020 email indicated that community feedback and engagement were significant and part of an "inclusive process". And yet, there is \*nothing\* in the subsequent drafts of the plan that are any different from the first draft. We know from public submissions visible on the plan's web site as well as networking among people who submitted comments directly to CPD that no changes were made and no criticism or changes accepted. This makes it very clear that the first draft of the plan was the only draft of the plan to be adopted and that the "inclusive process" outlined by Aldrete was simply posturing.

Preservation of existing structures is not guaranteed and current plan does nothing to ensure consistency much less have any attempt at design review. Scrapes and atrocious pop tops can still happen--there's not even any attempt at preventing it.

No process is defined for getting "Community Benefit" input. You need to be as flexible as possible with this from effected area to effected area. And actual residents of the affected area, not business interests appointed by the City as "speaking for" actual residents need to be the ones dictating what Community Benefits are most desired when giving any given development something (like added height). The so-called Steering Committee is, as inferred prior, consisted solely of business owners or development interests like AirBnB.

Historical preservation is not even close to being guaranteed in the draft language. Everything is "encouragement" but nothing is binding. We've seen the disasters across the city when things are simply "encouraged". Unless there are meaningful regulations for design review, this will not happen. At a minimum, better control on design/materials should be required.

The ADU language was clearly written by an Airbnb lobbyist, most likely the head of the "Short Term Housing Advisory Council". As most comments on the first draft show, loosening of ADU restrictions simply brings benefits to wealthy homeowners and add to an already problematic parking situation in the affected neighborhoods. If CPD had really listened to resident input during various outreach efforts outlined by Aldrete, you would know that parking is issue #1 for actual residents followed by an outright dislike if not hatred of what Airbnb's are doing to neighborhoods regardless if the owner lives onsite or not.

## Text

The driving force behind much of the density/height changes in the current draft is BRT. It is smart planning to link growth and transit and infrastructure improvements but BRT is effectively a pipe dream at this point. Without BRT, there shouldn't be any immediate need for wholesale upzoning and changing height restrictions. BRT isn't sufficiently funded and there's no guarantee it ever will be. Moreover, the planning to date assumes that by building dense and significantly restricting parking that people will give up their cars. There is no evidence to suggest that will happen. It will simply result in parking nightmares (think Capitol Hill).

The City's track record of developing corridors is problematic at best: Northside, Sloans Lake, Quebec being prime examples of anything but quality planning. The current draft plan has the thinnest veil of planning jargon but otherwise still screams developer-driven. The result is what density currently looks like in Denver: Tennyson. The plan "encourages" a lot of things but delivers only one things for sure: density, which alone is not a means to many positive ends. The only thing planned is density and development, not infrastructure.

Originally, Tennyson starting at 44<sup>th</sup> going north is a cautionary tale regarding application of zoning/height restriction changes. The cheaply done, badly proportioned buildings along Tennyson (and in various clusters around Sloan's Lake and developing along the West Colfax corridor and out Lakewood Gulch) give the

appearance of the tickiest-tackiest collection of “density” metro-wide. The most recent cluster of this kind of development is north of Lakewood Gulch centered around 13<sup>th</sup> and Quitman.

What currently happens piecemeal, 500K (or less) houses being torn down and replaced with du or triplexes that sell for 800K+, does nothing for attainability and this plan simply enshrines that approach in a formal document. An intelligent plan would have started with a survey of the area to identify historic, cultural and architectural equities that exist, and to get a buy-in from the residents, but neither of those things happened. Instead, a one-size-fits-all approach is being taken, with no regard for the existing neighborhoods.

The preservation of historic structures in the blocks off Colfax is of major concern. The plan encourages preservation but it's overwhelmingly achieved through pop tops and nothing in the plan indicates that a resulting pop would have any relevance to the neighborhood character. Why? There's no design review or standards associated with the plan. The result could easily be the horrendous pop tops done throughout the city. This isn't any improvement.

Furthermore, while no one might take my house, what about the neighbor next door that either decides to scrape and build something enormous or pop to something enormous? If upzoned, there's nothing stopping the scrape of a bungalow and replacing with two, 2.5-story, million dollar townhomes. If this happens up and down the block, all that character is gone within a couple of years. Prime examples of this are along the 1700 block of North Williams and between 18th-20th blocks of North G a y l o r d.

The language for preservation is vague with constant references to “standards will be developed” but nothing about those standards are given. Moreover, input from the first draft that asked for more definitions has been ignored in the second draft. It's one giant loophole.

"Community Benefit" is vaguely worded in the current draft. Furthermore, there is no process for getting the community's input for such a benefit as the horse trading with developers occurs. These "benefits" could differ from area to area up and down Colfax. A process were in place to identify spots most affected by upzoning/height restriction changes \*and\* a way to reach out to residents in those immediate areas to determine what they want in return for giving developers literally "more stories".

ADUs should be permitted only very selectively where the lots are very large and the ADU does not negatively impact adjoining properties. There needs to be individual zoning applications for each one and notice and opportunity for neighbors to weigh in. Many people will use them for short term rentals and they will not provide any long-term housing and therefore will be detrimental to the neighborhood, both from a value and quality of life perspective.

Everything is “encouraged” meaning nothing must be done and again, the track record of relying on “encouraging” certain aspects of development has repeatedly shown developers will take the path of least resistance and cost. The results are not what the “encouragement” was designed for.

The plan pushes density above all else with a promise that infrastructure is on the way...in ten years...if then. You are asking to double and triple the population of the neighborhood and we're supposed to see this plan as an equitable attempt to mitigate concerns. It does nothing of the sort. It's taking the piecemeal approach, putting it all into one document which reflects the worst practices of development in Northside Denver, Sloans Lake, the Quebec Corridor, the ongoing work in the “opportunity zone” on the north side of Lakewood Gulch.

**From:** [Planningboard - CPD](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13247613  
**Date:** Tuesday, September 1, 2020 4:59:29 PM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Tuesday, September 1, 2020 3:26 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13247613



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Caroline Schomp
<b>Address</b>	1166 Gaylord ST
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80206
<b>Email</b>	<a href="mailto:ccschomp@yahoo.com">ccschomp@yahoo.com</a>
<b>Agenda item you are commenting on:</b>	Plan

**Plan  
area/neighborhood**

East Central

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

Strong opposition

**Your comment:**

Members of the Planning Board:

I was appointed to the East Central Neighborhood Planning Initiative Steering Committee by former Councilman Wayne New, representing the Cheesman Park neighborhood. Our committee's work culminated in August with a vote to support the plan in its third and final iteration. I dissented – Myles Tangalin from Congress Park joined me in dissenting – and I wanted to explain some of my reasoning.

In my opinion, the process encountered problems from the very beginning.

- It began three years ago and was supposed to take 18 months. However, real work could not begin for many months. We were told the reason was that the consultant hadn't been hired because the funding was coming from a federal grant funneled through RTD that was attached to bus rapid transit. Rather than delay the process, the committee engaged in a series of exercises that were informative but I'm not sure figured materially into the actual plan.
- Because the funding was attached to bus rapid transit, the focus of the plan was Colfax Avenue, rather than the neighborhoods. Attention was paid to the neighborhoods, but it has been clear throughout the process that Colfax was paramount.
- That Colfax was the focus was made apparent at the first meeting when the committee was told that then-Councilman Brooks had arbitrarily appointed as committee chair the executive director of the Colfax Business Improvement District. I questioned Councilman New about this and he told me he had not been consulted. Frank Locantore has an obvious conflict of interest, and while I believe he has striven to be even-handed in his chairmanship, the committee should have chosen its own chair. Moreover, Frank Locantore's wife is the head of the Denver Streets Partnership, an advocacy group that opposes private transportation, which I believe is also a conflict of interest.
- I believe the committee was weighted toward business owners, developers and their representatives rather than neighborhood representatives. For example, only one resident each from Capitol Hill, Cheesman Park, Congress Park, etc. To formulate a "Neighborhood Plan" there should be more neighborhood residents.
- The six neighborhoods – three on either side of Colfax – were lumped



together simply because of their proximity to Colfax. They are wildly different in nature and in any other context would not be included in the same plan. Capitol Hill and Congress Park have few similarities, for example. Uptown and South City Park are not much alike. Trying to build one plan relevant to six different neighborhoods was very unsatisfying. But...well, Colfax.

- The resulting plan is unwieldy. It covers too much territory. And that made it impossible for any but the most motivated and informed citizens – including a great many who do not reside in the affected neighborhoods – to read it and comment on it.

- The process was so lengthy that by the end of it, many of the original Steering Committee members had simply stopped coming, and did not bother to read or comment on the plan. I confess that by the third draft I was beat down and decided that my participation was of no use, especially since I often made dissenting remarks at meetings.

- The COVID-19 pandemic drove the last several meetings onto WebEx and it was even more difficult to participate. If you look at the final vote, you will see how few committee members bothered to participate.

- The CPD planners and consultants, in my opinion, did not do a very good job of marshalling an adequate public response. Even though PUMA was paid to manage outreach, they expected registered neighborhood organizations to do a great deal of it. RNOs and Steering Committee members were volunteers, most of whom have regular jobs, and should not have been expected to do the job, nor were they able.

- The draft plan represents the latest trends in urban planning and transportation much more than it represents what the majority of residents of the six neighborhoods actually want. CPD planners cite the survey they did as representing the will of the neighborhoods, but compared to actual population, the survey response was pretty pitiful and should not be considered a representative sample.

- Late in the process, when residents finally began to understand that a process was going on that could steer the future of their neighborhoods, people started to ask why there hadn't been more outreach. CPD refused to send postcards to East Central residents because of the expense and because they said response to a similar effort for the East Plan was weak. They offered in-person meetings to individuals, which then morphed into phone meetings when the pandemic hit. A handful of copies of the plan were placed in a few public locations, but with the pandemic, those quickly became inaccessible for public examination. It was assumed that most people would have and would use online access, but there is still a significant portion of the population that does not have easy computer access. They were shut out.

- Spanish-speaking residents asked for a translation of the plan; given that federal funding was used this should have been a given. Instead, CPD made only a very brief explanation available with the offer to explain it in

a phone conversation. Those people were shut out.

These represent just a few of the issues I had with this process. I realize that you are loath to discard the work of many months and the considerable funds that have been expended. I don't think that is necessary. I do think it would be a reasonable move to table the plan until the pandemic is over and then reopen the public review process with much greater publicity. Trying to move this plan – which will guide planning and development in six city-close neighborhoods for at least 20 years – forward without better public participation would be a travesty.

Sincerely,

Caroline C. Schomp

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**From:** [Jo Untiedt](#)  
**To:** [Hinds, Chris](#) - CC Member District 10 Denver City Council; [District 9](#); [Calderon, Lisa](#) - CC Senior City Council Aide; [Deborah Ortega](#) - Councilwoman At Large; [kniechatlarge](#); [Sawyer, Amanda](#) - CC Member District 5 Denver City Council; [Flynn, Kevin J.](#) - CC Member District 2 Denver City Council; [Torres, Jamie C.](#) - CC Member District 3 Denver City Council; [Black, Kendra A.](#) - CC Member District 4 Denver City Council; [Kashmann, Paul J.](#) - CC Member District 6 Denver City Council; [jolon.cloark@denvergov.org](#); [Gilmore, Stacie M.](#) - CC XA1405 President Denver City Council; [Herndon, Christopher J.](#) - CC Member District 8 Denver City Coun; [Upton, Curt C.](#) - CPD City Planner Principal; [Robinson, Scott D.](#) - CPD City Planner Senior; [Laura Aldrete](#); [Planningboard](#) - CPD  
**Cc:** [cpnboard@congressparkneighbors.org](#); [contact@sanadenver.org](#); ["South City Park"](#); [news@cpfan.org](#); [info@neighbors4caphill.com](#); [congressparkunited@gmail.com](#)  
**Subject:** [EXTERNAL] Personal Citizen Comments on ECAP for Planning Board Meeting - please forward to planning  
**Date:** Sunday, August 30, 2020 5:20:35 PM

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### **To Whom it May Concern**

**Here are comments I have as a citizen of the East Central Area.**

### **Upzoning and Affordability:**

- **Upzoning is not needed to accommodate future growth. The idea of exchanging favorable zoning for "community benefits" is a vague term that gives developers too much leverage to receive beneficial zoning. Community benefits must be defined specifically in the plan and should only be considered for the construction of affordable housing. Other potential benefits discussed in the Plan are not needed and already paid for by taxpayers through other means.**
- **What constitutes "affordable housing" must also be defined. To receive upzoning, a developer must construct units for residents whose incomes are 30% to 60% of the Adjusted Median Income or AMI and at least 35% of all units constructed need to be affordable. This will accommodate health care workers, paramedics, teachers, restaurant workers, customer service agents, and retail employees.**
- **Upzoning increases land values and thereby increasing property taxes for local business operators and homeowners. In addition to displacing those on fixed incomes, the plan will displace renters when existing housing stock is replaced with high-end luxury housing. For every current unit of housing that is rented at below market but is lost due to upzoning of areas within East Central Area Plan, it must be replaced with two units of affordable housing at 60% AMI or below.**
- **City must expand the property tax rebate program for seniors and those without sufficient economic means in order to offset the tax increases created by transit oriented development on those economically vulnerable.**
- **City must expand rental assistance for renters and must expand its housing vouchers program for those currently unhoused or at risk of becoming unhoused.**
- **Plan should call for an increase linkage fees (developer impact fees) imposed on new construction to grow the city's fund to construct its affordable housing. Denver's rates are pennies on the dollars while other comparable cities charge \$7 to \$30 per square foot. Denver's fees are .46 to \$1.00 per square foot.**
- **City must partner with nonprofit housing developers, such as Brother Redevelopment, Mercy Housing, Northeast Denver Housing, rather than giving away beneficial zoning to for-profit developers. Nonprofit housing developers say that it is NOT economically feasible for them to construct high rises. Nonprofit housing developers have told us that they prefer to**

**build five story units, which is what our current zoning accommodates on the Colfax corridor in East Central. Their mission-driven model will ensure that housing will stay affordable rather than be converted later for more luxury housing.**

- City must articulate and define its anti-displacement strategy and implementation plan for homeowners, local businesses, and renters. This should include resources and proven strategies for foreclosure and eviction prevention, assistance for small business development and stabilization, and the provision of financial education.
- City must impose a moratorium on the construction of luxury housing. If luxury housing is built and units sit vacant for more than 60 days, it must be repurposed for low-income housing or property owners must pay fees to generate funding for housing vouchers for those in need.

**Equity, Mobility, and Inclusion.**

- **East Central residents living with disabilities and elderly residents need access to parking. The over-representation of ableism in the ECAP is discriminatory and designed to push out elderly and those with disabilities who live in our neighborhoods. The preference of bike lanes over the needs of seniors is an ageist approach. However city planners have pitted neighbors against neighbors without taking in account how best to achieve a balance given that more than 20% of residents have some form of physical disability.**
- **Studies regarding Bus Rapid Transit or BRT, parking and traffic studies have not been disclosed to the public to know how it will impact our neighborhoods when one lane each way of Colfax is closed to cars. We can easily implement bus lanes along Colfax now and continue "express or limited" service without making changes that aren't funded. City and RTD should focus on how to make transit more affordable, reliable and accessible with lower bus fares or free service rather than the reconstruction of Colfax Avenue to a center running bus lane. BRT is another vanity project the City cannot afford while many are suffering in our community.**
- **Mobility should also include free assistive devices, bikes and bike accessories, free transit, subsidized rideshare, and economically equitable access to zero-emissions vehicles.**
- **Plan does NOT adequately address any of the following: traffic, congestion, parking, infrastructure, increase in property taxes, increase in rents, lack of diversity on ECAP Steering Committee, encroachment of high rise buildings from Colfax Avenue onto residential streets, lack of design standards, and increased risk of flooding risks due to increase in impermeable surfaces.**
- **Notifications of Steering Committee meetings were published at the last minute on the website. This undermines any goals of transparency, inclusion, or equity.**
- **Information posted on the City's website regarding virtual Steering Committee Meetings was often incorrect and didn't allow for any feedback or questions from the public.**
- **When requested, interpreter services were *not* provided. Out of thousands of pages of documents available for download about the plan, the City only produced one page in any other language besides English.**
- **Many serving on the Steering Committee are wealthy developers, members of Business Improvement Districts, and holders of lucrative city contracts for construction. The Steering Committee composition and process failed to represent our community especially when it is tainted by numerous conflicts of interests and lack of transparency.**
- **Black, Ingenious and People of Color, immigrants, experts in affordable housing development, disabled residents, senior citizens, youth, advocates for our unhoused neighbors, renters, and those at risk for displacement were never appointed to the Steering**

***Committee. There were only a few Steering Committee members who brought diversity to the table and didn't have a conflict of interest.***

**Green Infrastructure:**

- ***As part of a green building strategy to promote adaptive reuse, City should pursue the adoption of a deconstruction ordinance that requires developers to reuse building materials before demolition; otherwise, they must pay a fee that can be used for construction of affordable housing, green infrastructure, adaptive rehabilitation of existing buildings, historic preservation, and climate change mitigation strategies.***
- *City must assist residents financially whose properties are impacted by the increase in development, resulting in the increase in flooding risks for their properties. In the alternative, the City must mitigate any flooding risk in advance or provide cash assistance to homeowners to purchase costly flood insurance needed to remain in their homes.*

**Crime Prevention and Safety:**

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**Sincerely,**

**Joella Untiedt**

Affordable Housing Consultants, Inc. – a women-owned business since 1995

1915 E 22<sup>nd</sup> Avenue

Denver, CO 80205

(303) 437-0131

Like us on Facebook and Twitter

[www.affordablehousingconsultants.org](http://www.affordablehousingconsultants.org)

**From:** [jvictor@netcourier.com](mailto:jvictor@netcourier.com)  
**To:** [Hinds, Chris - CC Member District 10 Denver City Council](#); [District 9](#); [Deborah Ortega - Councilwoman At Large](#); [kniechatlarge](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Upton, Curt C. - CPD City Planner Principal](#); [Robinson, Scott D. - CPD City Planner Senior](#); [Laura Aldrete](#); [Planningboard - CPD](#)  
**Subject:** [EXTERNAL] East Central Plan  
**Date:** Saturday, August 29, 2020 3:22:39 AM

---

**Dear City Officials,**

**We are writing to you today to let you know that we are opposed to the East Central Area Plan as it is currently written. Our attempts to provide feedback and participate in the planning process were thwarted or ignored by the Community Planning and Development:**

**Upzoning and Affordability:**

- **Upzoning is not needed to accommodate future growth. The idea of exchanging favorable zoning for "community benefits" is a vague term that gives developers too much leverage to receive beneficial zoning. Community benefits must be defined specifically in the plan and should only be considered for the construction of affordable housing. Other potential benefits discussed in the Plan are not needed and already paid for by taxpayers through other means.**
- **What constitutes "affordable housing" must also be defined. To receive upzoning, a developer must construct units for residents whose incomes are 30% to 60% of the Adjusted Median Income or AMI and at least 35% of all units constructed need to be affordable. This will accommodate health care workers, paramedics, teachers, restaurant workers, customer service agents, and retail employees.**
- **Upzoning increases land values and thereby increasing property taxes for local business operators and homeowners. In addition to displacing those on fixed incomes, the plan will displace renters when existing housing stock is replaced with high-end luxury housing. For every current unit of housing that is rented at below market but is lost due to upzoning of areas within East Central Area Plan, it must be replaced with two units of affordable housing at 60% AMI or below.**
- **City must expand the property tax rebate program for seniors and those without sufficient economic means in order to offset the tax increases created by transit oriented development on those economically vulnerable.**
- **City must expand rental assistance for renters and must expand its housing vouchers program for those currently unhoused or at risk of becoming unhoused.**
- **Plan should call for an increase linkage fees (developer impact fees) imposed on new construction to grow the city's fund to construct its affordable housing. Denver's rates are pennies on the dollars while other comparable cities charge \$7 to \$30 per square foot. Denver's fees are .46 to \$1.00 per square foot.**
- **City must partner with nonprofit housing developers, such as Brother Redevelopment, Mercy Housing, Northeast Denver Housing, rather than giving away beneficial zoning to for-profit developers. Nonprofit housing developers say that it is NOT economically feasible for them to construct high rises. Nonprofit housing developers have told us that they prefer to**

**build five story units, which is what our current zoning accommodates on the Colfax corridor in East Central. Their mission-driven model will ensure that housing will stay affordable rather than be converted later for more luxury housing.**

- **City must articulate and define its anti-displacement strategy and implementation plan for homeowners, local businesses, and renters. This should include resources and proven strategies for foreclosure and eviction prevention, assistance for small business development and stabilization, and the provision of financial education.**
- **City must impose a moratorium on the construction of luxury housing. If luxury housing is built and units sit vacant for more than 60 days, it must be repurposed for low-income housing or property owners must pay fees to generate funding for housing vouchers for those in need.**

#### **Equity, Mobility, and Inclusion.**

- **East Central residents living with disabilities and elderly residents need access to parking. The over-representation of ableism in the ECAP is discriminatory and designed to push out elderly and those with disabilities who live in our neighborhoods. The preference of bike lanes over the needs of seniors is an ageist approach. However city planners have pitted neighbors against neighbors without taking in account how best to achieve a balance given that more than 20% of residents have some form of physical disability.**
- **Studies regarding Bus Rapid Transit or BRT, parking and traffic studies have not been disclosed to the public to know how it will impact our neighborhoods when one lane each way of Colfax is closed to cars. We can easily implement bus lanes along Colfax now and continue "express or limited" service without making making changes that aren't funded. City and RTD should focus on how to make transit more affordable, reliable and accessible with lower bus fares or free service rather than the reconstruction of Colfax Avenue to a center running bus lane. BRT is another vanity project the City cannot afford while many are suffering in our community.**
- **Mobility should also include free assistive devices, bikes and bike accessories, free transit, subsidized rideshare, and economically equitable access to zero-emissions vehicles.**
- **Plan does NOT adequately address any of the following: traffic, congestion, parking, infrastructure, increase in property taxes, increase in rents, lack of diversity on ECAP Steering Committee, encroachment of high rise buildings from Colfax Avenue onto residential streets, lack of design standards, and increased risk of flooding risks due to increase in impermeable surfaces.**
- **Notifications of Steering Committee meetings were published at the last minute on the website. This undermines any goals of transparency, inclusion, or equity.**
- **Information posted on the City's website regarding virtual Steering Committee Meetings was often incorrect and didn't allow for any feedback or questions from the public.**
- **When requested, interpreter services were *not* provided. Out of thousands of pages of documents available for download about the plan, the City only produced one page in any other language besides English.**
- **Many serving on the Steering Committee are wealthy developers, members of Business Improvement Districts, and holders of lucrative city contracts for construction. The Steering Committee composition and process failed to represent our community especially when it is tainted by numerous conflicts of interests and lack of transparency.**
- **Black, Ingenious and People of Color, immigrants, experts in affordable housing development, disabled residents, senior citizens, youth, advocates for our unhoused neighbors, renters, and those at risk for displacement were never appointed to the Steering Committee. There were only a few Steering Committee members who brought diversity to**

*the table and didn't have a conflict of interest.*

**Green Infrastructure:**

- *As part of a green building strategy to promote adaptive reuse, City should pursue the adoption of a deconstruction ordinance that requires developers to reuse building materials before demolition; otherwise, they must pay a fee that can be used for construction of affordable housing, green infrastructure, adaptive rehabilitation of existing buildings, historic preservation, and climate change mitigation strategies.*
- *City must assist residents financially whose properties are impacted by the increase in development, resulting in the increase in flooding risks for their properties. In the alternative, the City must mitigate any flooding risk in advance or provide cash assistance to homeowners to purchase costly flood insurance needed to remain in their homes.*

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Thank-you for listening.

Sincerely,

Jacqueline Victor

CPFAN board member and Park Hill resident of 30 years



**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [evsarris at gmail.com](mailto:evsarris@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13250393  
**Date:** Wednesday, September 2, 2020 10:53:17 AM

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**Denver Logo**



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Eleni Sarris
<b>State</b>	Colorado
<b>Email</b>	<a href="mailto:evsarris@gmail.com">evsarris@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Plan
<b>Plan area/neighborhood</b>	East Central Area Plan
<b>Your comment:</b>	<p>Dear City Officials,</p> <p>We are writing to you today to let you know that we are opposed to the East Central Area Plan as it is currently written. Our attempts to provide feedback and participate in the planning process were thwarted or ignored by the Community Planning and Development:</p> <p>Upzoning and Affordability: Upzoning is not needed to accommodate future growth. The idea of exchanging favorable zoning for "community benefits" is a vague term that gives developers too much leverage to receive beneficial zoning. Community benefits must be defined specifically in the plan and should only be considered for the construction of affordable</p>

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The Plan needs more work and more opportunities for people of color to weigh in on the plan. Attached correspondence regarding issues related to the East Central Area Plan.

Eleni Sarris

Board Member, South City Park Registered Neighborhood  
Organization

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**If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.**

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[2020\\_ECAP\\_FTA\\_CCD\\_Letters.pdf \(264k\)](#)

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**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [congressparkunited@gmail.com](mailto:congressparkunited@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13250334  
**Date:** Wednesday, September 2, 2020 10:38:13 AM

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<b>Name</b>	Jeff Harbaugh
<b>State</b>	Colorado
<b>Email</b>	<a href="mailto:congressparkunited@gmail.com">congressparkunited@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Plan
<b>Plan area/neighborhood</b>	East Central Area Plan
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	582 people have signed the attached petition in opposition to the plan as it is currently written. That is almost twice the number of people who have commented on the plan with Community Planning and Development. Many feel ignored or many were shut out of the process. We need more time to facilitate a better plan and more outreach. 300 people responded to CPD with comments. The Plan area is 50,000 residents. 300 residents represents is .006 of the entire population. The plan should be tabled or voted down.

---

**If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.**

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[Petition City and County of Denver - ...ommunity Needs and Values Change.pdf \(354k\)](#)

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# Produce a Neighborhood Plan that Supports Community Needs and Values



**582 have signed.** Let's get to 1,000!



[Congress Park United for Sustainable and Inclusive Neighborhoods](#) started this petition to [City and County of Denver - Community Planning and Development](#) and 1 other

**We do NOT support the current draft version of the East Central Area Plan (ECAP) for the following reasons:**

- (1) There is NO need to increase building heights and density within East Central Area neighborhoods.** City planners have acknowledged that anticipated growth can be accommodated under the current 2010 zoning code by building up to the allowed density and height along Colfax Avenue over the next 20 years.
- (2) Density does NOT equate to affordability. The construction of affordable housing CANNOT be mandated by ECAP as a "community benefit" by giving incentives to developers.** Since state law prohibits the imposition of income restrictions, this is an illusory goal that cannot be achieved by rezoning neighborhoods. We SUPPORT statewide legislative changes to provide affordable and income-restricted housing operated by nonprofit and public agencies.
- (3) We do NOT support the elimination of two traffic lanes along Colfax Avenue to accommodate Bus Rapid Transit (BRT) without further study of impacts on our neighborhoods.** We DO support efforts to improve bus transit with dedicated "peak-hour" bus lanes, kiosks, and improved crosswalks and intersections. Lane closures and the elimination of bus stops will result in the diversion of traffic through neighborhood streets, causing increased congestion and exacerbating safety risks to pedestrians and cyclists.
- (4) The City does NOT need to provide incentives to developers to create green space and parks.** The City already has the funding to acquire, develop, and maintain park land, trails and open space as a result of the passage of Measure 2A, Denver Parks and Open Space Sales Tax, that provides \$46 million annually restricted to this purpose.



**(5) The City has FAILED to inform many residents regarding the East Central Area Plan, its disparate impacts on working poor families, and potential for displacement despite accepting federal grant funds that require transparency, access, and outreach.** As a result of the lack of notice to East Central residents, less than .001 of all residents have made comments to the draft plan as of December 31, 2019.

**(6) The plan FAILS to address the need for community infrastructure to support the proposed density and population increases in our neighborhoods.** The plan does NOT identify or recommend resources for schools, sidewalks, safety, parking, libraries, water supplies, sewer, or the power grid.

**Therefore, we respectfully request that the City notify every resident within the East Central Plan area and substantially revise the current draft of the plan to reflect community needs.**

## **Congress Park United for Sustainable and Inclusive Neighborhoods**

Recipient: City and County of Denver - Community Planning and Development, Denver City Council

Letter: Greetings,

Produce a Neighborhood Plan that Supports Community Needs and Values

# Signatures

Name	Location	Date
Congress Park United	US	2019-12-14
Jeff Harbaugh	DENVER, CO	2020-01-15
Anna McCaffery	Denver, CO	2020-01-15
Eleni Sarris	Denver, CO	2020-01-15
Maria Martinez	Denver, CO	2020-01-15
Jorge Espinosa	Denver, CO	2020-01-15
Janice Engel	Denver, CO	2020-01-15
Steve Smith	Denver, CO	2020-01-15
Diane Smith	Denver, CO	2020-01-15
Elizabeth Rumely	Denver, CO	2020-01-15
Sarah Landenwich	Denver, CO	2020-01-15
jacqueline victor	Denver, CO	2020-01-15
Ronald Puent	Denver, CO	2020-01-15
Donna Dulong	Denver, CO	2020-01-15
Stephen Eppler	Denver, CO	2020-01-15
Darby Holmes	Denver, CO	2020-01-15
Ambur Murphy	Westminster, CO	2020-01-15
Jay Wilson	Denver, CO	2020-01-15
Shane Sutherland	Denver, CO	2020-01-15
Eleni Sarris	Denver, CO	2020-01-15

Name	Location	Date
Charlotte Reddem	Denver, CO	2020-01-15
Sandrea Robnett	Denver, CO	2020-01-16
Betsy Snyder	Denver, CO	2020-01-16
Caroline Carolan	Denver, CO	2020-01-16
Catherine Maley	Denver, CO	2020-01-16
Kate Hakala	Denver, CO	2020-01-17
Myrna Mathers	Denver, CO	2020-01-17
Todd Lewis	Denver, CO	2020-01-17
Mark Tolly	Denver, CO	2020-01-17
Judy Faught	Boulder, CO	2020-01-17
Jarrad Holbrook	Cincinnati, OH	2020-01-17
Karen Ray	Westminster, CO	2020-01-17
Lisa Halstead	Denver, CO	2020-01-17
Mike Turman	Denver, CO	2020-01-17
carol emrick	Denver, CO	2020-01-17
Jean Socolofsky	Kansas City, MO	2020-01-17
Susan Jorgenson	Denver, CO	2020-01-17
Kate Kintz	Denver, CO	2020-01-17
Tracy Rackauskas	Denver, CO	2020-01-17
Todd Fisher	Denver, CO	2020-01-18
Margaret Lake	Denver, CO	2020-01-18
Kimbretta Clay	Weirsdale, FL	2020-01-18

Name	Location	Date
Titus Boone	US	2020-01-19
Jennifer Yates	Newport, US	2020-01-19
Marguerite Anderson	Denver, CO	2020-01-19
Kenneth Drum	Elkin, NC	2020-01-19
Christine Jones	Buffalo, US	2020-01-19
Idelle Fisher	Erie, CO	2020-01-20
Jacqueline Altreuter	Denver, CO	2020-01-25
Kelsey Ratterman	Denver, CO	2020-01-25
Kristin Mearini	Arlington, VA	2020-01-25
Giles Rafsnider	Littleton, CO	2020-01-26
Pat Brown	Denver, CO	2020-01-26
Ben O'Kelly	Denver, CO	2020-01-26
Felix Martin	Denver, CO	2020-01-27
Michael Huotari	Denver, CO	2020-01-27
Judith Heagstedt	Denver, CO	2020-01-27
Karen Miller	Denver, CO	2020-01-27
Michael Herrera	Denver, CO	2020-01-27
Beth Finch	Denver, CO	2020-01-28
David Scarbeary	Denver, CO	2020-01-28
John Martinez	Denver, CO	2020-01-28
Tiara Martinez	Clarksville, US	2020-01-28
Josiah Arenazas	Telluride, US	2020-01-28

Name	Location	Date
brayan Sanchez	Los Angeles, US	2020-01-28
Adam Bittner	Los Angeles, US	2020-01-28
Christabella Setiadi	Davis, US	2020-01-28
Eric Carter	Scottsdale, US	2020-01-28
Maurice Sadak	US	2020-01-28
Tylah Fitzpatrick	Colorado Springs, US	2020-01-28
luke ellis	Far Rockaway, US	2020-01-28
Jalen Richardson jones	Orlando, US	2020-01-28
Victor Porras	Conroe, US	2020-01-28
Clint Hughes	Ashland, US	2020-01-28
Juana Mendez	Brooklyn, US	2020-01-28
Jeanyce Thompson	Lancaster, US	2020-01-28
Kelly Mozo	Bell Gardens, US	2020-01-28
Jonathan Aguilar	Las Vegas, US	2020-01-28
emma cancelmo	Dorchester, US	2020-01-28
Kiana Kadivar	Clarksville, US	2020-01-28
Jhordy Molina	Perth Amboy, US	2020-01-28
Orphee Jean-charles	Kennett Square, US	2020-01-28
Susana Hamill	Cary, US	2020-01-28
Randy White	Marion, US	2020-01-28
A Duke	Philadelphia, US	2020-01-28
Xani Wls	Fort Lauderdale, US	2020-01-28

Name	Location	Date
Olivia Roseman	Brooklyn, NY	2020-01-28
Osvaldo Cortez	Los Angeles, US	2020-01-28
Tom DeBell	Raleigh, US	2020-01-28
Joshua Coleman	Pottstown, US	2020-01-28
Dax Gardner	Owasso, US	2020-01-28
Leighton Stahl	Bangor, US	2020-01-28
Noah Taube	Denver, US	2020-01-28
Luis Campos	Tiverton, US	2020-01-28
Brad Busby	Memphis, US	2020-01-28
Roy Sorry	Seattle, US	2020-01-28
Courtney Reeves	Atlanta, US	2020-01-28
stephanie ziegler	Batavia, US	2020-01-28
Judith Jacinto	Hayward, US	2020-01-28
Shadell Garry	US	2020-01-28
Devon Andrew	Queens, US	2020-01-28
Joshua Kerston	Petaluma, US	2020-01-28
Kaden Seller	Akron, US	2020-01-28
Daniel Lozoya	Corona, US	2020-01-28
STEPHANIE REYES	BRONX, US	2020-01-28
Marsha Longardner	Pendleton, IN	2020-01-28
Parker Bruns	Arlington, US	2020-01-28
Nura Adoyi	Mesa, US	2020-01-28

Name	Location	Date
Brett Goff	Geneva, US	2020-01-28
UwU OwO	Bowling Green, US	2020-01-28
Jeremy Aguilar	Durham, US	2020-01-28
Natalea Clark	Berea, US	2020-01-28
Simon Stout	Broken Arrow, US	2020-01-28
Conner Jones	Mount Juliet, US	2020-01-28
Ajai Gosine	New York, US	2020-01-28
Aiden Binder	Farmington, US	2020-01-28
Keaton Goettl	New Auburn, US	2020-01-28
Lorenzo Miles	Landover, US	2020-01-28
Mercedes Williams	Dodge City, US	2020-01-28
Denzel Copeland	San Jose, US	2020-01-28
Ala Alzaben	New York, US	2020-01-28
Estevin Alfaro	Chelsea, US	2020-01-28
Donnell Blaylock	Wyoming, US	2020-01-28
chelsea williams	Jefferson, US	2020-01-28
Roger Guarneros	Fresno, US	2020-01-28
Jordan Tate	Laurel, US	2020-01-28
Norman Dupree	Los Angeles, US	2020-01-28
Kaden 略💎酪💎	Indianapolis, US	2020-01-28
Tamara Caston	Mccomb, US	2020-01-28
Olivia Sierant	Derby, US	2020-01-28



Name	Location	Date
Gail McDonald	Montgomery, US	2020-01-28
Jeronimo Morales Morales	New york, US	2020-01-28
Alexis Bustamante	Kansas City, US	2020-01-28
Victoria Baillie	New York, US	2020-01-28
Sebastian Arbogast	Wardsboro, US	2020-01-28
Manny Solis	Pittsburg, US	2020-01-28
Jamal Jones	Orlando, US	2020-01-28
Camila Cruz	Marysville, US	2020-01-28
Phillip Wright	Atlanta, US	2020-01-28
Jordan Scott	Philadelphia, US	2020-01-28
Olivia Hughes	Ames, US	2020-01-28
Reid Doty	Muncie, US	2020-01-28
Sylus Phang	Providence, US	2020-01-28
Nygel Sanders	Philadelphia, US	2020-01-28
Anthony Perez	Winnemucca, US	2020-01-28
Megan Martin	Lynchburg, US	2020-01-28
Liberty Dick	Mansfield, US	2020-01-28
Chenura Duwage	Harbor City, US	2020-01-28
Kiara Bryant	Las Vegas, US	2020-01-28
Desirhea White	Palatka, US	2020-01-28
Alex Perez	North Bergen, US	2020-01-28
Joshua Dixon	Maryville, US	2020-01-28

Name	Location	Date
Marco Stazi	South Burlington, US	2020-01-28
sofija kovacevic	Nis, US	2020-01-28
JENNIFER GIL	MIAMI, US	2020-01-28
Jamia Sutton	Louisburg, US	2020-01-28
Wes Pitzer	Saint Petersburg, US	2020-01-28
blake moran	whitehall, US	2020-01-28
mason law	US	2020-01-28
Ashton Welcome	Yorktown Heights, US	2020-01-28
K P	Dallas, US	2020-01-28
Bristol Loudy	Harlan, US	2020-01-28
James Vacanti	Fall River, US	2020-01-28
Colton Carpenter	Lauderhill, US	2020-01-28
Dylan Arouh	New York, US	2020-01-28
Brandon Evett	Atlanta, US	2020-01-28
jorge torres	Springfield, US	2020-01-28
Prince Kemp	Los Angeles, US	2020-01-28
Amelia Bautista	Teaneck, US	2020-01-28
Ella Hoelzle	Arlington, US	2020-01-28
Cj Mccauley	Valparaiso, US	2020-01-28
Juan Carballo	Hayward, US	2020-01-28
Niambi stoll	Brooklyn, US	2020-01-28
Djay Robinson	Brooklyn, US	2020-01-28

Name	Location	Date
Giovanni Hernandez	Alvin, US	2020-01-28
Carol Kaufman	Denver, CO	2020-01-28
Fran Boyd	Denver, CO	2020-01-28
Michele Simes	Denver, CO	2020-01-28
Amanda Weber	Malvern, PA	2020-01-28
Rich Hanrahan	Denver, CO	2020-01-28
Mena Whaley	Garden city, US	2020-01-28
Boris Session	US	2020-01-28
Deborah Sanford	Lubbock, US	2020-01-28
Mohamadjvad Mhdizde	Denver, US	2020-01-28
Chris Jones	Hopewell, US	2020-01-28
Crhistopher Preve	Ashland, US	2020-01-28
Martin Lambuth	Erie, CO	2020-01-28
Antonio Graves	Harker Heights, US	2020-01-28
Jaxon Tidwell	Jasper, US	2020-01-28
Richie Linville	archdale, US	2020-01-28
Graham north	New York, US	2020-01-28
Junior Lambert	Bronx, US	2020-01-28
Ahilani Lafferty	Los Angeles, US	2020-01-28
Abigail Hayward	Laconia, US	2020-01-28
Alex Vlassenko	Bristol, US	2020-01-28
Tabreisha Gay	Denver, US	2020-01-28

Name	Location	Date
Janathean Jennings	Oneonta, US	2020-01-28
Ashley Griffin	Houston, US	2020-01-28
Reginald Banks	Bronx, US	2020-01-28
Famous Blake	Bronx, US	2020-01-28
Ashley Hendrix	Four oaks, US	2020-01-28
Lanae Carrington	Philadelphia, US	2020-01-28
Izzy Feliciano	West Sacramento, US	2020-01-28
Cameron Williams	Las Vegas, US	2020-01-28
Raya Rabizadeh	Tarzana, US	2020-01-28
Kimberly Johnson	Frisco, US	2020-01-28
Maria Lopez	Louisville, US	2020-01-28
Eric Pickel	Marion, US	2020-01-28
Walter Osorio	Alexandria, US	2020-01-28
Luther Stevens	Kennewick, US	2020-01-28
Zuka Palevic	New York, US	2020-01-28
Sydney Merryman	Blogette, US	2020-01-28
Annalina Wildhaber	Jackson, US	2020-01-28
Samuel Harris	Arlington, US	2020-01-28
Moises Mendoza	US	2020-01-28
Leonel Galaz	Paramount, US	2020-01-28
Molebogeng Maja	Durham, US	2020-01-28
Ej Bryant	Tampa, US	2020-01-28

Name	Location	Date
Julian Dixey	Bellingham, US	2020-01-28
jessica osorio	White Plains, US	2020-01-28
Cody Stengle	Port Orchard, US	2020-01-28
Arielle Speight	Baltimore, US	2020-01-28
Reagan Mcnees	Meridian, US	2020-01-28
Gavin Stanley	Morehead, US	2020-01-28
Polly Efe	College Park, US	2020-01-28
Carman Miller	Detroit, US	2020-01-28
Eashan Mahajan	Buffalo, US	2020-01-28
Andre McGee	Novi, US	2020-01-28
Nirvana Setarehaseman	Atlanta, US	2020-01-28
Marcus Scott	Los Angeles, US	2020-01-28
Daniel Herrera	Whittier, US	2020-01-28
Douglas Goldman	Denver, CO	2020-01-28
Mary Beth Lambuth	Denver, CO	2020-01-28
Jillene Easley	Denver, CO	2020-01-28
Gary Martyn	Denver, US	2020-01-29
Jackie Rooney	Long Beach, US	2020-01-29
Javid Rezaii	New York, US	2020-01-29
Angie Cortes - Pineda	Broomfield, US	2020-01-29
Sarah Barton	Denver, CO	2020-01-29
Judith Close	Denver, CO	2020-01-29

Name	Location	Date
Maria Flora	Denver, CO	2020-01-29
Anthony Hernandez	Denver, US	2020-01-29
Edna Kaufmann	Wade, US	2020-01-29
Fred Christy	US	2020-01-29
Edward Cisneroz	Panorama City, US	2020-01-29
Ahmpr Parker	New York, US	2020-01-29
Nikia mcneal	Alamo, US	2020-01-29
Issabella Stuart	Denver, US	2020-01-29
Stefan James	Houston, US	2020-01-29
Vanessa Fox Miller	US	2020-01-29
Gavin Anderson	Menomonie, US	2020-01-29
Mohammad Soleymsnzsdeh	Santa Clara, US	2020-01-29
Brian Hall	Terre Haute, US	2020-01-29
Carolayn Garcia	Fontana, US	2020-01-29
Jennifer Gonzalez	La Puente, US	2020-01-29
Anaris Turner	Atlanta, US	2020-01-29
Yara Abdelrahman	Collierville, US	2020-01-29
Luke Murphy	Salem, US	2020-01-30
Skylar Kadin	Delevan, US	2020-01-30
Katlynn Labar	Ladys Island, US	2020-01-30
jackie gonzalez	long branch, US	2020-01-30
sandra posey	Denver, CO	2020-01-31

Name	Location	Date
Marko Lebron	Secaucus, US	2020-01-31
Nima Azarian	New York City, US	2020-01-31
Dylan Dunn	Defiance, US	2020-01-31
Samantha Bracci	Phoenix, US	2020-01-31
Jalarrius Williams	Pine Hill, US	2020-01-31
Sahand Kargar	Scottsdale, US	2020-01-31
Saba Es	North Bergen, US	2020-01-31
anita salmani	North Bergen, US	2020-01-31
Chareese Powell	Indianapolis, US	2020-01-31
Greg Bush	Johnstown, US	2020-01-31
h1hqh jqkqkqk	Clifton, US	2020-01-31
Frances FrainAguirre	Denver, US	2020-01-31
Gwendolyn Townsend	Louisville, US	2020-01-31
Zack Caporale	Glastonbury, US	2020-01-31
Niloofar Bayat	The, US	2020-01-31
Lisa Cleary	Denver, CO	2020-02-01
Ka Luk	US	2020-02-01
Sally Jane Moore	New Bloomfiled, US	2020-02-01
Jennifer Cacanindin	Arlington, US	2020-02-01
sauxya Ka	Chicago, US	2020-02-01
Kaden Wicks	Oakland, US	2020-02-01
Daniel Espinoza	Los Angeles, US	2020-02-01

Name	Location	Date
Austin Bossak	Saint Simons, US	2020-02-01
Logan Tomer	Seattle, US	2020-02-01
Cassidy Lewis	Portland, US	2020-02-01
Ayoub boraiei	Fremont, US	2020-02-01
Stacey Montinard	North Fort Myers, US	2020-02-01
Melissa McGuire	Brownstown Charter Township, US	2020-02-02
REZA C.R.7	US	2020-02-02
Jack Smith	Redmond, US	2020-02-02
Elahe Sardary	Piscataway, US	2020-02-02
Russell Croker	Ilford, UK	2020-02-02
Wendell Fischer	Denver, CO	2020-02-02
Hailee Brooks	Big Lake, US	2020-02-02
Yanira Gonzalez	Los Angeles, US	2020-02-02
Micayla Oratokhai	Houston, US	2020-02-03
Melissa Albanes	Antioch, US	2020-02-03
Carla Quisbert	Lawrence, US	2020-02-03
David Rittenhouse	Jeffersonville, US	2020-02-03
Jaydn Harrison	West Bloomfield, US	2020-02-03
Keith Klassen	Kansas City, US	2020-02-04
Victoria B.	Decatur, US	2020-02-04
Mayra Flores	Bensenville, US	2020-02-04
Bridget Rosenberg	Denver, CO	2020-02-05



Name	Location	Date
Vicki Kelley	Denver, CO	2020-02-05
christina ross	Denver, CO	2020-02-05
Jay Pierce	Denver, CO	2020-02-05
lynes luna	Greeley, US	2020-02-05
Arianne Murray	Kiln, US	2020-02-05
BRUCE DE CAMERON	Denver, CO	2020-02-05
Susan Hester	Denver, CO	2020-02-05
Michele Simes	Denver, CO	2020-02-05
Michael Nicks	Denver, CO	2020-02-06
Jeff LeClair	Denver, CO	2020-02-07
Sabrina Bouaichi	Washington, US	2020-02-07
Laurel Stadjuhar	Denver, CO	2020-02-08
Nancy Stephenson	Denver, CO	2020-02-09
Caleb Reece	Glasgow, US	2020-02-09
Piper Anderson	Minneapolis, US	2020-02-09
Janet Hernandez	Los Ángeles, US	2020-02-10
Deadsea Alexis	Panama City, US	2020-02-10
Ted Ly	Bayside, US	2020-02-10
josh clark	Ripley, US	2020-02-11
Nick Gorrin	US	2020-02-11
Brayden Morris	Englewood, US	2020-02-11
pp exsindis	Greenfield, US	2020-02-11

Name	Location	Date
Gavin Fiant	Lodi, US	2020-02-11
Anthony Guartafierro	Staten Island, US	2020-02-11
Ben Heppe	Dnever, CO	2020-02-11
Jessica Rodeffer	Smithsburg, US	2020-02-12
Judy Cioper	Aurora, US	2020-02-12
Jessica Roberts	North Little Rock, US	2020-02-12
Nathaniel Lucas	Leander, US	2020-02-12
Stephen Goldstone	Denver, CO	2020-02-12
Thomas Cook	Denver, CO	2020-02-12
Kathleen Scott	Denver, CO	2020-02-12
Julissa Valentinez	Chino, US	2020-02-12
Megan Smith	Lancaster, US	2020-02-13
Sadien De Los Santos	San Antonio, US	2020-02-13
Lisa Peterson	Denver, CO	2020-02-13
Jillian Seftchick	Pittsburgh, US	2020-02-13
Georgia Garnsey	Denver, CO	2020-02-13
Patti Blackman	Denver, CO	2020-02-13
Antonio Pagan	Miami, US	2020-02-13
Cantara Harris	Elkridge, US	2020-02-13
Matthew Cash	Villa Rica, US	2020-02-13
Maggie Price	Denver, CO	2020-02-13
Armando Martinez	Pueblo, US	2020-02-13

Name	Location	Date
Robert Doyle	Dublin 11, US	2020-02-13
Thomas Heese	Denver, CO	2020-02-14
Diane Mahoney	Denver, CO	2020-02-14
Cole Emery	Las Cruces, US	2020-02-14
Poop Face	Elkhorn, US	2020-02-14
Faith Yao	Fremont, US	2020-02-15
Jerry Strohman	Phoenix, US	2020-02-15
Larry Tracy	Washington, US	2020-02-15
Michael Vedder	Duluth, MN	2020-02-15
Alex Gbur	Thornton, US	2020-02-15
Morgan Rees	Roslyn, US	2020-02-15
brent gregory	Denver, US	2020-02-15
Robert Coakley	New York, US	2020-02-15
Julian Pena	Denver, US	2020-02-15
Scottie Quantz	West Chester, US	2020-02-15
Matthew Duncan	Apo, US	2020-02-16
Felipe Godoy	Anchorage, US	2020-02-16
Jim Reisfelt	Watsonville, US	2020-02-16
Ethan Mattice	Reno, US	2020-02-16
Cody Bice	US	2020-02-16
John Kramer	Marshfield, US	2020-02-17
Lillian Toka	Santa Rosa, US	2020-02-18

Name	Location	Date
Dianna Williams	Boardman, US	2020-02-18
Liz Thomas	Denver, CO	2020-02-23
Jeanne Lee	Denver, CO	2020-03-04
Ginger Nielsen	Denver, CO	2020-03-04
Ellen Miller	Denver, CO	2020-03-04
bridget walsh	Denver, CO	2020-03-04
Linda Ulmer	Denver, CO	2020-03-04
Scott Holder	Denver, CO	2020-03-04
Terra Mascarenas	Denver, CO	2020-03-04
Teresa Otley	Denver, CO	2020-03-04
Kay Tosi	Denver, CO	2020-03-04
Molly J Parrish	Denver, CO	2020-03-05
Toni Falcon	Denver, CO	2020-03-05
Michael Paglia	Denver, CO	2020-03-05
Lise Neer	Denver, CO	2020-03-05
Ben Dover	Florence, US	2020-03-06
colin thompson	Nokesville, US	2020-03-06
Luan Marczak	Claremont, US	2020-03-06
jing lan	Astoria, US	2020-03-06
#♥#♥# #♥#♥#	US	2020-03-06
Robert Richardson	Lindale, US	2020-03-06
Kala Taup	Redford, US	2020-03-06

Name	Location	Date
Anthony Gonzalez	Woodbridge, US	2020-03-06
Ryan Holman	Palmyra, US	2020-03-06
ming zhu	Brooklyn, US	2020-03-06
Andy Huang	Brooklyn, US	2020-03-06
Barbara Holland	Denver, CO	2020-03-06
Gina Wilson	Denver, CO	2020-03-06
Kate Swan ('97)	Denver, CO	2020-03-06
Kathryn Shackelford	Fort Collins, US	2020-03-06
Felix Bocanegra Jr	Denver, CO	2020-03-06
Joella Untiedt	Denver, CO	2020-03-06
Deborah Shannon	Denver, CO	2020-03-06
Kathy Koester	Englewood, US	2020-03-07
Kathleen Lennon	Denver, CO	2020-03-07
Liz Cameron	Denver, CO	2020-03-07
ashley welch	Port Arthur, US	2020-03-07
Ashlynn Mikels	Denver, US	2020-03-07
Jay Hirning	Fort Collins, US	2020-03-07
Paula Bard	Morrison, CO	2020-03-07
Haley Bisson	Fort Collins, US	2020-03-07
Nathan Limstrom	Fort Collins, US	2020-03-07
Madison Banman	Greeley, US	2020-03-07
Patricia Federico	Edwards, CO	2020-03-07

Name	Location	Date
Ashlynn Ashlynn	Arvada, US	2020-03-07
Savannah Alfaro	Fort Collins, US	2020-03-07
Cadence McLaren	Fort Collins, US	2020-03-07
Ben Slater	Castle Rock, US	2020-03-07
ur mom	Fort Collins, US	2020-03-07
Isabella Loftin	Fort Collins, US	2020-03-08
Alanna Edwards	Eaton, US	2020-03-08
reid o	Denver, US	2020-03-08
Aubrey Rossiter	Fort Collins, US	2020-03-08
Corbin Reak	US	2020-03-08
Paula Phillips	Estes Park, US	2020-03-08
fty vgg	Lorton, US	2020-03-08
Connor Rice	Plano, US	2020-03-08
Clarence King	clarksville, US	2020-03-08
Leola Reed	Houston, US	2020-03-10
Megan Dawson	Denver, CO	2020-03-12
Larry Ambrose	Denver, CO	2020-03-12
wendy moraskie	denver, CO	2020-03-12
Janice Shellhammer	Castle Rock, CO	2020-03-12
stanley maravilla	Halethorpe, US	2020-03-12
Osvan Rodriguez	San Antonio, US	2020-03-12
Sierra Pruitt	Olathe, US	2020-03-12

Name	Location	Date
Kolo Toure	Philadelphia, US	2020-03-12
Jaqueline Rivera	Sacramento, US	2020-03-12
Emma Petisco	Sebring, US	2020-03-12
Katia Cardenas	Los Angeles, US	2020-03-12
Jennifer Cai	New York, US	2020-03-12
Janelle Gunio	Northridge, US	2020-03-12
Dr. Bernard F. Bragen, Jr., Ed.D Dr. Bernard F. Bragen, Jr., Ed.D	Edison, US	2020-03-12
Bruh Moment	Corona, US	2020-03-12
sienna hollingshead	Elkridge, US	2020-03-12
Jinju Lee	Los Angeles, US	2020-03-12
Lola Freemint	Santa Ana, US	2020-03-12
Lior Sapir	Washington, US	2020-03-12
Danny Pham	Westminster, US	2020-03-12
Iupita Espinoza	Chicago, US	2020-03-12
Sonja Battin	Philadelphia, US	2020-03-19
John Stofko	Allentown, US	2020-03-22
Andy Cox	Denver, CO	2020-04-04
Tracey MacDermott	Denver, CO	2020-04-09
Elizabeth Rumely	Denver, CO	2020-04-15
Tara Westlund	Denver, CO	2020-04-16
Joella Untiedt	Denver, CO	2020-04-20

Name	Location	Date
Carol Heinisch	Denver, CO	2020-04-21
Robert Muratore	Denver, CO	2020-04-21
Jacquelyn Earley	Carmichael, US	2020-05-07
maddie weaver	Claremont, US	2020-05-07
Adan Campos	Santa Ana, US	2020-05-07
Alfredo Moreno	Houston, US	2020-05-09
Mike Untiedt	Denver, CO	2020-05-13
Tina Davis	Denver, CO	2020-05-13
Henry Dubroff	Denver, CO	2020-05-14
Victoria Eppler	Denver, CO	2020-05-14
Frank Mayo	Denver, CO	2020-05-14
Jennifer Kresse	Denver, CO	2020-05-14
Timothy Berry	Albany, US	2020-05-15
sherri hodes	Phoenix, US	2020-05-17
Helen Lowe	Los Angeles, US	2020-05-18
Gerges frangieh	Ehden, Lebanon	2020-05-18
elda cerrano	US	2020-05-25
Nina Johnson	Newport News, US	2020-06-10
Steve Wilson	Denver, CO	2020-06-11
Diana Garcia	Denver, CO	2020-06-11
Elena Martinez	Denver, CO	2020-06-11
Jen Gonzales	Denver, CO	2020-06-11



Name	Location	Date
Carissa Whealton	Los Angeles, US	2020-06-11
Casey Cain	Leadhill, US	2020-06-11
Kristen Silguero	Coppell, US	2020-06-12
Hizb Khan	Boston, US	2020-06-12
angel flores	Houston, US	2020-06-12
Isac Medina	Hayward, US	2020-06-12
Amie Lewis	Denver, US	2020-06-12
Shane Gendron	Littleton, US	2020-06-12
Maria Lopez	Schiller Park, US	2020-06-12
Jessica Feng	Denver, US	2020-06-12
Brittany Yates	Denver, US	2020-06-12
Mary Richard	Denver, US	2020-06-12
Luis Beltran	Denver, US	2020-06-12
Beverlymae Barnett	Edgewood, US	2020-06-12
Micayo Donoho	Valencia, US	2020-06-12
istas snow	Tampa, US	2020-06-12
Kaitlyn Rockwell	Grand Rapids, US	2020-06-12
Emily Tedrick	Anchorage, US	2020-06-12
allison calderon	Denver, US	2020-06-12
Denosha Taylor	Decatur, US	2020-06-12
Lindsay Casillas	Lake Forest, US	2020-06-12
Stephen Payne	Mobile, US	2020-06-12

Name	Location	Date
Karon Harris	Denver, CO	2020-06-12
Annie Druml	Denver, US	2020-06-12
Andrew Martinez	Denver, CO	2020-06-12
Emily Agyemang	Denver, CO	2020-06-12
Madeline Mortensen	Westford, US	2020-06-13
Fa'avae Fiatoa-Melei	Hemet, US	2020-06-13
Vicky Ptak	Trenton, US	2020-06-13
Felicha King	Aurora, US	2020-06-13
Esteban Coronado	Denver, US	2020-06-13
Marissa Ramos	Anaheim, US	2020-06-13
Wendy Jones	Edmond, US	2020-06-13
John Hernandez	San Antonio, US	2020-06-13
Lindsay Brathwaite	North Haven, US	2020-06-13
Yolnica Damus	Miami, US	2020-06-13
Mason Hunter	Denver, US	2020-06-13
Flip Tariku	Dallas, US	2020-06-13
jdbdubs hdbdhwbb	Richmond, US	2020-06-13
Sarah Brustin	Brooklyn, US	2020-06-13
Victor Pham	Upper Darby, US	2020-06-13
Matt Sheehan	Denver, US	2020-06-13
Michele Mann	Denver, CO	2020-06-13
Charlene Atkins	Denver, US	2020-06-14

Name	Location	Date
Susan Hernandez	Denver, US	2020-06-14
Rachel Yost	Austin, US	2020-06-14
Saige S	Fresno, US	2020-06-14
Armando Andrade	Dallas, US	2020-06-14
Meagan Greckel	Denver, US	2020-06-14
Victor Martinez	Houston, US	2020-06-14
Lauren Esala	Naples, US	2020-06-14
kyle pavia	northridge, US	2020-06-14
Grace Hayes	Denver, US	2020-06-14
Erick Corral	Chicago, US	2020-06-14
Jessie Jeans	Denver, US	2020-06-14
Michael McKinney	Atlanta, US	2020-06-14
Danna Calderon	Bay Shore, US	2020-06-14
Zoe Zalocha	Houston, US	2020-06-14
Kayla Cowell	Southwest Brevard Cnty, US	2020-06-15
Kenna Castillo	New York, US	2020-06-15
Estrella Esquivel	Sebastopol, US	2020-06-16
Lupe Gutierrez	US	2020-06-16
Leo Rainard	Austin, US	2020-06-16
Alexis Gonzalez	Arlington, US	2020-06-16
Isabel Amezaga	El Paso, US	2020-06-16
Maria Salinas	Hatch, US	2020-06-16

Name	Location	Date
Madison Shipp	Greensboro, US	2020-06-16
Lizbeth Vargas	El Paso, US	2020-06-17
Claudia H	El paso, US	2020-06-17
Joen De la cruz	El paso, US	2020-06-17
Rachele Penn Martin	Washington, US	2020-06-17
Jasmin Lopez	Mexico	2020-06-17
Ruben Mariscal	El Paso, US	2020-06-17
Dashlen Garcia	Washington, US	2020-06-19
Lisa Romero	Santa fe, US	2020-06-20
Denise Moreland	San Antonio, US	2020-06-20
Kayle Moore	Albuquerque, US	2020-06-20
Elizabeth Mumm	San Carlos, US	2020-06-20
Julie Martin	Frederic, US	2020-06-21
Alessandra Guy	Washington, US	2020-06-28
Celeste Crispin	Dallas, US	2020-06-29
Cheryl Jones	Fort Worth, US	2020-07-05
Tesfaye Fanta	Reidsville, US	2020-07-13
Heather Williams	Gainesville, US	2020-07-20
Idelle Fisher	Denver, CO	2020-08-05
Scott Hoffman	Denver, CO	2020-08-05
Robert Muratore	Denver, CO	2020-08-05
Brett Kramer	Denver, CO	2020-08-05

Name	Location	Date
Patricia Paul	Denver, CO	2020-08-06
Leonard Fanganello	Denver, US	2020-08-09
Alex Boucher	Denver, US	2020-08-13
Devona Messing	Denver, US	2020-08-15
Randall Livingston	Denver, US	2020-08-15
ANDREW SVENDSEN	Royersford, US	2020-08-17
Michael David	Burbank, US	2020-08-18
Yahir Ramirez	New York, US	2020-08-18
Emily Mejia	Alexandria, US	2020-08-18
C Lankin	Nashville, US	2020-08-18
Veronica Guptel	Rochester, US	2020-08-18
Aaron Clark	Fairmont, US	2020-09-02

**From:** [Victoria Eppler](#)  
**To:** [Laura Aldrete](#); [Robinson, Scott D. - CPD City Planner Senior](#); [Upton, Curt C. - CPD City Planner Principal](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Subject:** [EXTERNAL] ECAP  
**Date:** Wednesday, September 2, 2020 2:53:29 PM

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**Dear City Officials,**

**We are writing to you today to let you know that we are opposed to the East Central Area Plan as it is currently written. Our attempts to provide feedback and participate in the planning process were thwarted or ignored by the Community Planning and Development:  
Upzoning and Affordability:**

- Upzoning is not needed to accommodate future growth. The idea of exchanging favorable zoning for "community benefits" is a vague term that gives developers too much leverage to receive beneficial zoning. Community benefits must be defined specifically in the plan and should only be considered for the construction of affordable housing. Other potential benefits discussed in the Plan are not needed and already paid for by taxpayers through other means.**
- What constitutes "affordable housing" must also be defined. To receive upzoning, a developer must construct units for residents whose incomes are 30% to 60% of the Adjusted Median Income or AMI and at least 35% of all units constructed need to be affordable. This will accommodate health care workers, paramedics, teachers, restaurant workers, customer service agents, and retail employees.**
- Upzoning increases land values and thereby increasing property taxes for local business operators and homeowners. In addition to displacing those on fixed incomes, the plan will displace renters when existing housing stock is replaced with high-end luxury housing. For every current unit of housing that is rented at below market but is lost due to upzoning of areas within East Central Area Plan, it must be replaced with two units of affordable housing at 60% AMI or below.**
- City must expand the property tax rebate program for seniors and those without sufficient economic means in order to offset the tax increases created by transit oriented development on those economically vulnerable.**
- City must expand rental assistance for renters and must expand its housing vouchers program for those currently unhoused or at risk of becoming unhoused.**
- Plan should call for an increase linkage fees (developer impact fees) imposed on new construction to grow the city's fund to construct its affordable housing. Denver's rates are pennies on the dollars while other comparable cities charge \$7 to \$30 per square foot. Denver's fees are .46 to \$1.00 per square foot.**
- City must partner with nonprofit housing developers, such as Brother Redevelopment, Mercy Housing, Northeast Denver Housing, rather than giving away beneficial zoning to for-profit developers. Nonprofit housing developers say that it is NOT economically feasible for them to construct high rises. Nonprofit housing developers have told us that they prefer to build five story units, which is what our current zoning accommodates on the Colfax corridor in East Central. Their mission-driven model will ensure that housing will stay**

**affordable rather than be converted later for more luxury housing.**

- *City must articulate and define its anti-displacement strategy and implementation plan for homeowners, local businesses, and renters. This should include resources and proven strategies for foreclosure and eviction prevention, assistance for small business development and stabilization, and the provision of financial education.*
- *City must impose a moratorium on the construction of luxury housing. If luxury housing is built and units sit vacant for more than 60 days, it must be repurposed for low-income housing or property owners must pay fees to generate funding for housing vouchers for those in need.*

**Equity, Mobility, and Inclusion.**

- ***East Central residents living with disabilities and elderly residents need access to parking. The over-representation of ableism in the ECAP is discriminatory and designed to push out elderly and those with disabilities who live in our neighborhoods. The preference of bike lanes over the needs of seniors is an ageist approach. However city planners have pitted neighbors against neighbors without taking in account how best to achieve a balance given that more than 20% of residents have some form of physical disability.***
- ***Studies regarding Bus Rapid Transit or BRT, parking and traffic studies have not been disclosed to the public to know how it will impact our neighborhoods when one lane each way of Colfax is closed to cars. We can easily implement bus lanes along Colfax now and continue "express or limited" service without making changes that aren't funded. City and RTD should focus on how to make transit more affordable, reliable and accessible with lower bus fares or free service rather than the reconstruction of Colfax Avenue to a center running bus lane. BRT is another vanity project the City cannot afford while many are suffering in our community.***
- ***Mobility should also include free assistive devices, bikes and bike accessories, free transit, subsidized rideshare, and economically equitable access to zero-emissions vehicles.***
- ***Plan does NOT adequately address any of the following: traffic, congestion, parking, infrastructure, increase in property taxes, increase in rents, lack of diversity on ECAP Steering Committee, encroachment of high rise buildings from Colfax Avenue onto residential streets, lack of design standards, and increased risk of flooding risks due to increase in impermeable surfaces.***
- ***Notifications of Steering Committee meetings were published at the last minute on the website. This undermines any goals of transparency, inclusion, or equity.***
- ***Information posted on the City's website regarding virtual Steering Committee Meetings was often incorrect and didn't allow for any feedback or questions from the public.***
- ***When requested, interpreter services were **not** provided. Out of thousands of pages of documents available for download about the plan, the City only produced one page in any other language besides English.***
- ***Many serving on the Steering Committee are wealthy developers, members of Business Improvement Districts, and holders of lucrative city contracts for construction. The Steering Committee composition and process failed to represent our community especially when it is tainted by numerous conflicts of interests and lack of transparency.***
- ***Black, Ingenious and People of Color, immigrants, experts in affordable housing development, disabled residents, senior citizens, youth, advocates for our unhoused neighbors, renters, and those at risk for displacement were never appointed to the Steering Committee. There were only a few Steering Committee members who brought diversity to the table and didn't have a conflict of interest.***

**Green Infrastructure:**

- *As part of a green building strategy to promote adaptive reuse, City should pursue the adoption of a deconstruction ordinance that requires developers to reuse building materials before demolition; otherwise, they must pay a fee that can be used for construction of affordable housing, green infrastructure, adaptive rehabilitation of existing buildings, historic preservation, and climate change mitigation strategies.*
- *City must assist residents financially whose properties are impacted by the increase in development, resulting in the increase in flooding risks for their properties. In the alternative, the City must mitigate any flooding risk in advance or provide cash assistance to homeowners to purchase costly flood insurance needed to remain in their homes.*

**Crime Prevention and Safety:**

- *The plan relies a racist policy from 1960 of Crime Prevention through Environmental Design (CPTED). When implemented, this policy exacts its punishment on people of color and residents who appear out of place in the built environment, leading to over policing and surveillance in public spaces. This is not an equitable way to address years of disinvestment and discrimination in housing, employment, criminal justice, and lending practices. In fact, this plan does nothing to preserve housing and businesses that have been historically-owned (and in some cases built) by people of color, immigrants, women, and minorities. In one draft of the plan, city planners drew areas and marked them "business and housing replacement" signaling the intent was to move current residents and businesses out of the neighborhood rather than promote strategies of stabilization, investment, and anti-displacement.*

Thank you for your attention to this matter

Victoria Eppler  
1254 Clayton St.  
Denver  
80206

Sent from [Mail](#) for Windows 10





## Statement in Support of Denver's East Central Area Plan

*All In Denver is a non-profit advocacy organization that believes an equitable city is where all people have the opportunity to prosper and thrive. We are a membership organization that draws people from many communities in Denver, and touching many professional backgrounds—K-12 education, arts and culture, urban planning, affordable housing, community development and philanthropy.*

Nearly three years ago, after the adoption of Blueprint Denver, Denver launched the Neighborhood Planning Initiative (NPI) to accelerate area-specific planning that help guides positive change in our neighborhoods as Denver continues to grow. All In Denver offers our organizational support for the East Central Area Plan, the second NPI plan to come forward after the plan for Denver's Far Northeast area neighborhoods; and we strongly urge City Council to approve this plan.

### Why Now?

The COVID-19 pandemic has exposed numerous social, economic, environmental and civic challenges that Denver must confront. Some of these challenges—including homelessness, access to jobs and education, and safety net services—are immediate and require solutions today. Other challenges are long-range: planning our land use patterns to better accommodate more affordably-priced housing, better public transit and mobility alternatives, and crafting policies that positively impact the environment. Underlying all of those challenges is Denver's need for plans and policies that promote racial equity, expand access to opportunity, and create more inclusive neighborhoods. These principles have never been more important, and they reflect the priorities of the community generated by more than 10,000 comments over three years of collaboration among stakeholders. The East Central Area Plan presents many policy recommendations and strategies to assist small, locally-owned businesses; prevent involuntary displacement of low-income residents, so many of whom are essential workers in these neighborhoods and across the city; provide enhanced social services and housing solutions for residents experiencing homelessness; expand access to quality education, jobs and job training; and support the local economy of the East Central Area neighborhoods which are dependent on a healthy small businesses environment, access to Downtown, and strong ties to Denver's healthcare sector.

Moreover, the current neighborhood plans in the East Central Area—many of which were written and adopted 20-30 years ago—do not put affordable housing, inclusive neighborhoods, multi-modal transportation needs or equity in the foreground. By contrast, the East Central Area Plan puts these community needs front-and-center.

### Mobility & Transportation

There is growing realization that Denver must re-imagine its street and sidewalk network, and make our public right-of-ways safer and more comfortable for everybody. The street and sidewalk network accounts for about 30 percent of a city's public space, but what we have today is generally designed for and dominated by cars, and it's obvious that the auto-dependent layout of the Colfax Corridor is contributing to air pollution and climate change. The neighborhoods in the East Central Area—a large section of Denver bordered by Broadway, Colorado Boulevard, 7<sup>th</sup> Avenue and 23<sup>rd</sup> Avenue—have disconnected sidewalk and bicycle infrastructure that need the City's attention and investment. To address this, the Plan informs



potential land uses and mobility improvements to complement the 15 and 15L bus service on East Colfax—the workhorse of RTD’s regional transit system—and the future overhaul of the corridor for bus rapid transit (BRT). Additionally, the East Central Plan proposes dozens of recommendations for multi-modal improvements that will make it safer and easier for people to walk, bike or take the bus to work, while also focusing attention on often-neglected neighborhood-scale “Main Streets” to ensure they are safe and attractive places for people to work, shop and socialize.

### **Affordable Housing & Inclusive Neighborhoods**

The East Central Area Plan extensively lays out a detailed approach that will allow these neighborhoods to be proactive and prepare together to expand much-needed housing opportunities, and make these neighborhoods more affordable, more available and more accessible to a wide range of families and individuals. Aligned with the principles of Blueprint Denver and the Neighborhood Planning Initiative, the East Central Plan encourages gentle density, including policies that promote accessory dwelling units, allowing apartments in existing larger homes, and channeling greater density near transit and where urban infrastructure is already concentrated. Additionally, the East Central Area Plan builds a foundation for incentive-based zoning that will encourage the development of affordable housing close to transit.

We also applaud the inclusion in the East Central Plan of strategies and policy recommendations to improve services for residents experiencing homelessness. Indeed, the housing strategies and proposed policies in the East Central Area Plan reflect new thinking that more fully integrates Denver’s community values into our growth management strategies.

### **Economic Opportunity and Racial Equity**

Importantly, the East Central Area Plan puts a spotlight on how Denver’s rapid growth in the last 20 years has brought about intense changes and disparities to Denver’s social, economic, racial and generational fabric, even in neighborhoods—especially those in the East Central Plan footprint—where the physical realm has changed very little. It includes creative strategies to expand housing attainability for families struggling to afford Denver’s out of reach housing prices and outlines strategies to support locally-owned businesses and home-grown entrepreneurship, industries which have never been more critical than right now as our small business sector has been torn apart by the COVID-19 pandemic.

Indeed, approving the East Central Area Plan and moving quickly into implementation should be a chief priority in order to make our neighborhoods more inclusive, and to alleviate the extraordinary pressure on the affordable, ethnically diverse and rapidly-gentrifying neighborhoods across Denver’s landscape.

*Statement approved by the All In Denver board of directors –  
visit [www.allindenver.org](http://www.allindenver.org) for a board roster and additional information*

**From:** [Frank Locantore](#)  
**To:** [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Cc:** [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#); [Upton, Curt C. - CPD City Planner Principal](#); [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Support letter for East Central Area Plan 10/5 Vote  
**Date:** Wednesday, September 30, 2020 12:39:17 PM  
**Attachments:** [Support Letter For The East Central Area Plan.pdf](#)

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Dear Councilman Hinds,  
cc: Teresa, Liz, Curt, Scott

On behalf of the Colfax Ave BID Board of Directors, I'm submitting the attached letter of support for the East Central Area Plan (ECAP) and **encourage you to vote to adopt** it during the Council Meeting on Monday Oct. 5th.

Our board of directors are seven members from within our district that are small business owners or commercial property owners, called "ratepayers." We have approximately **667 ratepayers** that include about 350 businesses along Colfax and on the side streets one block to the north and south -- probably at least **80% are locally-owned** small businesses.

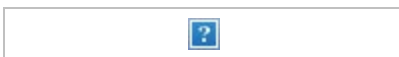
These **businesses employ thousands of people** from within the ECAP study area and nearby. What resonates with our community is the character of Colfax, its history, the rich variety of small businesses, the fine-grained fabric of the business facades, and its accessibility. In fact, about **25,000 people live within a 10-minute walk or roll** to our district that spans between the State Capitol and East HS making it a vibrant and exciting place to be.

The ECAP will be a benefit to the entire community as it will help with historic preservation, adaptive reuse of existing buildings that will help keep small business owners in the community, and it directs development towards Colfax and the other major corridors to help preserve the fabric of the neighborhoods and facilitate the type of commerce that will benefit our neighborhood businesses.

Thank you for your community service and consideration. Please let me know if you have any questions about the attached letter and if we can count on your **vote to adopt the ECAP plan**.

Best,  
Frank

PS - I have sent this email and attachment to all City Council Members. I plan to send my own personal email in support from my personal email address, too.



**Frank Locantore**  
Colfax Ave Business Improvement District  
Executive Director  
**Phone:** 303-832-2086 ext. 1





## Support Letter For The East Central Area Plan

Dear City Council,

The Colfax Ave Business Improvement District board voted unanimously to support the East Central Area Plan and we encourage City Council to vote in support of adopting the plan.

We support the plan because great communities have vibrant and successful commercial areas that support and respond to the surrounding residential neighborhoods. The plan specifically mentions maintaining locally-owned, independent businesses, enhancing quality transit and encouraging jobs and housing along corridors. All of this and more helps the broader Colfax community maintain its reputation as the perfect place for everyone to thrive.

The Colfax community thrives despite some challenges. Many of those challenges are addressed through the plan's recommendations. For instance, some one-size-fits-all City codes often don't work with the small lot sizes that dominate the corridor. The plan emphasizes retaining "character structures" which include many of the buildings on Colfax whose intimate floor plans create a "granularity" through fewer square-feet. Less square-feet can help locally-owned businesses afford rent while simultaneously creating space for more businesses. More business variety helps attract more people for the goods and services the residents need during the week.

The east central area plan has also made meaningful and multiple recommendations to create a more equitable community. And, with emphasis on access-for-all through land use, affordability, and mobility, the Colfax corridor and surrounding neighborhoods will be able to employ and house a diverse population over the next 20 years and be stronger and more resilient as a result.

The Colfax Ave BID board of directors wants to communicate the value of this plan for the community and businesses. The process to achieve this plan has been rigorous, inclusive, and thorough since it began in July 2017. The Council Member-appointed steering committee and City staff took great care to ensure the plan is consistent with Blueprint Denver, the Comprehensive Plan, our own Colfax Ave BID streetscape vision.

We unequivocally support the east central area plan and strongly encourage the City Council to vote to approve the plan.

Thank you for your time and support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andy Baldyga', is written over the printed name.

Andy Baldyga  
Board Chair

**From:** [Weigle, Elizabeth K. - CPD City Planner Senior](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] East Central Plan  
**Date:** Tuesday, September 29, 2020 9:02:09 AM  
**Attachments:** [image001.png](#)

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**Elizabeth Weigle, AICP** | Senior City Planner  
Community Planning and Development | City and County of Denver  
p: (720) 865.3073 | [elizabeth.weigle@denvergov.org](mailto:elizabeth.weigle@denvergov.org)  
[DenverGov.org/CPD](http://DenverGov.org/CPD) | [Twitter](#) | [Instagram](#) | [Take our Survey](#)

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Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: [www.denvergov.org/cpd](http://www.denvergov.org/cpd).

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**From:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Sent:** Monday, September 28, 2020 9:11 AM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior <[Elizabeth.Weigle@denvergov.org](mailto:Elizabeth.Weigle@denvergov.org)>  
**Subject:** FW: [EXTERNAL] East Central Plan

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**From:** Tina Davis <[tinaindenver@gmail.com](mailto:tinaindenver@gmail.com)>  
**Sent:** Sunday, September 27, 2020 10:31 PM  
**To:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Subject:** [EXTERNAL] East Central Plan

September 25, 2020

City and County of  
Denver Denver City  
Council

**Subject: East Central Area Plan Public Hearing – October 5**

Dear Councilmembers,

I am writing to you today requesting that you reject or table the East Central Area Plan (ECAP). Instead of a grassroots, bottom up planning effort, the neighborhood planning process is a top-down, exclusive process with many Steering Committee members representing one demographic, white males with real estate and business interests directly affected by the plan along Colfax Avenue. The Steering Committee lacks diversity in terms of race, ability, occupation, and gender. Although the plan uses words such as affordable, accessibility, and equity, the words appear to ring hollow, since it is likely to only benefit developers, like so many other recent actions originated by the current administration.

CPD has effectively suspended all outreach efforts in March due to COVID19 and the imposition of stay at home orders, resulting in cancellation of office hours, lack of publicly accessible documents, and the failure to distribute thousands of flyers to residents. CPD's process has lacked transparency; so much so that many of the maps presented to residents during the planning process didn't accurately depict areas to be upzoned. This grave error was not revealed until the plan went before Denver Planning Board.

**I have commented on previous drafts and written to city council to express my concerns, but the current draft does nothing to address these concerns.**

Furthermore, I have many concerns with ECAP as it pertains to some of the plan's recommendations concerning density, traffic, and height allowances. The six neighborhoods that comprise the East Central Area already rank as the most dense in Denver in places 1 through 10, with Capitol Hill, Capitol Hill North, and Cheesman Park ranking as 1 through 3; Congress Park is sixth, City Park West is 10<sup>th</sup>, and City Park ranking behind City Park West. East Central neighborhoods are a mix of multi-family and single-family homes, including "missing middle housing." Most of the area is already considered multi-family; therefore, taking on more density than the code currently allows, especially in area zoned for single-family, is not necessary to Denver's projected growth for the next 20 years as acknowledged already by City Planners during a presentation of ECAP. There are other neighborhoods along transit corridors that are single family homes sitting on larger lots than those of East Central; however, none of these neighborhoods are undergoing this type of ill-conceived neighborhood planning initiative, such as Hilltop, Belcaro, County Club, and Washington Park. Additionally, due to covenants and homeowners' associations, more than 20% of Denver is not subject to the Neighborhood Planning Initiative (NPI). Therefore, the Plan lacks equity.

Although the plan touts access to healthcare and healthy living, the plan does not address pandemics and potential impacts of social distancing, telework, and density on community design. Many people are uncomfortable riding bus and rail, yet there are no plans to relieve the already insufficient parking in the area, and some no longer need to relocate close to jobs as telework

options may continue indefinitely.

**Overall, the Plan reflects a lack of consideration of the impacts of its recommendations on existing residents and unfairly targets certain already excessively dense neighborhoods (but not other, wealthier neighborhoods) to carry out the Mayor's agenda to enrich developers and cram more people into certain parts of the city at the expense of current residents. This plan, together with the similarly ill-conceived Group Living amendments to the zoning code will negatively impact existing residents and neighborhoods**

My specific concerns, as well as a few points that I support, are as follows:

- **Density:** The plan will increase density in an area that is already too dense. Plans to allow more multi-family units (converting existing single family homes to multi-family housing) and plans to allow ADUs without individual scrutiny or opportunity for neighbors to object, will likely seriously detract for the quality of life of existing residents of single-family zoned neighborhoods. ADUs are most likely to be used for short-term rentals and do not provide housing solutions. These should not be permitted in areas such as Congress Park where the lots are very small and the addition of an ADU will encroach on neighboring homes by reducing light, blocking views and adding to noise and parking problems.
- **Transformative Streets:** I agree with the need to add safer crossings on 6<sup>th</sup> and 8<sup>th</sup>, but I see nothing about the crossing on 8<sup>th</sup> into Cheesman Park, which is dangerous for cyclist and pedestrians alike. I need no need whatsoever for traffic calming measures on 6<sup>th</sup> or 8<sup>th</sup>, since these will drive more traffic to 7<sup>th</sup>, which is a historic street with heavy pedestrian and bike traffic and is not a thoroughfare. ***I vehemently disagree with the plan to study conversion of 6<sup>th</sup> and 8<sup>th</sup> to two-way. Such a move will again drive traffic to 7<sup>th</sup>, which will be dangerous to pedestrians and cyclists and change the character of the street. Further, it will benefit no one and worsen the traffic problems in the area.***
- **Bikeways:** I support the recommendations to the addition of high comfort bikeways and safer crossings. 6<sup>th</sup> is very dangerous to cross by bike because the parked cars make it impossible to see what is coming without risking being hit. I also support the addition of north-south bikeways because there is presently no safe way to connect from the Cherry Creek bike trail to points north through Congress Park. Since public transit in the area is sparse and is presently unsafe due to COVID-19, more people will need to walk or cycle to get to work, shopping or recreation.
- **Affordable Housing:** The plan relies on for-profit developers to construct affordable housing through an exchange of upzoning benefits for increased heights and density. This leads to the construction of luxury units, displacement of current residents, and additional profits for developers. The model embraced by the City in the plan is failing as clearly evidenced by the multifamily developments proposed and built to date that have done nothing but raise rents due to the construction of luxury units. Additionally, the plan does

not address the pressing need for low- income housing throughout Denver.

○ Therefore, instead of rezoning for high rises, ***the City should consider advocating for increasing the state tax credit program operated by Colorado Housing and Finance Authority through the imposition of “sin taxes.”***

○ Nonprofit housing developers, such as Colorado Coalition for the Homeless, Brothers Redevelopment and Mercy Housing, have demonstrated the ability to construct affordable and low-income housing within existing zoning and ensure access to housing. However, they were not included in the planning process. Recommend that the City give priority to nonprofit housing providers and Denver Housing Authority to ensure that affordable and low-income housing is constructed.

○ The arguments for density unlying the plan fails on its face other than to increase property values. What is left for residents to ponder is why incentives are being given to for-profit developers. **At Planning Board Meeting, the City planners admitted that the maps with areas to be upzoned were incorrect when presented to residents during the planning process.**



**Action Recommendation: reject the plan as currently written.**

• **Parkland: The city does not need to provide incentives to developers to create green space and parks.** In 2018, the Denver voters passed Measure 2A, generating to date more than \$150 million in sales tax revenue to acquire, develop and maintain parkland, trails, and open spaces. Giving developers incentives to create parkland that cannot be designated as parkland under the Denver City Charter, which would protect it in perpetuity, is imprudent and wasteful. Any new parkland should become a permanent community asset so that it cannot be removed or repurposed.



**Action Recommendation: Require that any parkland, plaza, or open space created through developer incentives**

**must be designated parkland under the City Charter; otherwise, reject adoption of the plan.**

**Unless the ECAP is drastically revised to remove the emphasis on increasing density, especially in single-family zoned areas, without protecting the interests of existing residents, the plan should be rejected for lacking adequate neighborhood input, and failure to consider negative impacts on existing residents.**

Respectfully,



Tina Davis  
725 Adams Street  
East Central Area Plan Resident

**From:** [Rezoning - CPD](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: East Aea Central Plan  
**Date:** Monday, September 28, 2020 10:07:36 AM

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**From:** CenturyLink Customer <dalegatz@q.com>  
**Sent:** Monday, September 28, 2020 10:01 AM  
**To:** Rezoning - CPD <Rezoning@denvergov.org>  
**Subject:** [EXTERNAL] East Aea Central Plan

I am writing to ask that you delay any action on the East Area Central Plan. Only recently have I become aware of the final ideas because my neighborhood's representatives haven't kept our neighborhood abreast of the plan as it worked its way through the process. Neither rep has given an accounting of what the plan in its current form looks like. At the least please consider asking each representative on the Plan committee to hold two neighborhood meetings on the Plan only. Our neighborhood association president is the spouse of a committee members ans has manipulated the neighborhood meetings so her husband doesn't have to answer questions. If for no other reason the meetings should be held so there is total transparency before the Plan is approved.

Thank you for your consideration,  
Dale Gatz  
1577 Steele St.

**From:** [Rezoning - CPD](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] East Area Central Plan  
**Date:** Tuesday, September 22, 2020 1:05:13 PM

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**From:** Nolan Hahn <hahnn12@gmail.com>  
**Sent:** Tuesday, September 22, 2020 9:34 AM  
**To:** Rezoning - CPD <Rezoning@denvergov.org>  
**Subject:** [EXTERNAL] East Area Central Plan

I am writing in support of the East Area Central Plan. This city desperately needs to encourage housing in every way possible. Our housing deficit is continuing to grow after 40 years of basically outlawing any construction in most of the city. I hope the city council can back up their progressive statements in support of movements like black lives matter and recognize that housing affordability is one of the biggest threats to minority communities in this city and that gentrification and displacement isn't a result of development but rather the result of not building enough housing to keep up with population growth. I hope a housing maximization approach is taken with regard to this plan.

Thank you,

Nolan Hahn  
1355 Elizabeth St.  
Denver, CO 80206

**From:** [Mary Sue Kronewitter](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] East Central Area plan  
**Date:** Thursday, September 10, 2020 3:27:49 PM  
**Attachments:** [East Central Area Plan 2.docx](#)  
[East Central Area Plan.docx](#)

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Scott,

I had met with JJ Folsom some time ago. I have been incapacitated for a few months. Sorry for the delay in sending this to you. Attached are some thoughts

I have been directly involved in Denver City planning for 30 years: Downtown, Auraria, Speer Blvd., Platte Valley, Light rail, TOD, Botanic Gardens, etc. I live in South City Park and have been involved with neighborhood planning. My education background is Bachelor of Architecture (5 years), Master of Architecture, Master in Urban and Regional Planning, Master in Urban Design, Master in Urban Sociology, and Certificate in Urban Studies. Besides Denver, I have experience in Saint Louis, England and South Bend Indiana.

I don't know if these attachments will be helpful. I assume they are too late. I think you should decide; and then you should do what you want.

What I have seen of the plan looks pretty good.

Sorry for the delay,  
Good luck

Bob Kronewitter, FAIA, AICP

Sent from [Mail](#) for Windows 10

## East Central Area Plan

### Displacement

16

For at least 50 years people have been moving out of the area. The term used is involuntary displacement. Instead of interviewing existing neighbors, it may have been just as productive to interview people who have left the neighborhood.

One simple answer to involuntary displacement is that during the mass out-migration of the 1970's, the City lowered property taxes to encourage people to stay or move to the neighborhood. The lower taxes worked. People moved in or stayed. Now the City has significantly increased property taxes and residents are involuntarily leaving. The major direct economic cost to staying in the neighborhood is taxes. Other non-economic causes, of course, are schools, parking, crime, traffic, and maintenance costs are some but not all the reasons.

Another possible reason for displacement is the decentralization of downtown Denver. In the 1970's the neighborhood was ideally located, with easy transit to the Denver CBD. Retail and everyday shopping moved out of the CBD. Finance and many office jobs also scattered. People in the City Park neighborhood all of a sudden shopped and worked at locations scattered throughout the metropolitan area. Neighborhood location was no longer ideal.

### Vision

22

This seems like a great academic vision that planners and architects are taught in school. The question is whether it is realistic?

Emphasis should be on neighborhood stabilization. This has been a transitional area for 40 years. It has improved significantly, but it has a way to go.

Historically, arguably one of the number one reasons for urban decay has been absentee landlords. Even increasing rents cannot off-set the increasing costs of maintenance. Ultimately it is more economical for absentee landlords to defer maintenance, lower rents and ultimately abandon property. On the other hand, owner occupied properties are better maintained and adequately repaired as need.

The vision should include mass tree planting which cools the neighborhood, reduces pollution, helps drainage and provides visual relief and calming.

"During the day sidewalks are filled with pedestrians shopping." This is unrealistic on many levels. This scenario will result in a major need for more cars. The effort should be to reduce cars.

People should be wanting to move to the area because the schools are so great! People want to stay in the neighborhood when young children become of school age so their children can go to excellent schools. The neighborhoods and school districts in Boston (mostly north good examples, ie Lexington, Belmont, Arlington, Wellesley, Newton, Winchester

### Building Heights

31

Tall buildings block sun from trees. My guess is that Denver has lost a million trees because they are planted in harsh conditions without adequate sunlight.

Higher densities result in much more vehicular traffic and congestion and more air and noise pollution. It drives people out of the neighborhood. Low level planning assumes benefits of high density. What makes a difference is the type of high density, land use and location.

The retail, pictured on previous page 20, is sensitive to the surrounding residential and allows sun on the sidewalk. Noise levels are not intrusive like they are on Colfax. Overhead wires are intrusive and exclude beneficial landscape.

## **Building Heights**

33

The 20 story building height limits are enough at City Park and Cheeseman Park. They create traffic congestion, but they provide an alternative living style. The neighborhood is large enough to absorb the negative effects of the high rises. Three story to 12 story height limits just creates more traffic, congestion and parking problems. Such heights also create an inhospitable environment for trees and landscape. The taller buildings create icing on sidewalks. They undermine neighborhood stability.

Such building heights will increase traffic considerable. Later the planning report discusses pedestrian and bicyclist safety. Clearly Denver is becoming more congested, city planning is creating more congestion, and this development pattern will make Denver still more congested.

Reducing traffic flow is an appropriate means for increasing safety. In the 1970's, a bicyclist felt safe riding and sharing the road with cars in most of this area. There just wasn't that many cars. Now, there is so much traffic that bike routes are indispensable and are of questionable efficiency or safety.

## **Zoning Regulations**

36-42

Something should be added that will increase tree planting and growth.

The zoning section is pretty good, but the emphasis is on design quality—which is fine. I'm wondering if the zoning should address the issue of *Land Use*. Is this plan going too insure the stability of residential neighborhoods and the profitability of commercial establishments? It seems the number one goal would be to ensure neighborhood stability. It seems there should be an interactive balance of all land uses.

## **Economy and Housing introduction**

44

*"High poverty and employment rates, rising commercial rents, over concentration of retail jobs, and schools with declining enrollments,"* from this paragraph. If I add crime, red lining, absentee landlords and declining property values you would have the recipe for massive urban decay that caused the destruction of many if not most American cities in the 1960's and 1970's. These are the concerns mentioned in this plan: "High poverty and employment rates, rising commercial rents, over concentration of retail jobs, and schools with declining enrollments." Diversity, mass transit and increased density are not going to alleviate such pressing issues.

"A Diverse range of housing options" This is good. But the element of time should be considered. What may be middle income now will be low income in a few years. Urban housing can go down in price as well as increase in price. A neighborhood in East Saint Louis lost  $\frac{3}{4}$  of its home value in three months.

## **Jobs and Education**

49

Is it possible to eliminate underperforming businesses? Jobs and education is spread all over, which encourages the use of the automobile. At one time business and retail were concentrated in the CBD. This is where everyone went. Now it is scattered all over. I wonder how many people live in the area but work somewhere else. This would be a significant number.

There should be a whole section on schools! The provision of high-quality schools results in enormous stability, revitalization and neighborhood enhancement. There should be major recommendations to increase standards of education.

## **Community Serving Retail**

53

The great majority of customers of small businesses come from outside of the neighborhood. For small businesses to be successful they need 1) vehicular access for customers and service 2) parking and 3) an unsaturated market—too much competition is not good.

This is an excellent section. It is also one of the most important. Colfax is an incubator for small business start-ups. They create viability. There is always a concern that architects encouraging new structures built to lot lines with aesthetically pleasing facades will lead to an enhanced visual experience. But, this new construction will result in high rents that drive out small business owners.

A problem may be that the small business owner can not afford high rents because there are not enough customers contributing to his operation and profits. Most likely the reason there are not enough customers, is because there are so many similar stores in the same area. A single toy store may thrive but if there are four toy stores in the same area, they may all fail. It is easy to walk into neighborhood stores and restaurants and not the number of customers.

## **Affordable Housing – Social Programs**

57-66

A goal should be to get low income people into a home they own. Baltimore and Saint Louis had programs where potential homeowners were offered ownership in buildings at very low prices if they would agree to fix up the houses.

The original city of Auraria had evolved into a neighborhood in severe urban decay. It was called "Brown Rat Town". It had a population in the thousands, but only 12 homeowners. It was demolished and became a campus.

Looking at the Building Height Map on page 33, there is an enormous area suitable for affordable housing in Capitol Hill. It doesn't make sense to extend it into neighborhoods trying to revitalize.

I wonder if Denver Housing Authority can buy and renovate historic buildings. It would solve the problem of the Authority building new housing with cheap materials.

Denver followed the typical city model of urban decay through the 1970's. It was stopped in South City Park and Park Hill. Denver's problems were miniscule compared to other cities. One of the lessons of Pruitt Igoe, 33 eleven story buildings demolished, was that you provide homes to own on the ground---not in high rises and not rentals. Home ownership provides a life-long security blanket for Americans. This was pretty much the lesson from other cities. Planners have forgotten how bad the conditions were. They forget that urban neighborhoods are fragile and can decay again.

President Johnson's "War on Poverty" invested enormous amounts of money for programs in low income neighborhoods---i.e. Model Cities. Johnson's program was considered a success. In reality, the problems were too big, neighborhoods soaked up money, and there was little long-lasting value. Physical solutions were much more-long lasting when done well.

## **Vision for Mobility**

**77-120**

Increasing density at select locations to provide social and economic alternatives is good. Increasing density at specific transit sites is good---for examples TOD's on light rail lines. Haphazardly, without justification, increasing density everywhere results in traffic congestion, various kinds of pollution and urban decay. If we are concerned about pedestrians and bicyclists, why do we create higher densities resulting in more cars on the streets.

This is an excellent section relating traffic accidents to physical conditions that may cause those accidents. There could also be a section on crime that relates the type of crime to the physical environment ---like lighting, eyes on the street, pedestrian flow and movement, building entrances, landscaping, nodes for gatherings, etc.

There is always this emphasis on bicycles. A major problem is the nose of the bicyclist is not far from a bus or car exhaust emitting carbon monoxide and many other chemicals. Bicyclist in third world countries where masks. A baby born in the city of Denver has pink lungs. In a few years their lungs are gray because of the air pollution. A visit to National Jewish to see the pulmonary patients is worthwhile. Because of density, Denver's pollution and congestion continue to increase.

I worked in China on urban design including design for bicycles as by far the primary means of transportation. Bicycles worked there because land use matched the mode of travel. However, we had to look at a parking garage for 80,000 bicycles. I wonder if bicycle ridership in Denver will ever match the required infrastructure.

A base model is looking at Denver in the 1970's. Except for the CBD, it was easy and safe to ride bicycles everywhere. Adults road in the street, and kids road on the sidewalk. As traffic increased, bike lanes became fashionable. Now designated lanes are everywhere with bicyclist being considerably constricted--they should ride on these designated lanes. I wonder if bike lanes are safer today and if riders are less anxious.



Tree canopy should be greater than 20%.

**Long Term Vision for Health.**

Tree canopy should be greater than 20%. There is an element of time to be consider. Much tree cover is dying out and will take time to replace.

Not just visiting parks but also seeing parks. People with views of landscape recover from surgery faster. I imagine the same is true of people recovering from any sickness.

There is an interesting life expectancy statistic from Louisville. People living in neighborhoods with trees live 13 years longer than people living in treeless neighborhoods.

What about air pollution? It is getting worse. What about children with healthy lungs? What about radon? There are several radon sites in this neighborhood. There is radon below streets.

**Parks and Recreation**

Just a couple of notes:

Green roofs, although strongly advocated, don't work well in our climate. They work well in Chicago and other places. Here the roofs need irrigation, the light topsoil needed to reduce weight blows away, maintenance is a problem, structure needs to be reinforced, access needs to be provided, water retention on roofs is not easy, replacing a roof in the future is a nightmare, sun dries everything out, security may be a problem. Xcel Energy did a special report for me showing the energy gains from various architectural and engineering solutions. A more environmentally sensitive solution is to add a few extra inches of insulation. The cost of a green roof is expensive.

We are aware of the hockey puck graft showing global warming. Urban psychologists have a hockey puck graft of their own showing increases in "urban stress." Cities are really making a lot of people sick. A preventive measure, we can impact, is more landscape. Quiet parks are major de-stressors. Walking past a park can lower blood pressures.

**Access to health Care**

A may be appropriate to mention Urgent Care in or adjacent to the neighborhood. Also, Pharmacies. Is there enough and are they adequate.

Are there programs at national Jewish that can monitor Meth Houses, Radon and asbestos?

**Community Safety**

There could be a large section on lighting and crime. A simple rule is that lighting should enable someone to see. Frequently too much light can cause contrasts an make it more difficult to see. Provide extra light at destinations. Lighting at City Park is some of the worst in the country. Instead of lighting the surrounding area it lights the victim.

Some streets have good lighting some poor. Streetlights should give off a light that is subtle and should provide back drop lighting. Typically, residential street lights are fine. Well lighted streets have porch

lights that are turned on. Poor lighted streets have porch lights that are turned off. Remember light rays are invisible. Light rays can only be seen at the source and on the surface it hits. Light rays hitting trees mean the tree is lit up and feels secure.

## **Colfax Corridor**

### **What Should be Saved 247**

Why save Bluebird Theater. It causes significant parking problems and it is a typical theater (it used to be a porn theater) with no architectural significance.

### **Building Heights 248**

Tall buildings on Colfax cause greater amounts of automotive traffic, congestion, poor air quality, noise pollution, icing on sidewalks (bad for pedestrians) and shade the kills trees. Cherry Creek with low buildings was successful at one time. Trees on Larimer have died at least three times since 1980, New Trees on 14<sup>th</sup> are dying, a lot of trees on 17<sup>th</sup> have been eliminated and even the trees on 16<sup>th</sup> Street mall are undersized and struggling.

TOD on light rail makes since. A TOD is quickly connected at distant stops. I'm not sure TOD on a bus line works

Why is it so important that development is maximized on Colfax? It may be more neighborhood sensitive too reduce development. There are a lot of places where Colfax is redeveloping itself.

### **Community Feedback 250**

It is good to replace vacant parking lots. A small number of lots should be made public and retained in strategic locations to accommodate overflow parking.

### **Amend Sign Regulations 255**

A major problem with urban street redevelopment is the lack of sign visibility. The retail in residential mid-rise buildings, between York and Colorado Blvd, is a good example. It is difficult to see the name of the retail establishments. This is a common problem and complaint in other cities.

### **Provide Additional Support to Retail 256**

Rising rents are threatening displacement while development costs are expensive. This is a major problem in many cities. If there is a 4.5% vacancy rate, then the barriers to development are working. Just don't encourage new development. This is especially true if the quality of new development is uncontrollable, which is happening now on Colfax. Do everything possible to help existing merchants.

### **Create New Affordable Housing**

259

If retail rents and prices are going up on Colfax, then people living in affordable housing will not be able to afford shopping on Colfax. People living in affordable housing will not be able to significantly contribute to Colfax retail profits.

Concentrations of people living in affordable housing will only contribute to additional traffic flows, congestion and pollution. There is an assumption that people living in affordable housing will rely solely on mass transit. This is a bad assumption especially if the mass transit does not connect needed origins and destinations. Mass transit should be accessible to people living in affordable housing, but it should also be assumed that every person in affordable housing, many experiencing upward social mobility, will require a car and automobile parking, access and travel.

This is not an exclusive neighborhood. As buildings age and maintenance costs increase, more living spaces, rental and owned, will become affordable. There are probably many affordable places to live in the neighborhood already.

This neighborhood is characterized by the use of very durable materials from the beginning of the 20<sup>th</sup> century. Buildings need repair, but they are designed to last a lot longer. Denver Housing Authority typically does not use durable materials. There is a major mismatch with such housing bringing down property values and neighborhood character. Denver Housing Authority is ok if they use stone and brick and details common to the neighborhood.

### **Colfax Corridor Recommendations**

261

New side walks would be a major improvement to the neighborhood not just Colfax. It is interesting how big time New York developers do quick evaluations of neighborhood stability. They look at sidewalks and landscape consistency.

The goal is to reduce single occupancy trips by 50% by 2030. Nice goal except just the opposite is occurring with more traffic, congestion and pollution. At the same time there are an enormous number of Denver busses on Denver streets with hardly any passengers—some single occupancy. It is amazing to be observant and notice how few people are in Denver busses especially not during rush hours. Colfax busses carry 22,000 people per day, which makes it one of the most heavily traveled routes. But, compared to other cities like London or New York and considering the amount of upheaval does this bus plan warrant this much attention. Maybe the size of busses should be scaled back to the size of ridership. Your survey showed that neighbors rarely or never ride the #15 bus. The number of suspicious and homeless people on the bus and stations are distractions. Also, the number of stops makes it a long commute.

It seems the focus of this study is on mass transit. This is still an improving neighborhood and it still does not have a solid foundation. It needs help—not just a bus line. Neighborhood improvement, revitalization and stabilization is what the focus of the plan should be. People do not understand that this neighborhood can quickly turn the opposite direction and experience urban decay.

#### **Policy Q4 Community Open Space**

**263**

Denver is notorious for eliminating open space. For example, many cities have 30% to 35% tree cover. Downtown Denver has closer to 5%. Opening-up the Platte Valley was a golden opportunity for open space. Instead developers filled it in with more buildings and hard surfaces. It's no wonder Denver air quality is getting worse.

#### **Policy Q17 Crime**

**263**

It is better than it was. Denver police are not responsive. Crime is still high on Colfax and what is more of a concern is the perception of crime is high. There are many suspicious people along Colfax.

#### **C-Q4 Tree Cover**

**264**

Tree cover was an enormous asset for the community. New residents would visit southeast Denver, see the barren landscape, and then move to neighborhoods around City Park. Now southeast Denver is better landscaped. Southeast communities have encouraged their landscape while the City of Denver has neglected its landscape and its parks. The last tree planting program was 30 or 40 years ago. City Park has been compromised. There are still overhead power lines that prevent planting street trees in rights-of-way. Many older trees are on their last legs. What street trees that have been planted have been random and /or not appropriate. There needs to be an emphasis on cooling the neighborhood, filtering polluted air and hopefully shading houses to reduce energy costs. This is a neighborhood problem and not just a Colfax problem. Plus, we have a plan that will create high building walls shades and kills landscape and creates ice on pedestrian walking surfaces.

## East Central Area Plan 2

In cities of the United States, in the 1950's, 60's, and 70's urban deterioration and urban decay were running rampant. Typically, in many major cities, at least 25% of the population was leaving. Decay would start in one neighborhood and spread to surrounding neighborhoods. Mayor Web described urban decay starting in Capital Hill and "rolling" east until it was stopped by South City Park and Park Hill. In Saint Louis, because of urban decay, there were situations where homes would lose 80% of their value within three months. Saint Louis was hit hard. Denver not so much.

In academia, this phenomenon was described as "flight to the suburbs". People fleeing the city wanted to acquire more landscaping and house and yard space. It was said people wanted more privacy with houses further apart. It was said people wanted more play space for kids and better schools. People left the city. This is all true, but it is an under-statement. A major cause for flight to the suburbs was the failure of cities, and to a certain extent, the failure of city planning.

The laser like focus of my education in the 60's and 70's was how to stop urban decay, what caused it and what were the early signs a neighborhood was beginning to deteriorate. This was typical of education in urban planning in the 1960's and 1970's. My education included a Bachelor and Master of Architecture and four graduate planning degrees with the word urban in the titles. I spent approximately six years working in low income, transitional, neighborhoods fighting decay or in neighborhoods that were already decayed and trying to recover. This was an intense learning process.

There are many reasons given for "urban decay"; for example, crime, race, income disparity, red lining, declining school quality, business (workplace) dispersion, loss of neighborhood continuity, retail bankruptcy, poor trash collection, etc. However, from my experience, the underlining problem of all these issues was the increased number of "absentee landlords". Absentee landlords who did not want to maintain their property or did not have the means to maintain their property.

Absentee landlords mean "rental property". An absentee landlord does not have the same incentive to invest as the private property owner. The incentive for an absentee landlord is profit. His own profit. The quality of maintenance matches the return on investment. The landlord asks, "why should I invest in a high-quality solution when I can do something cheap and make more profit". The landlord has options for right offs and bankruptcy that may be preferable to quality maintenance. A rental property may look good at first, but quality does not last over the long term.

As rents are stable or increase slightly, maintenance costs skyrocket as materials and equipment ages. Expensive long-term maintenance is likely to include a new roof, new utility lines, new windows, new furnace, new water heater, new floor finish or carpet. Rents are not capable of covering costs of major maintenance.

The homeowner, on the other hand, looks at his home as a place to raise his family, and as an investment in a stable future. The homeowner sees maintenance, higher quality maintenance, as an ongoing opportunity to increase investment value and a necessity for continuing to provide a better place to raise a family.

The renter is not overly concerned about how his apartment is treated. The landlord will, for the most part, pay for maintenance, but not quality maintenance. The homeowner treats his own property with more care because he owns it. The homeowner directly pays for damages or wear and tear. Renters seldom put sweat equity into apartment maintenance. Sweat equity is common among homeowners.

Ultimately in many large American cities it was more economical for absentee landlords to get as much rent as they could and then just abandon their property. This was common in North Saint Louis, for example. Rental properties decay first, and they can decay quickly. They become the underpinning reason and fuel for the other indices of urban decay mentioned above. One of the most decayed neighborhoods in Denver was Auraria. The original neighborhood. It was called "Brown Rat Town". When it faced urban renewal, I think the population make up was

something like 2,000 renters and 12 homeowners. Sweat equity, concerns and commitments of the few homeowners could not off-set the short-term habitation and unconcerned attitudes of the huge numbers of renters and absentee landlords.

Declining maintenance of houses and yards were and still are the first signs of urban decay. Even now urban investment corporations, across the country, first criteria for investment are first yard landscape quality and then second house maintenance.

This brings us to the Denver South City Park Neighborhood. It was a bulwark to urban decay. In the late 1970's, it was a transitional area. It had affordable housing with low taxes. It was centrally located with good bus service, it was close to retail, and it was adjacent to a large park—City Park, and close to Congress Park. Also it was close to the Natural History Museum, Zoo and Botanic Gardens. A sense of sharing and community existed. Good schools were nearby. Mature landscape in the neighborhood contrasted with sparse landscape in the suburbs. This was a place where a young person could buy an affordable house, invest sweat equity, and raise a family. Improved landscapes and renovated houses were springing up all over the neighborhood. As an urban planner, it was obvious this would be an up-and-coming neighborhood. On a city planning map this would be designated as a neighborhood on the rise. The neighborhood did stabilize and improve. Neighbors overcame the high costs of maintaining old houses, high crime rate, and questionable characters and businesses on Colfax.

To initiate a new neighborhood plan, it is first necessary to determine the direction the neighborhood is moving. Is the neighborhood still improving, is it stable or is it declining? It can be argued that neighborhoods are never stable. They are moving in one direction or another. The importance is the speed of improvement or decline. Pro-neighborhood indices for South City Park are increasing residential property values, new retail on Colfax and stabilizing new development such as the Pinnacle at City Park South. For effective planning it is necessary to look below the surface—necessary to look below the obvious. Here are some signs of a declining neighborhood:

1. Many houses and landscapes are not well maintained. Now many yards are landscaped with rocks—especially at rental properties. Rocks do not contribute to a sense of community in an historic neighborhood. Stopping such renegade landscaping is a reason homeowner's associations are started. Global warming is a concern. Our neighborhood temperatures were 10 degrees cooler than some of the areas downtown. We have lost tree cover which is a loss of cooling shade plus the neighborhood is landscaped with rocks that retain and reflect heat.
2. Much of this neighborhood was part of the "Denver Parks and Parkway Plan" which was an off shoot of the "City Beautiful Movement". There are many historical houses. This was an historic neighborhood that was a draw for people living hear or people moving to the area. City Park has lost its Victorian ambience. The neighborhood has lost its historic and beautiful landscape. Historic curbs, stone sidewalks, beautiful trees and lawns have already disappeared or are disappearing. The historic neighborhood has a rich variety of historic styles giving people the opportunity to being individualistic. The landscape was consistent, broad brush and beautiful which visually contributed to a sense of neighborhood. It was a product of the "City Beautiful Movement". It is not anymore. It has lost its charm.
3. Schools are not first rate or at least they could be better. The school system should be a magnet for attracting new buyers to a neighborhood, and they should be an anchor for encouraging residents to stay in the neighborhood. The school system should attract residents who are willing to invest in the neighborhood and invest in their own houses and yards. This condition occurs all over the country. For example, competitive neighborhood public schools in Boston attract homeowners, long-term residents, retail, and support services. For example, in the Boston area, schools in Lexington, Belmont, Arlington, Winchester, South Newton, and Brookline are excellent and extremely competitive. They are major draws and stabilizers to their neighborhoods. Because of the schools, people want to live in these neighborhoods.

They are willing to sacrifice and pay a premium to do so. They invest in their neighborhood. In contrast, in Denver, the type of people, who stabilize neighborhoods, do not move to the City, or stay in the City because of the schools. Many people throughout Denver leave the City to find better schools in the suburbs.

4. Traffic congestion and parking. Planners want to encourage pedestrian and bicycle movement. Walking and biking are alternatives to driving a car. The reality is that increased densities and traffic congestion (like Denver is experiencing) discourage walking and biking. I would argue that walking and bike riding were safer and more enjoyable 20 years ago before densification. For example, the noise levels on Colfax are excessive. Walking and biking on congested streets is not only unpleasant, but it is also dangerous. Plus, traffic congestion generates long term negative effects of noise, air pollution and urban stress. Anyone who has lived in the neighborhood for any length of time has cleaned or scrapped the dark soot, an urban byproduct, from windows and surfaces. Traffic, congestion, and pollution dropped because of the corona virus. It provided a snapshot how much more pleasant the city could be. All of a sudden, because of corona virus, it was possible to easily get every where and breath clean air.

## TOD's

Transit Oriented Development (TOD) of course is a good concept. However, there must be a thorough understanding of how TOD works. AICP use to define urban planning as a four-part planning effort: 1) physical, 2) social, 3) economic, and 4) political/legal. If planning happens in all four realms, then it is considered "comprehensive". Planning for TOD should be comprehensive. What I have seen in Denver is that TOD planning is primarily physical planning only and determined by architects and developers. I know. I have worked on several sites. It is not comprehensive and not planned for the long term.

Effective TOD planning is dependent on what happens at easily accessible nearby transit stations—stations located along the transit line. Stations on a transit line should be studied and planned together and not planned in isolation. Transit origins and destinations are interdependent. Development and transit should work in harmony. If a person lives and works in a TOD, desirable functions situated along the transit line determine the use and amount of usage of the transit line. Simply, a resident will use the transit line if it conveniently takes them to where they want to go. If it does not, they will not use the transit. They will use a car.

In Denver, mass transit is not adequate and is not planned effectively to provide total convenience to transit users. Denver land use is not conducive to widespread mass transit. This was a major reason that cities, such as Indianapolis, annexed their suburbs. With annexation of suburbs, the city would be able to control land use, densities, origins, and destinations for the entire metropolitan region.

At one time the Denver CBD was "The Central Destination" for the metropolitan area. Everyone went there for every reason. Since that time residential, jobs, retail and recreation have been considerably dispersed. Presently, I wonder what percentage of people even want to go to the Denver CBD.

Consequently, although providing some access to transit, it must be assumed that TOD's will be generators of increased private vehicle (car) traffic and parking needs. It should be assumed that every TOD in Denver will create vehicular traffic congestion. Planners look at transit stations as opportunities to increase development density. This is somewhat true. Stations are opportunities to increase development density. Higher densities encourage use of stations. However, it must be remembered and is obvious that each increase in density leads to increased vehicular traffic congestion and increased pollution. A decision must be made as to what "level of congestion and pollution" is tolerable in the short-term, future and the long term. What level becomes so adverse that people stop moving to a neighborhood; and if they live in the neighborhood, what level becomes so adverse that they move somewhere else.

## Density

There is an assumption that high density results in strong retail. This is a miss leading assumption frequently leading to poor planning decisions. Density can be good, but it depends on the type of people or businesses making up that density. Density is needed to support major cultural activities such as performing arts or stadiums. This is a general realistic assumption. However, the density must consist of people who will use those functions. There was a store in the Denver CBD who specialized in high end antique art. They could not stay in business in Denver even though the Denver Metropolitan Area had a sufficiently high density. Most of the stores sales were on the east coast in New York City. The vast majority of Denver residents were not interested in their product. Denver had the density but not the interest (customers). In Saint Louis, Euclid Avenue in the Central West End was an extremely viable shopping district. Density increased, but sales plummeted. Although there were more people, the people were not customers for the existing retail. Density is good, but only if the density is the appropriate, in size and function, for the Metropolitan Area.

For a while, Euclid was a destination retail center. People would go there to shop on Saturday morning and then have a leisurely brunch at Balaban's, a local restaurant. It probably served the best brunch and happy hour in Saint Louis. Local stores included Sak's, Montaldo's (upgraded Sak's, started in 1919), Bissinger's famous for 90 years for handcrafted chocolate, the Joseph Witek Florist Shop that was an exact replica of one in Vienna, a famous fur coat store, jewelry store and other boutiques. Bissinger's was originally started in Paris in 1600. The Sak's store was the most profitable per square foot in the country. There was also the Rolls-Royce dealer. The socially elite Racquet Club was and still is a few blocks west of Euclid. It was the city's most prestigious social club where major business deals were negotiated and concluded. Plus, Saint Louis's famous Chase Park Plaza was a few blocks away. Tennessee Williams, T.S. Eliot, William Burroughs, Kate Chopin, Dwight Davis (Davis Cup) and Albert Lambert (Charles Lindbergh benefactor) and Joseph Pulitzer all lived in the area. Some of my classmates help find Buckminster Fuller a house in the neighborhood. His job in Saint Louis fell through so he never moved in. The founders of A. G. Edwards and Ralston Purina lived in the neighborhood. In 2014, the APA named the area as one of Americas 10 best neighborhoods.

## Pollution

I remember when Denver was rated the second most polluted city in America. A visit to National Jewish Hospital is an opportunity to experience the damage pollution can and is doing to the lungs of people living in the neighborhood. After Denver received its second worse rating, there was an effort to reduce carbon emissions from cars. This was good and it helped. But since that time, car efficiency has not improved, cars are larger (SUV's) requiring more gas, there are more cars on the street and there is more congestion. There has been an assumption that the use of mass transit and bicycles will solve problems. Mass transit and bicycles are nice, but, especially with Denver's land use, they are more likely to cause problems than solve problems. Automobile traffic flows and pollution (noise and air) have increased. I am not sure, but my guess is that accidents have increased. I wonder how much pollution and congestion busses are causing when they are running with only one or two passengers.

There is a prevailing hypothesis, the Portland experiment, that if you make it difficult to drive and park a car and easier to take mass transit, then everyone will learn to love mass transit and everything will work out right--people will love their city. This does not reflect statistics that indicate what is really happening nor what happens in the meantime, maybe the next 100 years, when dreams are being realized. Nor does it reflect the mass transit congestion that occurred in the earl 1900's that led to the abandonment of mass transit in major cities. What air are people supposed to breath while waiting for transit and land use to be completely redone.

The situation reminds me of modernist, Bauhaus influenced, city planning in the mid 1900's. It was also advocated by the International Congresses of Modern Architecture. The prevailing idea that came out of the Bauhaus was to demolish the entire city, in its place construct high rises to house urban functions and rebuild all transit on different levels so that there would be a separation of pedestrians and vehicles. Parts of this were even constructed. Pruitt



Igoe had 33 buildings that were all 11 stories tall. There were 5,800 housing units most with children. This is a lot of building. The entire project was demolished in the mid 1970's starting in March 1972.

The answer is to reduce the number of cars, decrease the number of trips they make, decrease the distances they travel and increase their efficiency. The technology is available to dramatically increase MPG and run cars on more efficient fuels.

**From:** [Rezoning - CPD](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] Comment on East Central Area plan of the NPI  
**Date:** Monday, September 28, 2020 10:06:15 AM

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

From: Mardi <mardi48@gmail.com>  
Sent: Sunday, September 27, 2020 7:01 PM  
To: Rezoning - CPD <Rezoning@denvergov.org>  
Subject: [EXTERNAL] Comment on East Central Area plan of the NPI

1. I strenuously object to the excessive amount of zoning for row housing in the blocks from Josephine street to Garfield, Colfax to 12th ave for these reasons: A) most importantly the loss of permeable surfaces to handle runoff during the more and more frequent "100 year" floods. May I remind you all that this neighborhood leading down to city park is the lowest and most flood prone area in Metro Denver. The whole area from 12th Avenue to City park would be affected. B) Row housing can mean both street facing parallel to corridors or perpendicular to the street. Perpendicular row housing detracts not only from the compatible development but decreases "front porch" inter connectivity between neighbors. C) Designation for row housing encourages, not discourages, demolition. Demolition almost always necessitates cutting down mature tree cover, and Denver prides itself on protecting mature tree. Mature trees produce 260 pounds of oxygen a year, and Denver has been outside the ozone standards since 2008. I suggest additional city fees if several trees are not planted to replace trees cut down. Remember we only have 12 years to turn climate change around.
2. I object to the excessive amount of upzoning in city park West. Up zoning leads to increased property taxes as has happened in my south city park neighborhood. A \$400K single family home is demolished (causing loss of embodied energy in the 100 year old brick and wood going to landfills) and a 2 1/2 story duplex being built including a two story garage that is given an exception to the building coverage cited in the zoning due to minimum separation requirement (causing loss of permeable surface) and selling for 900K-1 million. Hardly a win for affordable housing and causing displacement of fixed income owners and displacement of renters which happened in the example I am citing, Not to mention the two mature tree that were removed from the city canopy and not replaced.
3. The up zoning that is suggested in both the congress park neighborhood and all around city park is in complete opposition to the Historical Preservation the ECA PLAN specifies for these neighborhoods in policy 2.1.1 4. I am in favor of the recommendations that reduce the number of "wedding cake" building forms, encouraging maintaining smaller more affordable homes versus larger less affordable homes, encouraging ADU in order to preserve historical buildings, encouraging fees to salvage building materials in policy L4-5.

Thank you,  
Myrna Mathers  
1650 Cook st

Sent from my iPad

**From:** [Bryan Wilson](#)  
**To:** [dencc - City Council](#)  
**Cc:** [Board - Congress Park Neighbors Inc](#); [Upton, Curt C. - CPD City Planner Principal](#); [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] SUPPORT for the East Central area Plan  
**Date:** Thursday, September 24, 2020 8:29:44 AM

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Hello Denver City Council,

My name is Bryan Wilson, and I'm a resident of Congress Park in the East Central Planning Area.

I'm writing to convey my support of the East Central Area plan, and urge Denver City council to adopt the plan.

Overall, I think the plan looks great!

I think my only suggestion is to take into consideration some of the things that have happened since Covid-19.

- making the Shared Streets permanent
- add stop signs for crossing traffic on the shared streets or maybe roundabouts or diverters at every intersection. Anything to stop or slow the cross traffic.
- reduce the speed limits to 20 mph, ideally on all residential feeders, but at least on the shared streets.
- create a connection of 11th Ave through Cheesman Park for bikes. There's already a sidewalk there going through the park, but bikes are not supposed to use the sidewalks. A path right next to that sidewalk for bikes would be perfect. Or maybe add crushed gravel next to it so pedestrians could use that instead and then put the bikes on the sidewalk or both.
- allow businesses to continue to occupy street parking for outdoor seating should they choose. Perhaps just add some requirements for that seating.

Thanks for your consideration.

Regards,

Bryan Wilson  
[BryanJWilson10@gmail.com](mailto:BryanJWilson10@gmail.com)

On Sun, Sep 20, 2020, 9:31 AM Congress Park Neighbors  
<[cpnmailblast@congressparkneighbors.org](mailto:cpnmailblast@congressparkneighbors.org)> wrote:

Please share this information with your neighbors who may not have subscribed to us.

[View this email in your browser](#)



### **Our September meeting was held via ZOOM.**

The video of the entire meeting is here

[https://youtu.be/\\_R34-Pt-Wpo](https://youtu.be/_R34-Pt-Wpo)

The meeting also contained reports about the new proposed play ground, the swimming pool and the ECAP

The featured speaker for the evening was Beth Glandon, Director of Discover Denver. She explained the findings of the Congress Park architectural survey Sept 16 2020. Check out the video of the presentation and see if the houses featured are in your neighborhood. Congress Park is divided into 6 historical areas, where are you?



## **Council District 10 District Wide Group Living Discussion**

Last week CM Chris Hinds provided on Facebook a lively forum offering varying perspectives from different District 10 neighborhood residents and civic leaders regarding the proposed update to group living rules.

Panelists speak to several topics regarding the proposal such as how it will impact their American Dream, Safety and Character of Neighborhoods, Transportation, Equity/Property Values, and Who Should Get to Live Together, It's found on FB at

<https://www.facebook.com/DenverPerfect10/videos/375641193833317/>

No Facebook or just don't like social media? See it below



## **East Central Area Plan Goes To Land Use Transportation and Infrastructure Committee**



On September 15, the East Central Area Plan ECAP was presented by Curt Upton to the Land Use Transportation and Infrastructure Committee LUjTI.

It was passed and will now go to Council Monday, October 5th, 2020

**WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:**

Written comments received by CPD staff by 12 p.m. (noon) on the Thursday prior to the City Council public hearing will be included in the CPD staff report packet that is distributed to City Council. Written comments may be emailed to [rezoning@denvergov.org](mailto:rezoning@denvergov.org). After 12 p.m. (noon) on the Thursday prior to the City Council public hearing up until 3:00 p.m. on the day of the City Council public hearing, written comments should be emailed to [dencc@denvergov.org](mailto:dencc@denvergov.org). To submit written comments after 3 p.m. on the day of the City Council public hearing, bring copies of written comments to the public hearing and ask the Council Secretary to distribute the comments to the Council. Notwithstanding the foregoing, in order to provide Council members adequate time to review written comments, members of the public are strongly encouraged to submit their comments prior to the day of the public hearing.

Comments can be sent directly to Council at

Chris Hinds [chris.hinds@denvergov.org](mailto:chris.hinds@denvergov.org)

Candy CdeBaca [district9@denvergov.org](mailto:district9@denvergov.org)

Debbie Ortega [ortegaatl@denvergov.org](mailto:ortegaatl@denvergov.org)

Robin Kniech [kniechatl@denvergov.org](mailto:kniechatl@denvergov.org)

Amanda Sawyer [amanda.sawyer@denvergov.org](mailto:amanda.sawyer@denvergov.org)

Amanda Sandoval [amanda.sandoval@denvergov.org](mailto:amanda.sandoval@denvergov.org)

Kevin Flynn [kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org)

Jamie Torres [jamie.torres@denvergov.org](mailto:jamie.torres@denvergov.org)

Kendra Black [kendra.black@denvergov.org](mailto:kendra.black@denvergov.org)

Jolon Clark [jolon.cloark@denvergov.org](mailto:jolon.cloark@denvergov.org)

Stacie Gilmore [stacie.gilmore@denvergov.org](mailto:stacie.gilmore@denvergov.org)

Christopher Herndon [christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org)

Paul Kashmann [paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org)

Committee Meeting on East Central Area Plan. About 30 min long

[CURRENT CPN NEWSLETTER IS HERE](#)

### **Residential Infill Project**

The City of Denver's Department of Community Planning and Development is preparing to kick off a 'Residential Infill' project within a multi-part effort to diversify housing options in new and existing neighborhoods. The Residential Infill project will implement City Council-adopted policy for improved access to opportunity in residential neighborhoods through more diverse housing choices while addressing common concerns about design that doesn't fit in with the mass, scale and form of older homes. The project will explore zoning updates to:

1. Allow for familiar and more naturally affordable housing that can gently broaden our available housing options, like duplexes, row homes, and accessory dwelling



units in appropriate locations

2. Ensure that the design of new infill construction is sensitive to the surrounding design context
3. Retain neighborhood heritage and culture through preservation of existing homes

[Full letter is found here](#) which includes a video of the presentation to the Denver Planning Board

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**Our events and activities are made possible by the financial support of our members and the generous spirit of our volunteers. We invite you to join us and help our civic association thrive and add even more activities.**

**Please join or renew your support:**

**Online at our Website -**

<https://www.congressparkneighbors.org/info-and-services/membership/>

**We conveniently accept Visa, MasterCard or PayPal.**

**Congress Park Neighbors, Inc.  
PO Box 18571  
Denver, CO 80218**

**Your investment in and support of the Association is greatly appreciated!**

**CONGRESS PARK NEIGHBORS NEWSLETTER HAS SOME  
NEW ADVERTISING RATES AND OFFERS**

Why would you want to advertise in our newsletter? Our newsletters are delivered by our volunteers to our residents in the community. Congress Park Neighbors boundaries are York to Colorado Blvd and E. Colfax to 6th Ave. In addition, your

advertisement (including your website) will appear on our web page under “Our Neighborhood Advertisers” and will remain for the quarter that you purchased your ad in. Example, purchase an ad for the Summer edition and it will remain on the page until the Fall edition comes out or you purchase another ad OR **even better GET A DISCOUNT** when you purchase 4 consecutive issues ..... [purchase a year subscription](#).

CONGRESS PARK NEIGHBORS HAS SEVERAL COMMITTEES THAT NEED VOLUNTEERS

CHECK THEM OUT! ONE MAY BE A PERFECT FIT FOR YOU.

Teller Back Pack Program <https://backpackfriends.wordpress.com/>

CPN Green Team <https://www.congressparkneighbors.org/green-team-2/>

CPN History and Preservation <https://www.congressparkneighbors.org/historical-preservation/>

CPN Safe Streets <https://www.congressparkneighbors.org/street-safety/>

**We need volunteers to deliver our newsletter for the following routes: Give it a whirl, it only takes 30 minutes every 3 months**

1300 & 1400 blocks of Jackson & Garfield

600, 700, 800, 900 blocks of Colorado (West side only)

1000, 1100, 1200, 1300 blocks of Colorado (West side only)

700 blocks of Clayton, Elizabeth, and Columbine

1300-1400 blocks of Detroit

1300-1400 blocks of Adams

900, 1000, 1200, 1300, 1400 blocks of York (East side only)

These blocks can be broken up. For instance we know that the 900-1400 blocks of York is a hike, but 3 people could do it easily.

Email [tcon10@aol.com](mailto:tcon10@aol.com) if you are up to the challenge.

We thank all our current volunteers for their participation.

**CURRENT CPN NEWSLETTER IS HERE**

WE NEED YOUR HELP FOR NEWS!! Please send articles and news to Wendy

Moraski [wendyrich@msn.com](mailto:wendyrich@msn.com). Put 'CPNews' in the subject line.

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Congress Park Neighbors, Inc. is a  
501c3 non-profit organization.  
[JOIN US HERE](#)

**Stay tuned as more Green Team projects** (e.g., a sensory garden installation, various recycling workshops, "green" businesses promotion) come online. If you are interested in these projects, or have an idea for one of your own, please contact [sustainability@congressparkneighbors.org](mailto:sustainability@congressparkneighbors.org).

**Receive Green Team Newsletter Sign Up**



Share



**From:** [Frank Locantore](#)  
**To:** [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Cc:** [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#)  
**Subject:** [EXTERNAL] SUPPORT for East Central Area Plan  
**Date:** Wednesday, September 30, 2020 6:19:15 PM

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To: Councilman Hinds

From: Frank Locantore, Chair, East Central Area Plan Steering Committee & City Park West resident

Re: **SUPPORT for East Central Area Plan**

September 30, 2020

I write to you with unequivocal support for the East Central Area Plan (ECAP) and strongly **encourage you to vote to approve the plan**. The Steering Committee for ECAP voted 7-2 to send the plan recommendations to you for your vote of support.

As a long-time resident and homeowner within the ECAP study area who has rented apartments in at least 4 different locations in the area, and who for three years was president of Uptown on the Hill -- an RNO that completely nests within the ECAP area -- and now as the Colfax Ave BID Executive Director, I can provide a good perspective for you on the process and outcomes.

Most important, ECAP meets the three core criteria: it is **inclusive**; it is **consistent** with the Comprehensive Plan 2040; and, it has a **long-range vision** for the area.

**Inclusive:**

- 3,500 Residents participated providing 10,000 comments
- 6 Community meetings, 14 focus group meetings, 11 online surveys, 30 Steering Committee Meetings, 24 RNO mtgs, 6 office hour sessions, 11 field surveys
- 23 CPD newsletters, 81 locations for pop up events, 8 media stories
- Community Outreach: bilingual interpretation, food & child care
- Targeted Outreach: Residences at Franklin Park, Colorado Coalition for the Homeless Residences, and CM Hinds' office outreach to underrepresented constituencies
- 3 Drafts: 3,000 comments with 300 commenters resulting 107 substantive changes.

**Good Process:** *Beyond meeting the criteria...*

1.  
Overwhelming support for a vast majority of the recommendations
2.  
Majority support for all recommendations
3.  
Balance between factions who felt that the plan doesn't go far enough and others that say it goes too far
4.  
Compromise, not perfection dominated the outcomes, and I personally feel that our downtown adjacent study area should have a higher goal for non-car mode share since in three statistical neighborhoods more than one-third of the households don't have a car
5.  
Strong, inclusive, and iterative process with thanks due to CPD and Councilman Hinds and his staff who did more outreach to the constituencies that were substantially underrepresented compared to the demographic information for the study area
6.  
Communication about the planning process and steering committee meetings were shared widely and even RNOs that did not have a representative on the SC, like the Humboldt Street Neighborhood Association and others attended the meetings, asked questions, and even made short presentations
7.  
An extremely thorough process that was partly due to the extensive outreach that extended the plan more than a year longer than anticipated with three (3) drafts of the plan in which thousands of residents provided 10,000 comments which then turned into 107 substantive changes to the final draft

**Good Outcomes:**

1.  
More affordable housing by allowing duplexes, three-plexes, and fourplexes, Accessory Dwelling Units, and more height if new development has guaranteed community benefits
2.  
Historic preservation of buildings that are not landmarked or in an historic district by allowing Transfer of Development Rights (TDR), sometimes called, "air-rights"

3. Small business support through adaptive reuse policies and “legacy business” designations
4. Climate and environment benefits by increasing the percent of pervious surfaces, creating more park space, directing growth towards corridors like Colfax where taking transit is a viable option

## Steering Committee

Every steering committee member was a great addition to the dialogue and debate contributing not just their time, ideas, and perspectives, but also the outreach they did to their communities. They were very thoughtful and dedicated to the mission of coming up with a long-range plan that is consistent with existing plans and inclusive of community input. The *non-unanimous* 7-2 vote in support of the plan and its recommendations demonstrates the difficult challenge of coming to consensus when trying to combine bold *and* realistic recommendations that will have valence two decades into the future.

And, while not perfect, this East Central Area Plan is a great example of compromise towards the shared goal of developing a long-range plan that will help our neighbors ten and twenty years from now enjoy this community as much as we do today.

## Conclusion

As elected officials, you know the challenges of engaging the public and how that can be even more difficult when you are not asking them a simple, binary question but rather *how to create a vision of the future* for their neighborhood. And yet, with expert guidance and **thousands of our neighbors expressing strong support** for the recommendations in the plan, the ECAP Steering Committee voted seven (7) in favor and two (2) opposed to recommend that you, City Council, adopt this plan.

The **votes in support came from five residents** within the planning area and two local developers that live just a few city blocks outside of the plan’s boundaries. Everyone on the Steering Committee is invested in the community and outcomes.

Thank you for your time and consideration on this very important plan for our neighborhood. Please don’t hesitate to contact me if you have any questions. I will also be available to answer questions during your October 5th Council meeting when you consider adopting the plan.

In cooperation,

Frank Locantore  
City Park West resident  
Chair, East Central Area Plan Steering Committee  
[franksiloc@gmail.com](mailto:franksiloc@gmail.com)