From: Sean Uyeda
To: Penafiel Vial, Maria F. - CPD City Planner Associate
Subject: [EXTERNAL] Re: 1790 S Humboldt St & 2520 S Marion St.
Date: Tuesday, September 22, 2020 11:15:49 AM
Attachments: image001.png

Hi Maria,

The opinion of UNNA on Blueprint is that we were never given the opportunity for an area plan and as such this neighborhood is NOT in agreement with the expansion of ADU's because the neighborhood is not able to maintain contextual form standards and meet parking and other requirements which are current barriers to their construction.

Part two - the reference to E-SU-Cx should be U-SU-Cx (C1 & C2)

The University Park Community Council proposal is below if you'd like to research further.

From: Rezoning - CPD <Rezoning@denvergov.org>
Sent: Monday, March 18, 2019 7:50 AM
Cc: Dalton, Kyle A. - CPD Principal City Planner <Kyle.Dalton@denvergov.org>; Showalter, Sarah K. - CPD CE2777 Manager <Sarah.Showalter@denvergov.org>; Van Schaack, Chandler - CPD CE0429 City Planner Senior <Chandler.VanSchaack@denvergov.org>
Subject: Official Legislative Map Amendment Planning Board Notification #2017I-00186 All properties zoned E-SU-Dx located in the University Park Neighborhood between I-25 and Harvard Gulch

OFFICIAL LEGISLATIVE MAP AMENDMENT (REZONING) PLANNING BOARD PUBLIC HEARING NOTIFICATION			
Proposal#	#2017I-00186	**LOCATION**	All properties zoned E-SU-Dx located in the University Park Neighborhood between I-25 and Harvard Gulch
SPONSOR	Councilman Paul Kashmann 1437 Bannock St #451 Denver, CO 80202		
PROPOSED ACTION TO REZONE FROM	E-SU-Dx	**TO**	E-SU-D
CASE MANAGER	Chandler VanSchaack Senior City Planner	**PHONE/EMAIL**	(720) 865-3011 / Chandler.vanschaack@denvergov.org
PLANNING BOARD PUBLIC HEARING INFORMATION			
DATE	Wednesday, **April 3, 2019**		
TIME	3:00 pm		
PLACE	Parr-Widener Community Room, City & County Building 1437 Bannock St.		
ROOM	#389		
INTERESTED REGISTERED NEIGHBORHOOD ORGANIZATIONS			
Inter-Neighborhood Cooperation (INC) Attn: George E. Mayl comayl@aol.com, lorettakoehler@mac.com 1075 S. Garfield St. Denver, CO 80209		Southside Unified Attn: Emily H. Walker EmilyHolben@gmail.com, SouthsideUnified@gmail.com 3071 S. Elm St. Denver, CO 80222	
University Park Community Council Attn: Debbie Harrington		Southern Hills Community Association Attn: Tyler Jones	

president@upcc.us, trs@upcc.us PO Box 102407 Denver, CO 80250	jonescustom@hotmail.com, tyler@jonescustombuilders.com 3167 S. Dallas Ct Denver, CO 80210
South Jackson Street Neighborhood Association Attn: Tom Schafer tom.schafer@icloud.com, 2445 S. Jackson St. Denver, CO 80210	University Neighbors Attn: Sean Uyeda sean_uyeda@msn.com, mpkennedy1@aol.com Denver, CO
Cherry Hills Vista Community Association Attn: George K. Gramer, Jr. gkgjr@aol.com, flanarts@aol.com 3089 South Vine Denver, CO 80210	Cory-Merrill Neighborhood Association (CMNA) Attn: Marti Freeman cmna@corymerrill.org PO Box 10173 Denver, CO 80210
CITY COUNCIL MEMBERS AT-LARGE	
Robin Kniech Robin.kniech@denvergov.org City and County Bldg., Room 432 Denver, CO 80202	Deborah Ortega Deborah.ortega@denvergov.org City and County Bldg., Room 492 Denver, CO 80202
CITY COUNCIL MEMBER – COUNCIL DISTRICT #6_	
Councilman Paul Kashmann 1437 Bannock St #451 Denver, CO 80202	

Thanks
Sean
UNNA Communications

From: Penafiel Vial, Maria F. - CPD City Planner Associate <Francisca.Penafiel@denvergov.org>
Sent: Tuesday, September 22, 2020 10:32 AM
To: sean_uyeda@msn.com <sean_uyeda@msn.com>
Subject: 1790 S Humboldt St & 2520 S Marion St.

Dear Sean,

My name is Fran Penafiel and I am the Associate City Planner with Community Planning and Development in the City and County of Denver, and I am the case manager for two rezonings in your neighborhood, 1790 S Humboldt and 2520 S Marion St.
I saw that the University Neighbors Neighborhood Association sent a letter of opposition and I would like to ask you a couple of questions about the letter (copied below).

My questions have to do with the statement in your letter ***"with the advancing efforts and conforming with the vision of Blueprint",*** because I feel there might be a misunderstanding on the goals of Blueprint.
Blueprint is supportive of ADU's. In Recommendation 4 in the Land Use & Built Form (pg.86) encourages the development of ADU's *"Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas" and recommendation 5: "Remove barriers to constructing accessory dwelling units and create context-sensitive form standards"*

My other question has to do with your statement that ***"we expect all current E-SU-Cx and E-SU-Dx designations be rezoned to E-SU-C and E-SU-D respectively in similar fashion to those initiated under 2017i-00186 in the University Park Community RNO which borders UNNA immediately to***

the East. We view this proposed change from U-SU-C to U-SU-C1 in the same light". Our current Denver Zoning Code does not have a E-SU-Cx designation, so I was wondering if you can give me some more background information and details on what you mean by going from Dx to D. I am not familiar with 2017i-00186 and would like to understand how that rezoning relates to these cases and hopefully better understand where your letter is coming from.

UNNA letter of opposition: It is resolved by the Steering Committee of UNNA that all requests for addition of accessory dwelling status be opposed. In keeping with the advancing efforts and conforming with the vision of Blueprint and Greenprint Denver, we expect all current E-SU-Cx and E-SU-Dx designations be rezoned to E-SU-C and E-SU-D respectively in similar fashion to those initiated under 2017i-00186 in the University Park Community RNO which borders UNNA immediately to the East. We view this proposed change from U-SU-C to U-SU-C1 in the same light.

Further, as no current parking mitigation plans exist in the UNNA RNO area to appropriately manage the impacts of Denver University student rentals within the neighborhood, the addition of accessory dwellings and/or removal of alley-access garage structures negatively impacts all adjacent residential streets and neighbors for parking opportunities.

I am happy to talk over the phone if that works better for you, I just want to be prepare to answer questions if City Council asks why the RNO is opposing these rezonings.

Best,

Fran

Francisca Peñafiel | Associate City Planner – Urban Design | Hablo Español
Community Planning and Development | City and County of Denver
p: 720.865.2934 | francisca.penafiel@denvergov.org
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.