

## Public Comments

**Note:** This document contains written comments provided to CPD between the August 19 Planning Board hearing and December 16, 2020, when they were assembled for inclusion with the staff report to the City Council's Land Use, Transportation and Infrastructure (LUTI) Committee. If the LUTI committee votes to advance the amendments, there will still need to be a public hearing and final vote by the entire City Council, which is tentatively anticipated for February 2021. Public comments will be accepted up to the final public hearing in February. This packet of comments will be added to any received after December 16.

**From:** [Ashleigh Rankin](#)  
**To:** [dence - City Council](#); [Mayorsoffice](#)  
**Subject:** [EXTERNAL] NO on Amendment #7  
**Date:** Sunday, November 08, 2020 7:43:56 PM

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Dear Mayor and Council Member

Please vote NO on the Group Living Zoning Code - Amendment #7. As a committed citizen to our city, I am not in support of the new zoning changes and I expect you to vote no in this amendment because it is not in the best interests of those you represent. Quite frankly this amendment will not be good for our city and your constituents. More people will leave the city and go to the suburbs, which will destroy our city and our economy. There are so many ways to help people in need in our city and my husband and I are in full support of organizations like Denver Rescue Mission and Cross Purpose, small organizations that can accurately distribute funds and be accountable. Vote No on amendment 7 if you want your city to remain the great city it is right now! Listen to the people you serve!

Ashleigh

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [marcie.calm@gmail.com](mailto:marcie.calm@gmail.com)  
**To:** [Mayorsoffice](#)  
**Subject:** Contact the Mayor request confirmation  
**Date:** Tuesday, October 27, 2020 9:29:25 PM

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<b>Name</b>	Marcie Calm
<b>Email Address</b>	<a href="mailto:marcie.calm@gmail.com">marcie.calm@gmail.com</a>
<b>Zip Code</b>	80220
<b>Select a topic</b>	Other
<b>Agency/Department</b>	Other
<b>Comments</b>	I vociferously oppose the group living zone code amendment #7! Can't believe that city council members would even propose something like this. Nothing good for neighborhoods, community members, can only cause problems and trouble. . I oppose! Thanks, M Calm

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**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [yycalm at hotmail.com](mailto:yycalm@hotmail.com)  
**To:** [Mayorsoffice](#)  
**Subject:** Contact the Mayor request confirmation  
**Date:** Monday, October 26, 2020 11:41:51 AM

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<b>Name</b>	Jacob Calm
<b>Email Address</b>	<a href="mailto:yycalm@hotmail.com">yycalm@hotmail.com</a>
<b>Zip Code</b>	80220
<b>Select a topic</b>	Other
<b>Agency/Department</b>	Other
<b>Comments</b>	<p>Please take account of my opposition to Group Living Zoning Code Amendment #7.</p> <p>I am against this amendment.</p> <p>Jacob Calm 116 Grape St. Denver 80220 303 919 3598</p>

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**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [klmckenna8 at gmail.com](mailto:klmckenna8@gmail.com)  
**To:** [Mayorsoffice](#)  
**Subject:** Contact the Mayor request confirmation  
**Date:** Monday, October 26, 2020 8:58:50 AM

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<b>Name</b>	Kara McKenna
<b>Email Address</b>	<a href="mailto:klmckenna8@gmail.com">klmckenna8@gmail.com</a>
<b>Zip Code</b>	80231
<b>Select a topic</b>	Neighborhood complaints
<b>Agency/Department</b>	Other
<b>Comments</b>	NO ON GROUP LIVING. 90% are opposed to this Group Living proposal. DO NOT DESTROY our city any more than you already have! Stop it on 12/1/20.

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**From:** [Karen McGuire](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [District 9; kniechatlarge](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [ortgegaatlargo@denvergov.org](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] GL Amendment/ LUTI Comments  
**Date:** Wednesday, December 16, 2020 7:03:57 AM  
**Attachments:** [GL Use Permit Review Presentation4 FINAL UPDATE.pptx](#)

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Hello Andrew,

Below are my comments to LUTI regarding the Group Living Amendment: I am cc'ing Denver City Council members and the Mayor.

I thank you for the efforts you have made, though I must say in retrospect, after months of trying to find a middleground on this issue, that there are too many people behind this amendment with ***misplaced compassions***. You forget which people in Denver have the work ethic to sustain a beautiful Denver: I suspect a lot of them don't have hours this week, the end of Hanukkah and the week before Christmas during Covid, to voice their opinion on this issue.

1. I am submitting comments to LUTI but at this point do not even know what the UPDATED Amendment looks like. Comments are due December 16th and you are not providing Denver residents with the UPDATED Amendment until December 18th. This to me, if I were in your shoes, would be and is unconscionable.

How can Denver residents fully address what they can't even read? What are the details? Why such a short time frame? This speaks of deceit and fraud. You *pretend* to ask for comments on the proposed amendment; and then you don't provide the amendment. I would say this lack of public engagement and transparency is the theme throughout the entire GL Amendment process.

2. A perfect example of the fraudulence of Council Members in favor of this Amendment is captured in the December 1st LUTI meeting where Amanda Sandoval speaks favorably of the Independence House in her District 1. OK - it's been there a long time and some residents shovel snow - but Amanda Sandoval fails to disclose the number of Police Incidents happening at this Community Corrections Facility on a regular basis: more than one serious incident per week, involving on average 2 police cars. I personally reviewed Premise History Reports (i.e. police incidents) for Denver Community Corrections Facilities and provide this information in the attached PowerPoint which I have already shared with Councilwoman Kendra Black. Please see Slide 5 for this Facility.

Notably as well: the Denver Police Department was not part of the Group Living Advisory Committee.

3. Finally, you have intentionally mislead and under-informed Denver residents about

the impact of this Amendment on neighborhoods. Nevertheless, 90% - plus residents providing feedback to you have opposed it because of the overreach and the negative consequences. More unrelated adults per residence - which in moderation I support - does not justify all the changes you are trying to make or the flawed and unfair Zoning Amendment process for which you are responsible.

I urge the LUTI Committee to vote NO on the Group Living Amendment.

Respectfully submitted,

Karen McGuire  
District 4  
720-203-3611

# Group Living Text Amendment Meeting - Residential Care Permits

- December 9, 2020
- Councilwoman Kendra Black, District 4
- Stephen Fisher, District 1
- Karen McGuire, District 4

# Objectives Today

- Recommend Group Living Amendment includes a periodic permit review/renewal process to address neighborhood impacts of all Group Living uses (Congregate Living + Residential Care)
- Share District 1 resident's experience as direct neighbor to a Residential Care Facility
- Share police incident data for 9 Community Correction Facilities in Denver
- Chapter 59 can provide the template for the "Use Permit" and review process

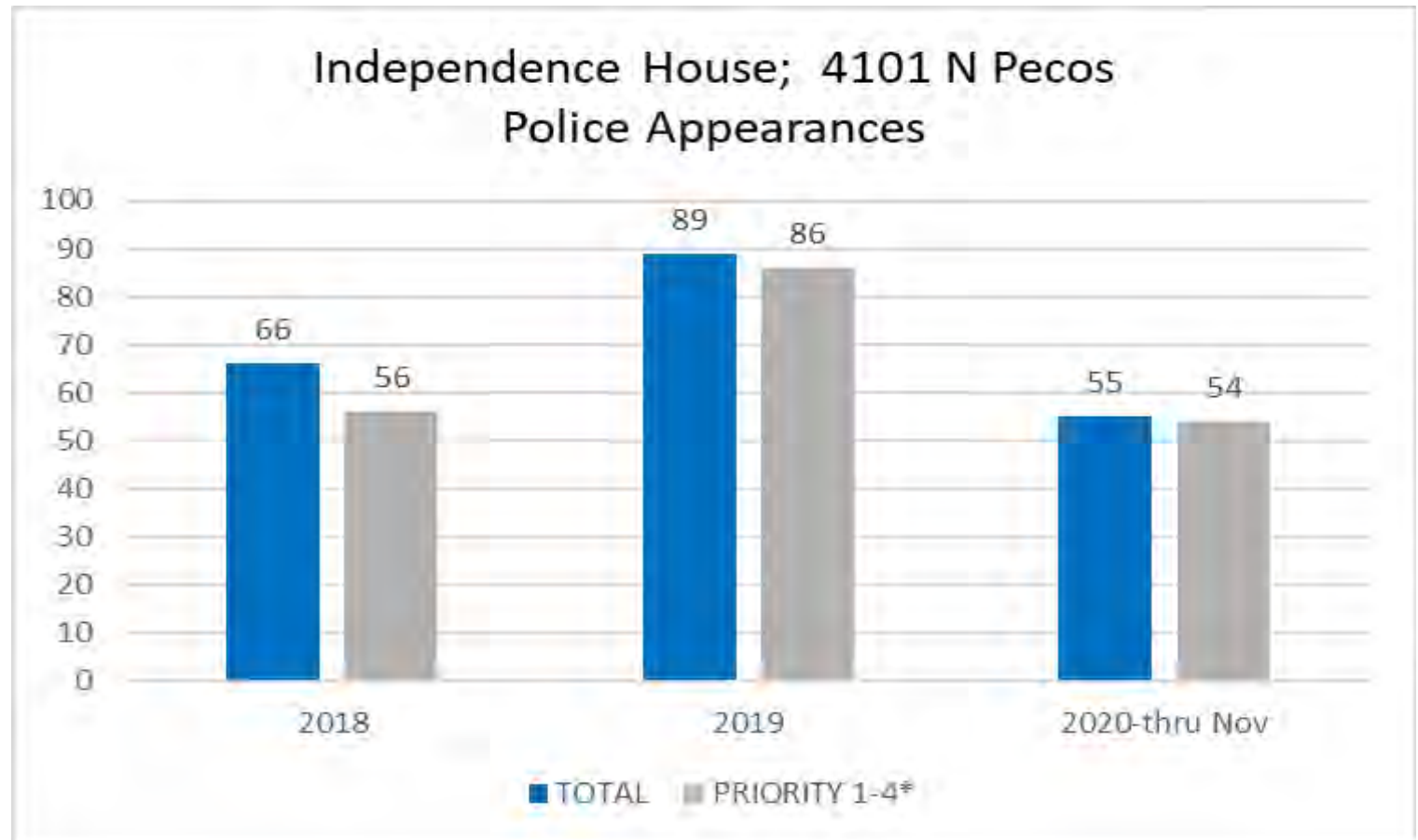
# Background

- LUTI Meeting December 1<sup>st</sup> – District 1 Councilwoman Amanda Sandoval spoke favorably about the Independence House at 4601 N Pecos Street in her District.
- Her comments did not reflect the whole story of this Community Corrections facility.
- This led to today's discussion.
- Thank you, Kendra and Steve!

# Also Captured from LUTI Meeting December 1st

- Amanda Sawyer recommended (51:08) for permits to NOT run with the land (as is currently the case). And also that permit ceases with operator.
- Amanda Sandoval (54:30) suggested codifying review in two years.
- **Robin Kniech (57:38) stated “we don’t get complaints from CC facilities. (Speaks about CC facilities as if they house people who have finished serving their time.)**
- **Candi CdeBaca said (1:16:28) data were available that could prove there have not been issues or complaints associated with CC facilities in SU neighborhoods.**
- **Jamie Torres (1:25:13) wants CPD to regulate impact.**
- **Amanda Sandoval (1:42:00) spoke favorably about The Independence House in her District 1; never one complaint.**

Graph from  
Denver Police  
Incident Reports



**\* Note: Priority Categories 1-4 are the most serious problems of 8 Priority Categories and include shootings, suicides, burglaries, assaults, fights, disturbances and police transport of individuals to medical care, detox or jail. They don't include parking violations.**



# Police Incidents Report – Data Snapshot

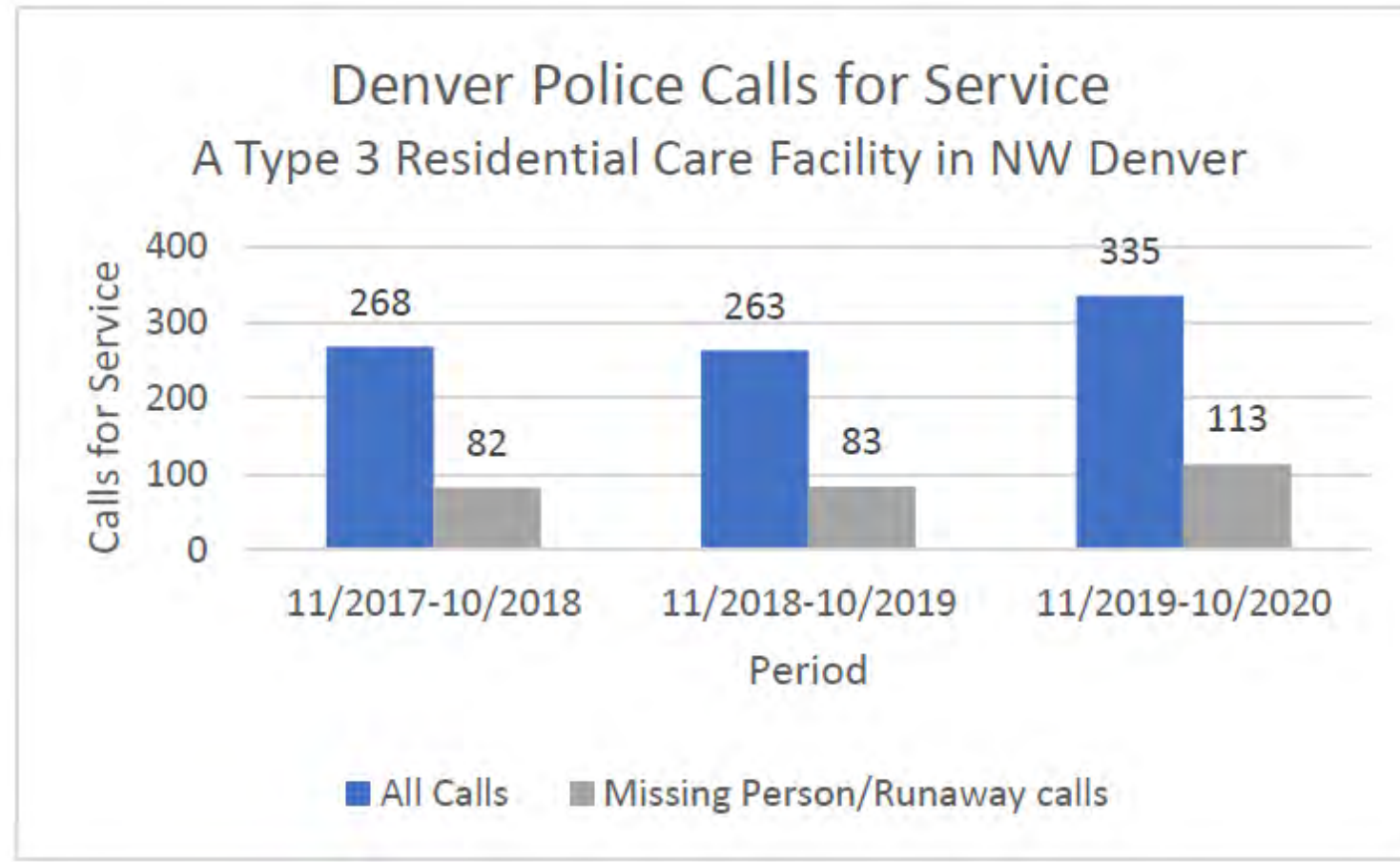
1 2 3 4 5

Incident	Case Numbers	Units	Priority	Problem	Agency	Address	City	Response Date
<a href="#">DPD-18-0056784</a>		131B	4	Assist	Police	4101 N Pecos St	Denver	1/24/2018 12:24:02 PM
<a href="#">DPD-18-0062701</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	1/26/2018 6:19:35 PM
<a href="#">DPD-18-0077432</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	2/1/2018 6:20:33 PM
<a href="#">DPD-18-0081871</a>		162E	2	Shots Heard / Fired	Police	4101 N Pecos St	Denver	2/3/2018 6:20:44 PM
<a href="#">DPD-18-0108679</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	2/14/2018 9:56:19 PM
<a href="#">DPD-18-0108971</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	2/15/2018 1:22:57 AM
<a href="#">DPD-18-0111230</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	2/15/2018 9:29:39 PM
<a href="#">DPD-18-0111520</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	2/16/2018 12:33:14 AM
<a href="#">DPD-18-0111638</a>		151A, 153C	4	Assist	Police	4101 N Pecos St	Denver	2/16/2018 2:28:59 AM
<a href="#">DPD-18-0121872</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	2/20/2018 5:32:53 PM
<a href="#">DPD-18-0155551</a>		151S	2	Prowler	Police	4101 N Pecos St	Denver	3/7/2018 4:51:10 AM
<a href="#">DPD-18-0155595</a>		151S, 152C, 152D	1	Burglary IP-JO	Police	4101 N Pecos St	Denver	3/7/2018 5:53:41 AM
<a href="#">DPD-18-0162767</a>		SC1	4	Scout Car Transport	Police	4101 N Pecos St	Denver	3/9/2018 10:49:06 PM
<a href="#">DPD-18-0174162</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	3/15/2018 12:02:16 AM
<a href="#">DPD-18-0207258</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	3/28/2018 10:23:59 PM
<a href="#">DPD-18-0293411</a>			8	Parking Complaint / Aband Veh	Police	4101 N Pecos St	Denver	5/2/2018 10:13:59 AM
<a href="#">DPD-18-0311805</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	5/9/2018 1:18:27 PM
<a href="#">DPD-18-0315560</a>		131A, 131D	3	Accident Unknown Injury	Police	4101 N Pecos St	Denver	5/10/2018 7:47:58 PM
<a href="#">DPD-18-0329123</a>		111A, 111C	3	E 23 Overdose / Poisoning	Police	4101 N Pecos St	Denver	5/16/2018 11:52:06 AM
<a href="#">DPD-18-0341421</a>		151D, 151S	3	Suspicious Occurrence	Police	4101 N Pecos St	Denver	5/21/2018 4:03:10 PM
<a href="#">DPD-18-0342262</a>		SC2	4	Scout Car Transport	Police	4101 N Pecos St	Denver	5/21/2018 10:55:15 PM
<a href="#">DPD-18-0345243</a>		151D, 151E, 153B	2	Fight	Police	4101 N Pecos St	Denver	5/23/2018 4:34:53 AM

# Residential Care Facility for Children in District 1

- Steve Fisher submitted text amendment comments with a Residential Care Case Study and experiences to Denver Planning Board August 17<sup>th</sup>, 2020.
- Main take-away: The periodic “Use Permit” concept is useful to address impacts to neighbors but it disappeared in 2010 code. CPD needs to provide that mechanism. CPD’s new “Community Informational Meetings” do NOT do this as written.
- We want to make sure City Council gains from Steve’s knowledge and experience with RCFs and Denver Zoning Codes

# Residential Case Study – Tennyson Center for Children\*



\*Extracted from Case Study of RCCF in District 1 by Steve Fisher. Note: Police Calls are for all priorities and not filtered as on other charts in this presentation.

# Comparing Chapter 59 RCF to Current Zoning

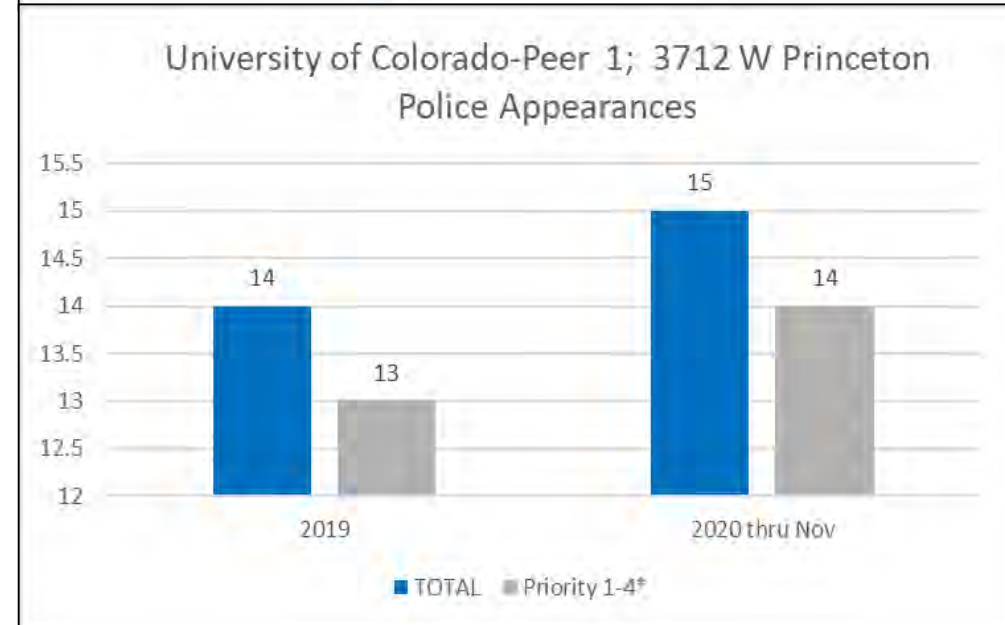
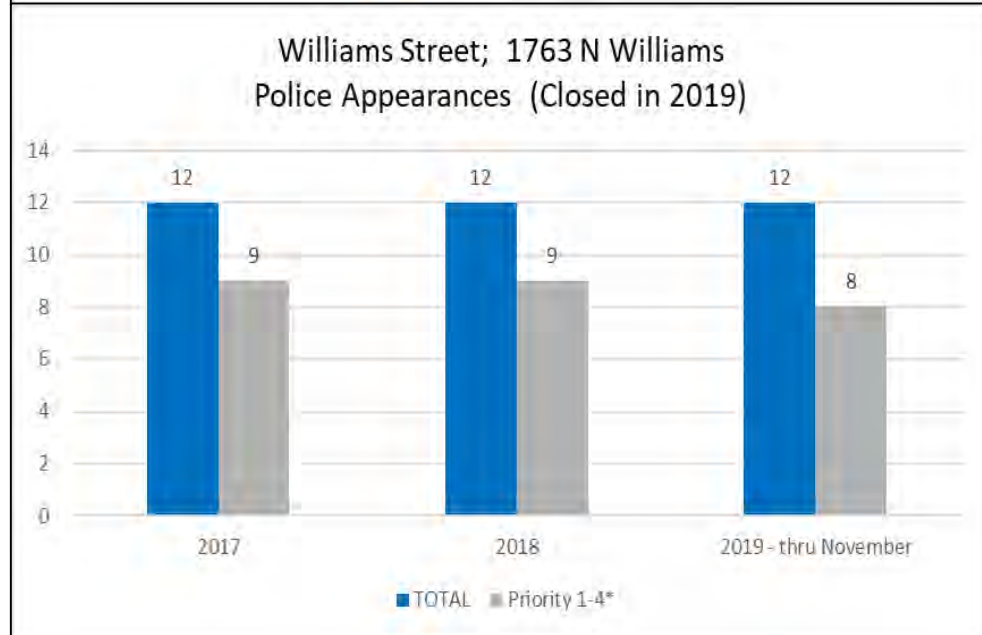
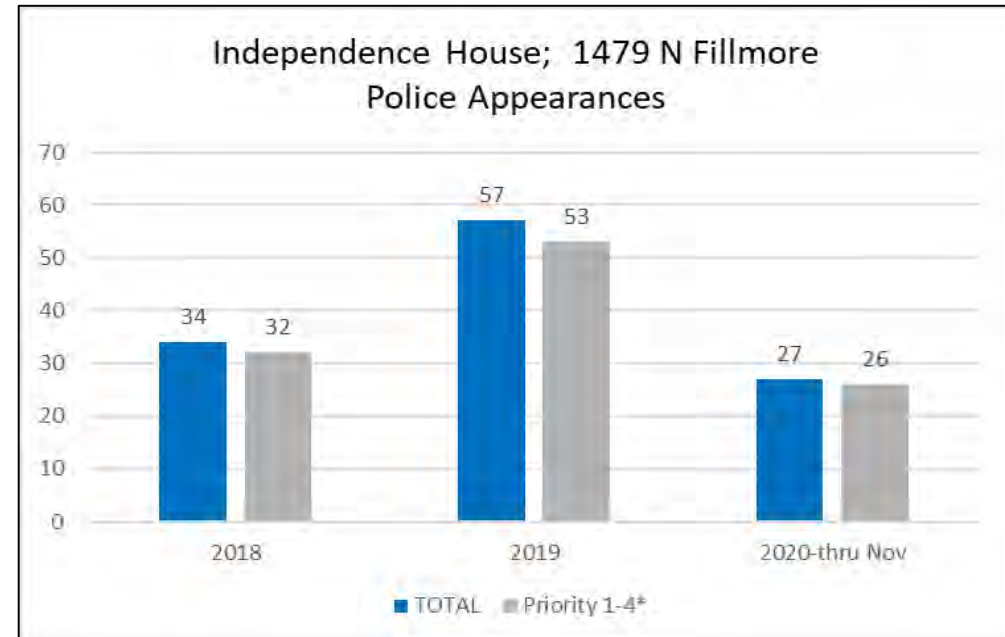
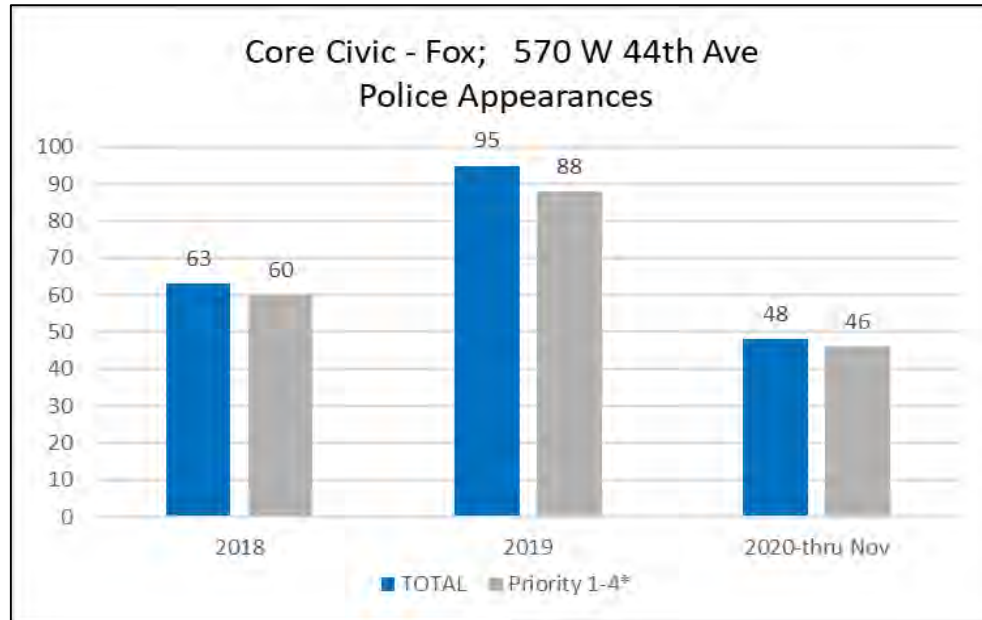
## **Chapter 59**

- “Use Permits” granted by CPD
- “Use Permit” includes required conditions to be met
- Biennial “Use Permit” review process involves stakeholders and addresses a universe of issues not handled by NIS.

## **2010 Zoning Code and GL Amendment**

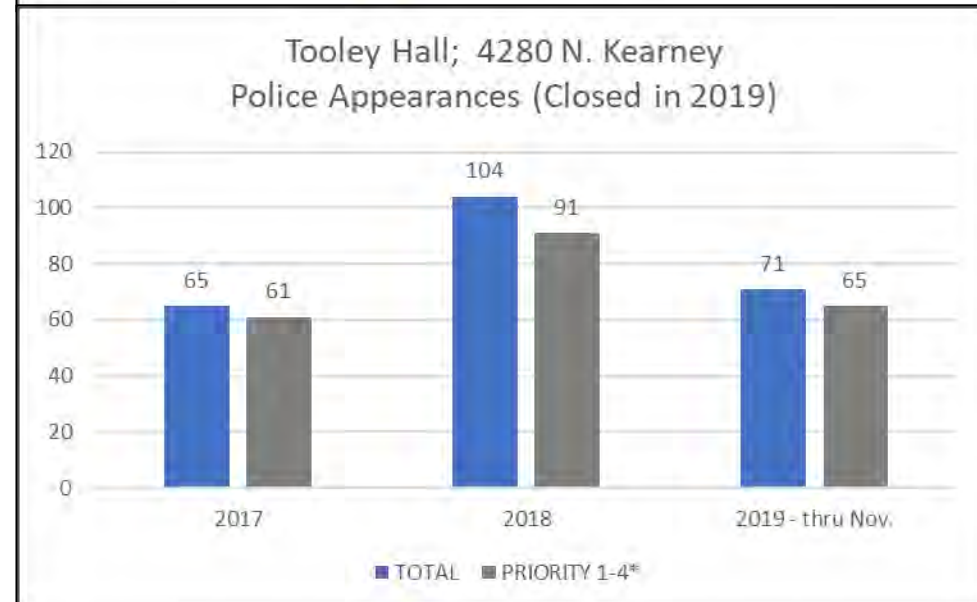
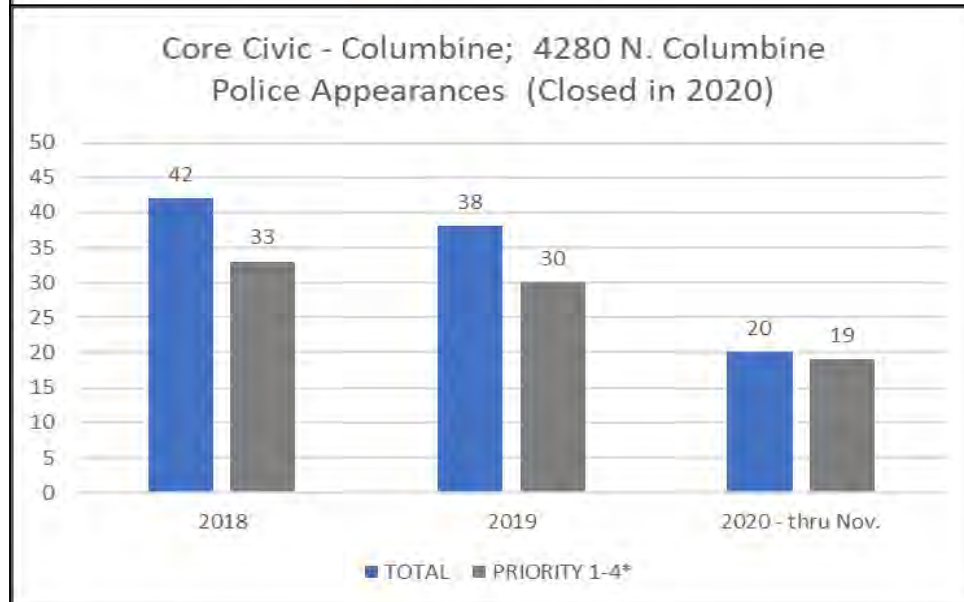
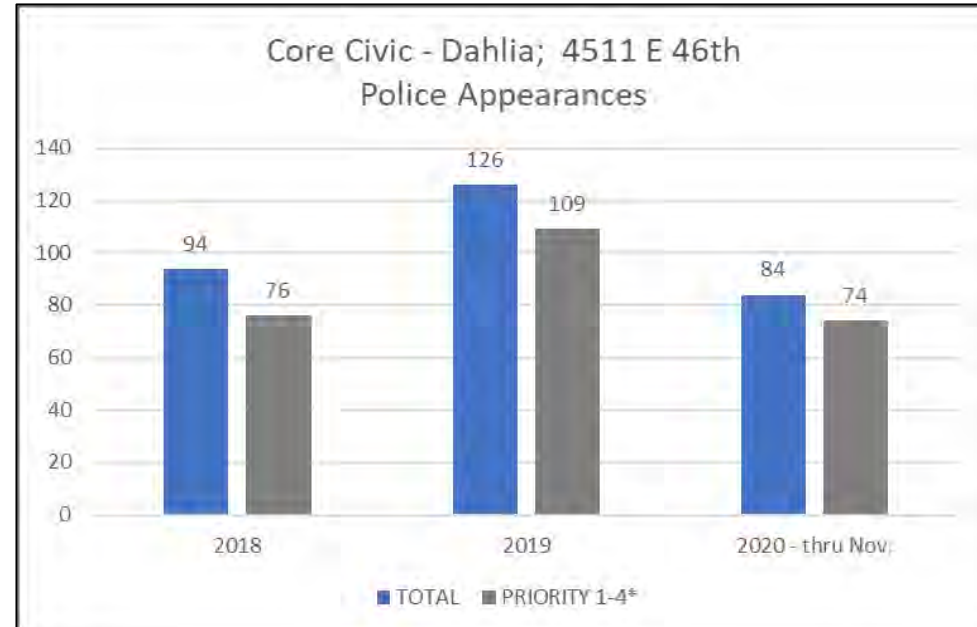
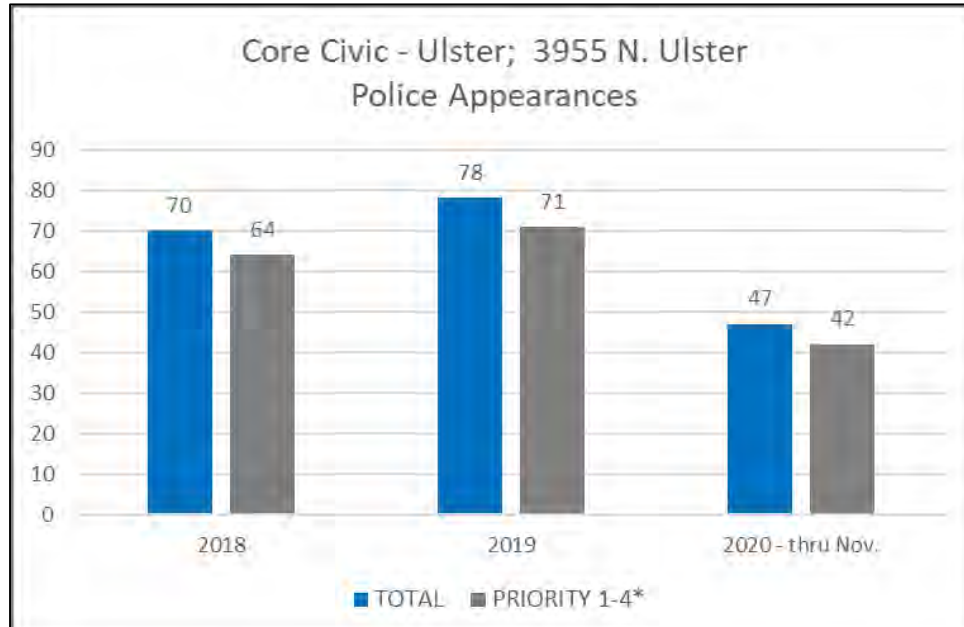
- CPD grants a “zoning permit” once for land – then abdicates oversight.
- No mechanism to incentivize harmonious behavior or “external impacts” on neighbors.
- Administrative review and/or nuisance abatement processes ONLY remedy for neighbors – costly, threatening, divisive.

# Additional Police Incident Graphs





# Additional Police Incident Graphs - Continued



## TAKE-AWAYS

- New zoning code needs to protect Residential Care Facilities AND surrounding neighbors at the same time.
- 2010 Code and GL Amendment need periodic permit reviews with CPD oversight (e.g. convene/oversee stakeholder meetings).
- We would like this Power Point and Steve Fisher's RCF Comments to the DPB distributed to all Councilmembers and the Mayor.

# Bibliography

- Residential Care Comment letter to Denver Planning Board by Steve Fisher – emailed to Kendra Black
- Tennyson Center for Children - Case Study PDF by Steve Fisher – emailed to Kendra Black
- Premise History Reports from Denver Police Department – available upon request
- Chapter 59 Zoning Code, Current (2010) Zoning Code and Proposed GL Amendment – denvergov.org
- Recording of December 1<sup>st</sup>, 2020 LUTI Meeting  
[http://denver.granicus.com/player/clip/13930?view\\_id=180&redirect=true](http://denver.granicus.com/player/clip/13930?view_id=180&redirect=true)



December 16, 2020

Dear Denver City Councilmembers:

We, the undersigned, support the City of Denver's efforts to update regulations in the Denver Zoning Code that govern group living as described on [Group Living Rules Update project site](#) and detailed in the December 1 [Community Planning & Development \(CPD\) presentation](#) to Council.

We hope this letter elevates some of the supportive voices that have not been able to participate more fully in this process. Some who stand to benefit most from these overdue changes live in households deemed illegal by the city and rightfully feel threatened by the prospect of appearing before governmental bodies to plead their case. Others are among our most marginalized neighbors, who are daily overburdened just to meet their and their families' basic needs. We already ask so much of the organizations that represent and serve these individuals, which are typically under-resourced and stretched thin. The frightening realities of the COVID-19 pandemic have only made matters worse for these individuals and organizations. In this health- and life-threatening time, the people's immediate needs have taken precedence over advocating for the group living rules update. However, that does not mean these changes do not matter. On the contrary—the end goals and outcomes of this policy change are much-needed in our communities.

And so, we support both components of the proposal before you: allowing residential care facilities to be situated in more areas of the city and increasing the number of unrelated adults who can legally live together. Adopting these updates—and doing so at the same time—will most effectively simplify and modernize the zoning code and meaningfully advance equity in Denver's housing options.

First, the current code problematically segregates residential care into certain parts of the city. This effectively keeps many of the people seeking such supported living situations away from the very transportation, employment opportunities, social service supports and community benefits necessary for their livelihood. BIPOC communities are most affected. Black Denverites experience homelessness at nearly five times the rate of the general population, and American Indians at about eight times the overall rate.<sup>1</sup> As such, these groups disproportionately turn to the city's shelter system. The same is true for BIPOC communities and the criminal justice system, with Hispanic, Native American, and especially Black individuals disproportionately represented among those who are incarcerated statewide, including residential community corrections.<sup>2</sup>

Moreover, residential care sites and services are often concentrated in low-income and BIPOC communities throughout Denver. This places disproportionate strain on the public systems and services in these communities. Notably, while we support the overall update, we are disappointed in the amendment to prohibit community corrections from single family and duplex-zoned areas. We are concerned this will not enhance residents' access to services or fully overcome restrictions that disproportionately impact BIPOC neighborhoods as originally intended. And current requirements make it difficult to expand the number of congregate care facilities to serve residents in need. While all this belies deeper systemic injustices, we should at least address zoning barriers to greater opportunity and engage more Denver communities in providing for our most vulnerable.

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<sup>1</sup> [Metro Denver Homeless Initiative 2020 Point in Time Denver County Dashboard](#)

<sup>2</sup> [2019 Colorado Community Corrections Annual Report](#), [2019 U.S. Census Colorado Quick Facts](#)

Second, Denver lags far behind peer cities in how we contemplate and regulate households. The current cap of permitting just two unrelated individuals to live together is a product of outdated and discriminatory views that continues to disproportionately impact already marginalized people.<sup>3</sup> For instance, many LGBTQ people, single parents, immigrant individuals and low-wage earners find economic stability, safety, shared childcare, and community in living with their peers—not their biological relatives. Our zoning code should not have any say in what makes a family.

The current code also stands to harm large biologically related families even though it does not regulate them by giving inclined neighbors grounds to file a complaint and prompt a city inspection. Most often, these are BIPOC families. According to a recent analysis, Black and Hispanic households comprise 30% of all Denver households but 72% of those with five or more adults, making these folks five times more likely to live in a 5-person or larger household compared to their white counterparts.<sup>4</sup>

We beg the question of what—and who—we as a Denver community value today. We look to you as our elected leaders to take decisive action in this unprecedented moment and proactively remove some of the longstanding systemic barriers standing against our marginalized individuals and families, helping to make stable housing options connected to opportunity a reality for more Denverites.

We urge your support of the proposed revisions to the City's group living zoning code and look forward to continuing the valuable work of advancing housing justice with you in the future.

Sincerely,

***Organizations***

All In Denver  
B-Konnected.LLC  
Chacalit.com  
Chaffee Park Neighborhood Association  
Colorado Center on Law and Policy  
Colorado Children's Campaign  
Colorado Coalition for the Homeless  
Colorado Cross-Disability Coalition  
Colorado Village Collaborative  
Colorado Young Leaders  
Combi Taco  
East Colfax Community Collective  
Enterprise Community Partners  
Globeville Elyria Swansea (GES) Coalition  
Interfaith Alliance of Colorado  
JJK Places.PBC (Social Impact Real Estate)  
Mile High Connects  
Monarch Sober Living Homes  
Mothers Advocating for Affordable Housing

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<sup>3</sup>[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text\\_amendments/Group\\_Living/Group\\_Living\\_Zoning\\_History\\_Equity.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text_amendments/Group_Living/Group_Living_Zoning_History_Equity.pdf)

<sup>4</sup> Root Policy Research analysis of 2018 American Community Survey data

Neighborhood Development Collaborative  
One Colorado  
Raíces Brewing Co.  
Re:Vision  
Reclaim the Eastside  
Rodfei Tzedek, social justice team of Congregation Rodef Shalom  
Second Chance Center, Inc.  
Servicios de La Raza  
St. Francis Center  
The COVID-19 Eviction Defense Project  
The Empowerment Program  
Together Colorado  
Tribe Recovery Homes  
Warm Cookies of the Revolution  
YIMBY Denver

***Individuals***

Melissa Jones, Co-Chairwoman of the Consumer Advisory Board, Colorado Coalition for the Homeless  
Gianina Horton  
Lisa Zuniga Ramirez, Retired Investment Professional

[List still in formation]



## LAND USE COMMITTEE

November, 16<sup>th</sup> 2020

Group Living Advisory Committee

RE: Group Living Text Amendments

To whom it may concern

Jefferson Park United Neighbors (JPUN) is the Registered Neighborhood Organization (RNO) for Jefferson Park. We recently had our general membership meeting in which we had a presentation from Sayre Brennan regarding the group living proposed text amendment. Numerous concerns arose during our meeting.

Regarding group living, it is understandable that the city wants to update older regulations to be more in line with reality/what is currently happening, we feel that the proposed amendments go too far. In Jefferson park we have had to deal with many slot homes being built, which in many cases turned 1 single family residence into 8 new residences. With the proposed changes, what was a single-family residence could now hold 50+ people. The community/neighborhood cannot support such a drastic increase. There would likely be issues with parking, lack of upkeep on the units, crime and other issues. Furthermore, there would be a huge strain on city infrastructure (water, sewer, trash, etc). We feel that a better solution would be to encourage affordable development.

Regarding residential care facilities, numerous additional concerns arose. Jefferson Park is just now getting established as a destination for bars, restaurants, and services. If multiple facilities were to move into our neighborhood, we would likely lose the fledgling business and new homeowners. Furthermore, with a large park (Jefferson Park) in our neighborhood, we fear that if a larger establishment were to move in the park would become a neighborhood of tents, alleys would become bathrooms and injection spots, and the park would be a day and night destination. In addition, the current proposal removes distance restrictions for facilities from schools. We feel that this is short sighted, while 1,500 feet might be too large, it makes sense to not allow them directly next door to schools (aka some minimum distance should be required). Lastly, it seems like a large residential care facility would now be a use by right within the code, we feel that it would make more sense to require community input prior to a facility being approved.

In general, it seems that the public opinions regarding both the proposed group living amendment and the residential care facilities seems to be overwhelmingly negative. It is a little surprising to see the proposal still moving forward with such negative feedback. Sincerely,

Justin Potter  
LUC Chair  
LUC@Jpun.org

**From:** [Tonia Wilson](#)  
**To:** [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [District 1 Comments](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [District 9](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#); [Mayor's office](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Subject:** [EXTERNAL] Feedback - Group Living Proposal - December 16  
**Date:** Wednesday, December 16, 2020 7:33:14 AM  
**Attachments:** [Exhibit A Feedback on Proposed Changes to Residential Housing Rules.eml](#)  
[Exhibit B Feedback for 9 1 LUTI Meeting - Opposition to Group Living Proposal.eml](#)  
[Exhibit C Date, Time & Dial In Information Needed - Meeting with DPS Parent & Guardians about Removal of Buffer Zones around Schools.eml](#)  
[Exhibit D Screenshots Crowd Funder Co-own Company.pdf](#)

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Dear Members of the LUTI Committee,

I am submitting follow up comment to express my continued opposition to details in the Group Living Proposal. Like several other residents across the City, I have been following Denver Community Planning and Development (CPD)'s presentations during LUTI meetings as well as with some neighborhoods. What I've heard during those conversations (from CPD and/or meeting participants) is distressing – double speak, lack of transparency, gaps in logic, shaming of Denver residents who oppose the proposal, and hypocrisy.

I will reserve my comments in this message here to what has transpired over the past couple of months. Attached are my earlier comments on the Proposal. Refer to Exhibits A and B.

### **Double speak**

The most frustrating thing I've observed in this process is CPD's use of soft terms in an attempt to placate listeners. Over time, CPD has adapted its phrasing, which is suspicious. Why would CPD change its language over time to be less direct rather than more direct if its goal is to help Denver residents understand the details in the Group Living Proposal?

- "Vulnerable populations" - CPD very recently has adopted this term to refer to those in halfway houses. My cynical side suspects this change in terminology was used to counter the argument that the Proposal's recommendation to place halfway houses next to school and in residential neighborhoods is a potential safety issue for actual vulnerable populations – children and the elderly.
- "Pre-paroled individuals" and "non-paroled individuals" – CPD also recently started using these terms to refer to inmates serving out their sentences halfway houses. These phrases used on their own and without additional modifiers are open to misinterpretation. For example, I am a "non-paroled individual," in that I am not on parole. (Of course, I also don't have an arrest record nor have I ever been incarcerated.) The fact of the matter is that those inmates in halfway houses are still in State custody and are still serving out their prison terms. In addition, assignment to halfway houses is not a reward for good behavior; it is a deterrent method for prisoners at medium-to-high risk of reoffending upon release. These programs are [mildly successful](#).
- Last month I posed a series of questions to CPD's Andrew Webb about other terms used in recent presentations. To date, he has not answered my questions:
  - What is the definition of "transitional housing," according to Denver CPD?
  - How does "transitional housing" differ from "residential care"?
  - How does "transitional housing" differ from homeless shelters?
  - How does "transitional housing" differ from halfway houses?
  - Does Denver CPD use the terms "halfway houses" and "community corrections"?

interchangeably?

### **Lack of transparency**

Perhaps I would be more receptive to select elements in the Group Living Proposal if I felt confident that outreach efforts were being done in good faith. However, that is not the case. I feel fortunate, though, to know so many knowledgeable Denver residents who have been able to uncover data to help me make my own informed decision about the Proposal so I don't have to rely on what's being filtered by CPD.

- Chapter 59 – For all the time and money spent by CPD on this proposal, why wasn't the Chapter 59 issue addressed first? Why did it not come into public conversation until mid-way through this year if this Proposal has been in development for three years? Now, you are stuck in a position of voting on a major zoning Proposal while leaving Chapter 59 zoning mostly in place.
- Removal of buffer zones – Recent CPD presentations to communities in Denver completely omit the school buffer zone removal when it explains spacing and density changes. Why is that? Refer to Exhibit C for an email exchange between CPD's Andrew Webb, DPS Board of Education's Scott Baldermann, and me. If the actual goal of outreach is to inform the public of details in the proposal, it is curious that DPS was not brought into the conversations until late this year. Again, this Proposal has been in development for three years. It is also curious why CPD refused to hold an outreach session for DPS parents/guardians.
- December 22 LUTI meeting with a December 18 release of the revised Proposal – This has been a taxing year on all Denver residents, to say the least. Pushing the revised Proposal to just before a major holiday at a time with most residents are preoccupied (holidays, COVID, etc) is suspicious. How will residents have time to digest a proposal in just a few days and provide commentary before the vote?
- December 16 deadline for comments with a December 18 release of the revised Proposal – Never mind what I said above...public commentary closes two days before the revised Proposal is released. Anything residents have to say about the actual revised Proposal (to be released on December 18) won't be shared with LUTI before members potentially vote on December 22. POOR PLANNING – but not surprising given how this process has gone this year.
- Public comment packets – Just this week, a Denver resident discovered that CPD's website for the Group Living Proposal no longer included the 2000+ opposition letters received during the August 19 through September 1 public comment period. These letters were part of the packet earlier this year. Why were they removed? This situation can be interpreted multiple ways:
  - CPD made a mistake, which would then be further evidence of the sloppy work by City planners and communications team;
  - or CPD made the intentional decision to remove them, which would be further evidence of attempts to obscure opposition to the Proposal.

In either case, this odd occurrence is just one more thing eroding public confidence in this process and the City's willingness to listen to residents.

### **Gaps in logic**

A premise used by CPD to ground the need for a Group Living Zoning Text Amendment is the perceived racist real estate policies from decades ago. From there, the connection to why we need the Group Living Zoning Text Amendment today is murky. When CPD talks about the connections, I have trouble following the conclusions:

- CPD notes that today a greater percentage of homeowners are white. If this is the case, what exactly is the correlation to single family neighborhoods, where homes may be owned or rented? Does CPD then ignore the many concerns raised by non-white homeowners as well?
- CPD notes that families "of color" are more likely to live with generations of family members. Today's zoning code allows families of any size to live together. The Group Living Proposal does not change at all yet CPD talks about this as a community need being addressed by the Proposal, which is misleading. Multigeneration living is allowed today, no zoning change

needed.

- CPD notes that the Proposal addresses equity issues in the community. If this is the case, why does the City continue to waste time and money on multiple, overlapping individual neighborhood plans? A one-size fits all approach is in direct opposition to having individual neighborhood plans.

## **Hypocrisy**

Following this process closely, many questions have come to mind. The weak equity argument lends itself to questioning about the true driver behind the proposal – money.

- How did the City determine who to appoint to the Group Living Advisory Committee?
- Why won't the City release emails from the Mayor about the formation of the Committee?
- How many of those who vocally support the Group Living Proposal are sitting on the sidelines right now waiting to cash in if/when the Proposal is approved? Hint: Several. [Team - The Co-Own Company \(co-ownco.com\)](#) See Exhibit D for a summary of The Co-Own Company's plan to build "equity" in the City – that is, a promise of an 18% ROI for investors. Every time you hear a particular community member (who is a Denver resident, real estate agent, Group Living Advisory Committee member, Director of Sales for the Co-Own Company, owner of the Queen City Co-operative which is in violation of the current zoning code, and AirBNB-er) cry about reduction in the number of unrelated adults who could live together in the revised proposal, know that those are crocodile tears. The crying is not for the perceived inequity in Denver but for the equity in her own for-profit business.

## **Shaming of Denver residents who oppose the proposal**

- Since learning of the Group Living Proposal at the beginning of this year, I have been publicly vocal about my opposition to the contents of the Proposal and the poor communication from Denver CPD. In return, I have been called a number of horrible terms that I won't repeat here, been harassed on social media, received individual messages suggesting counseling services, and told that my communication methods to City employees were too abrasive. I kindly ask that you rereview the attached messages to determine for yourself the difference between "abrasive" and "informed and opinionated."
- I've been told that the City perceived that the only opposition was coming from "white" people in "Southmoor." At the same time, I was told that in order for the City to take my opposition seriously, I would need to seek out residents from other neighborhoods. (Keep in mind, I don't live in Southmoor.) So, I did just that when I joined Safe and Sound Denver, a truly grassroots organization of Denver residents from neighborhoods across the City. I make this point about "truly grassroots" because, like the individual harassment I've experienced, Safe and Sound Denver also has received its share of public criticism for its research and opinions. This criticism has included unfounded conspiracy theories about political affiliations driving the opposition. Know that Safe and Sound Denver does not align with any political party – participants come from major and minor political parties and many are independent. Members are united in their opposition of the Group Living Proposal as is currently written. Individual reasons for the opposition vary. Work done by Safe and Sound Denver has been on a voluntary basis, based on the ability and availability of individual members.
- A term I learned recently is "astroturf." Astroturfing is the practice of masking the sponsors of a message or organization to make it appear as though it originates from and is supported by grassroots participants. It is a practice intended to give the statements or organizations credibility by withholding information about the source's financial connection. The term astroturfing is derived from AstroTurf, a brand of synthetic carpeting designed to resemble natural grass, as a play on the word "grassroots". The implication behind the use of the term is that instead of a "true" or "natural" grassroots effort behind the activity in question, there is a "fake" or "artificial" appearance of support. I bring this up because one group that has been highly critical of those opposing the Group Living Proposal and Safe and Sound Denver in particular is the YIMBY Denver group. Unlike the truly grassroots nature of Safe and Sound Denver, YIMBY Denver is funded and supported by a national YIMBY group, which is financially supported by tech and real estate companies, among others:  
[https://inthesetimes.com/features/yimbys\\_activists\\_san\\_francisco\\_housing\\_crisis.html](https://inthesetimes.com/features/yimbys_activists_san_francisco_housing_crisis.html)

I appreciate you reading all the way through this. As you move to the vote, please remember the

will of actual Denver residents versus outside forces trying to impose a larger agenda. This process has been fraught with mismanagement, as admitted even by members of City Council. Yes, three years have been spent on this. This is a lot of time, effort, and expense. In business, we call that "sunk costs." Do not fall into the irrational sunk cost fallacy by pushing forward something that is half-baked, built on limited data, and opposed by the majority of Denver residents who know about the details buried in the proposal.

If you still have any doubt about whether the majority of Denver residents oppose the Proposal as currently written, then I urge you to vote to put up adoption of the Proposal for a City-wide vote rather than trying to make judgement call based on pre-filtered data provided to you through a heavily-flawed process.

Regards,

Tonia Wilson  
Denver, CO


p.s. Know that I do not take issue with raising the number of unrelated adults who live together. Four seems to be an acceptable number as a start. This number aligns with current Denver zoning for multifamily. Given the lack of analysis on what this change would mean as a burden to Denver city resources (trash, infrastructure, police, fire, etc) , anything higher based on a guess vs. "peer cities" would be irresponsible.






# The Co-Own Company

Changing the future of urban home ownership with new, net-zero, co-owned housing.



Co Own Company Investor Video



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URBAN CO-LIVING

SHOW FUNDRAISING DETAILS

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## COMPANY OVERVIEW

### Why you want to invest in us...

- 1 We are building the first nationwide, scalable, for-profit shared ownership housing in the United States.
- 2 Highly desirable urban infill and university locations – suburbia sucks, live in the City.
- 3 High tech, net-zero energy architecture (3 kWh+ solar array per residence), specifically designed for comfortable co-ownership.
- 4 Easy and hassle free onboarding, furniture rental available, professional management, fees cover all utilities and maintenance.
- 5 Co-operative shares may be resold at any time, through an exchange on our website, at market rates.
- 6 Build equity in highly desirable areas.
- 7 On site shared electric cars – live a truly net-zero lifestyle.
- 8 We are building single family homes, duplexes, townhouses – we follow all zoning laws – co-ops are legal across the US.



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Down Payment Assistance: The Co-Own Company will have a program where Owners can borrow up to \$10,000 of the down payment from the Company, with interest only payments until a subsequent sale, thus eliminating a significant barrier to home ownership for Millennials, i.e. coming up with the down payment.

After the successful launch of Denver projects, in subsequent years we will expand into other American cities with similar housing needs, in the South, West, East and North, i.e. Miami, Palo Alto, Boston, and Ann Arbor, building proven designs in a new market each year. In our second year the Company will raise up to \$50M to fund the equity portion of these projects, through a Regulation A+ offering.

### KPIS



17.63%

ROI



3

EMPLOYEES



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## PITCH DECK





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## SUMMARY

The Co-Own Company (the 'Company') was formed to develop, sell, and service co-owned housing in urban and university neighborhoods, providing accessible ownership options in popular co-living formats.

The Company will sell units under a co-operative form of ownership, using co-op shares to conveniently allocate residences among multiple owners. Senior housing co-ops have thrived for decades - we are simply expanding the concept to all ages. The individual ownership shares can be sold at market rates at any time the owner desires. As part of our ownership coordination services the Company will establish an exchange on our website so that share buyers and sellers can quickly find each other.

The residences we develop will be single family houses, duplexes and townhouses. We have attached sample plans of these forms. Co-Own Company developments will follow existing zoning laws. The Company will not seek nor require re-zonings.

Co-Own Company projects will be developed on well-located infill sites ('Infill' is the re-use of already developed land, where streets, schools, transit, and infrastructure already exist). Each share will give the owners the right to live in a new, net-zero energy, infill residence, walkable to transit, shops, restaurants, and schools.

All of our residences will be built with the latest technology, energy efficient products, highest indoor air quality, and we will always install on-site solar panels for a net-zero energy building. We will also provide shared electric cars on site that can be reserved through a transit company partner. Reducing transit pollution and costs by eliminating individual car ownership is another important goal of our target buyers.

Bylaws will set rules that ensure a good living experience, and will draw on established co-operative housing protocols. The Company will provide furniture, kitchen supplies, and even optional maid service to allow for enjoyable, organized co-ownership.



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protocol, the company will provide furniture, kitchen supplies, and even optional maid service to allow for enjoyable, organized co-ownership.

We will start development in the Denver area in 2021, and quickly expand to cities where Millennials, and college families, would like to build equity through ownership. Each city will have a central sales center, in a well located shared office space. We will advertise under [www.Co-OwnCo.com](http://www.Co-OwnCo.com), and 833-CoOwnCo. The Company will list our homes on the local multi-list, and cooperate with outside brokers.

The Co-Own Company intends to raise \$10.34M in equity in October 2020 for its first year of operation. The Company will pay to the investors a return of 18% per annum on the amount raised (prorated to reflect actual completion dates, which are scheduled for 15 months). The equity raised for the first year will, in the opinion of management, be sufficient to provide the investor capital required for our first projects in the Denver area and to secure HUD financing comprising the balance of the capital required for completion of the projects.

After the successful launch of Denver projects, in subsequent years we will expand into other American cities with similar housing needs, in the South, West, East and North, i.e. Miami, Palo Alto, Boston, and Ann Arbor, building proven designs in a new market each year. In our second year the Company will raise up to \$50M to fund the equity portion of these projects, through a Regulation A+ offering.

## TRACTION

- Website launch.  
OCTOBER, 2020
- Social media launch.  
OCTOBER, 2020

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TRACTION

- Website launch.  
OCTOBER, 2020
- Social media launch.  
OCTOBER, 2020

TEAM



**Jason Lewiston**  
President

Our principal is Jason Lewiston, who has been in the real estate business for almost 30 years, as a broker, developer, and general contractor. He has built over 1,000 houses and apartments, and served as a broker for hundreds of transactions. Jason has years of knowledge regarding infill development, and feels very strongly that we need density and clean mass transit in our developed areas to protect the environment for future generations. Jason was born and raised in the Detroit area and attended business school at the University of Michigan. He now lives in Denver.

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**Dmitrii Zavorotny**

**Technology Officer**

A technology entrepreneur and software developer, has worked as a database developer and data analyst.



**Sarah Wells**

**Director of Sales**

Realtor who co-founded a cooperative in 2015. Serves as board President for Boulder Housing Coalition and is on the board for NASCO Development Services.



**Chelsea DeFelice**

**Head of Design**

An interior design industry pro with 12 years of design experience. She attended The Art Institute of Colorado, where she studied commercial design.



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ADVISORS



Raymond Burrasca

Financial Advisor, Attorney

40+ years in corporate finance, private equity (venture capital, angel financing, mezzanine financing), and commercial paper. Expert on Regulation A+ offerings.

[Read More](#)



Hugh Jeffers

VP of Centennial Mortgage, FHA Loan Expert

25 years in originating FHA loans. Expertise in cooperative housing and board member of the National Association of Housing Cooperatives.

[Read More](#)



Gosia Kung

Architect

Architect with KTGy. 25 years experience in architecture and urban design. Specializes in "missing middle" and affordable housing policy and design.

[Read More](#)



Jeff Dawkins

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Jeff Dawkins

Architect

Extensive experience in infill projects, custom homes, site planning and site design.

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Bruce Roberts

Architect

Longtime residential and commercial architect from the Detroit area. Bruce is also a custom furniture maker.

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PITCH DECK

The slide features a large orange square at the top. Below it, the text "THE CO-OWN CO." is written in white, bold, sans-serif font. Underneath that, "URBAN CO-LIVING" is written in a smaller, orange, sans-serif font. In the center, "THE FUTURE OF HOME OWNERSHIP" is written in a bold, teal, sans-serif font. At the bottom, "THE CO-OWN COMPANY" is written in a small, orange, sans-serif font, enclosed within a thin orange rectangular border.

Navigation bar at the bottom of the slide: ↺ 1 of 18 ▶ 🔗 📄



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PITCH DECK

**THE PROBLEM**

- Millennials cannot afford to purchase housing in urban centers
- Traditional suburban housing is boring, undesirable and lacks connection
- Renting in an urban center is expensive and does not build equity



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**OUR SOLUTION**

- Shared equity co-ownership of new units
- Urban, high-tech, net-zero energy design
- Easy and hassle-free onboarding



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PITCH DECK

## OUR SYSTEM


### New Build, Urban Infill Sites

Net-zero energy buildings close to transit, shops, restaurants, and schools




### No Subsidies, No Strings Attached

Minimal government involvement – market rate housing while still being affordable and accessible








### Cooperative Shares

Shares can easily be bought and sold at any time using our exchange



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## OUR SYSTEM

### Professional Support

The benefits of owning without the hassle – maintenance and professional management included in monthly fee



### Move-In Ready

Personal and common area furnishings included at the request of each owner




### Down Payment Assistance

Co-owners can borrow up to \$10K of their share down payment from us and roll it into their monthly fees – the cost of entry is the same as renting – but with equity



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PITCH DECK

**WHO WE ARE**



**Jason Lewiston, Principal**

Jason has been in the real estate business for almost 30 years as a broker, developer, and general contractor. He's built over 1,000 houses and apartments, and served as a broker for hundreds of transactions. Jason has years of knowledge regarding infill development, and strongly feels we need density and clean mass transit in developed areas to protect the environment for future generations.

**Dmitrii Zavorotny, Technology Officer**

Dmitrii, a technology entrepreneur and software developer, has worked as a database developer and data analyst for the past 10 years leveraging data science, analytics, and machine learning to help make smart business decisions. He has been a community advocate for smart, sustainable growth in the Denver metro area for the past 5 years.



**Sarah Wells, Director of Sales**

Sarah is a long time co-op resident herself. She began her foray into real estate in 2015 when she co-founded a cooperative in the Capitol Hill neighborhood of Denver. As a leader in cooperative housing, Sarah serves as board President for the Boulder Housing Coalition and the board for NASCO Development Services, a national housing group focused on creating more cooperative housing.

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**WHO WE ARE**



**Chelsea DeFelice, Head of Design**

Chelsea is an industry pro with 12 years of design experience. She attended The Art Institute of Colorado, where she studied commercial design. After graduation, she worked in kitchen and bath design, ran furniture and space planning for Ethan Allen, and went on to work as a private consultant. "From selecting paint to drawing a building, my job is to ensure the project is done when it needs to be done."

**Raymond Burrasca, Key Advisor**

Ray has more than 40 years of great success in corporate finance-related positions, including private equity (venture capital, angel financing, mezzanine financing, leveraged buyouts, financial restructuring and re-engineering), commercial paper, large-scale bank financings, SEC reporting and Sarbanes-Oxley compliance. Ray is an expert on Regulation A+ offerings.



**Hugh Jeffers, Key Advisor**

Hugh has 25 years of experience originating FHA loans and is the Vice President of Centennial Mortgage. His expertise is in cooperative housing and he serves on the board of the National Association of Housing Cooperatives. Prior to Centennial, he worked for Love Funding, Bellwether Enterprise, Arbor Commercial Mortgage and managed the affordable housing team at the National Cooperative Bank.

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### WHO WE ARE



**Gosia Kung, Key Advisor**

Gosia is an architect with KTG Architecture and Planning in Denver. She earned an architecture degree in her native Poland. She brings 25 years of experience in architecture and urban design along with 10 years of community leadership and executive nonprofit management. Gosia specializes in "missing middle" and affordable housing policy and design.



**Jeff Dawkins, Key Advisor**



**Bruce Roberts, Key Advisor**

Jeff and Bruce are longtime residential and commercial architects from the Detroit area. They both have extensive experience in infill projects, custom homes, site planning and site design. Bruce is also a custom furniture maker.

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PITCH DECK

# Investment Needed

Capital Request:

\$10,340,000

Timing of Capital Raise:

Immediately

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PITCH DECK

# Use of Proceeds

Pre-Development	\$	820,000
Fees	\$	773,000
Marketing and Sales	\$	374,400
Land	\$	7,070,000
Permits	\$	100,000
Building	\$	80,000
Financing	\$	<u>1,100,160</u>
Total	\$	10,317,560

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PITCH DECK

# Return to Investors

Sample \$100,000 Investment

Targeted for 15 Months 10.1.20 to 12.31.21

	October 1, 2020	December 31, 2021
Investment	\$ (100,000)	
Return of Investment		\$ 100,000
Interest (18% annual, 15 months)		\$ 22,500
Return of Investment plus Interest		\$ 122,500
Targeted Investor Internal Rate of Return		17.63%
Targeted Equity Multiple		1.225x
Targeted Investment Period		15 months

THE CO-OWN COMPANY

**From:** [Tonia Wilson](#)  
**To:** [andrew.webb@denvergov.org](mailto:andrew.webb@denvergov.org)  
**Cc:** [Kendra.Black@denvergov.org](mailto:Kendra.Black@denvergov.org)  
**Subject:** Feedback on Proposed Changes to Residential Housing Rules  
**Date:** Tuesday, February 25, 2020 5:35:28 PM

---

Hello.

I am writing to provide resident input to the two proposed changes to the current residential housing rules. I am opposed to both of the proposed changes. These proposals are far too broad and, as a result, will have swift and negative impacts on our neighborhoods currently zoned as single family.

I understand that the city of Denver struggles with finding appropriate solutions to affordable housing. Still, I do not support quadrupling (or more) single family home occupancy across the board nor do I support having a few-to-no limits on placement of group housing. I also am perplexed why the City would want to ignore its own goals of increasing density specifically near public transportation by suddenly increasing density in all neighborhoods. Finally, in the documentation shared so far, I don't see the impact analysis on city services and infrastructure - what will the impact be on schools, roads, public safety, etc? At what cost? At whose expense?

I have been a homeowner in Denver for 16 years. My husband and I specifically chose to live in southeast Denver because of the larger lot sizes, access to parks and trails, easy commute to work, and most of all a quieter neighborhood. (Seriously, when shopping for houses, I would stand with my eyes closed in the backyard of each house to determine how much road or neighborhood noise I could hear.) Throughout the years I've seen homes violating code by having too many unrelated adult residents, resulting in parking, trash, and noise issues, as well as lack of accountability to surrounding neighbors. I don't want to legalize this kind of behavior. In addition, when I try to shop or dine in other single family neighborhoods such as those around South Broadway, I struggle to find parking in the surrounding neighborhoods; quadrupling occupancy will only make the issue worse.

Other thoughts:

Unrelated People Living Together - These proposals are supposed to help with the affordable housing issue, but instead will make it worse. A homeowner who realizes they can put even more people in a single home will just raise their rental rate. Whether the landlord collects the rent money from individuals versus a single payment from the residents is just accounting. Let's face it - rental prices will go up, homeowners will cash in, and would-be buyers will be further priced out of the market.

Group Housing Allowed in More Places - Like the previous proposal, this proposed change will hurt not help the housing market. People are cashing in on the group housing business; this proposal just opens the market at the expense of those who want to live in a quiet single family neighborhood. Group housing should require permitting, be limited in quantity, and be restricted in placement to not overburden individual neighborhoods.

Thank you for accepting my input.

Tonia Wilson  
8101 E Dartmouth Avenue #41  
Denver, CO 80231

**From:** [Tonia Wilson](#)  
**To:** [Andrew.Webb@denvergov.org](mailto:Andrew.Webb@denvergov.org)  
**Cc:** [Kendra.Black@denvergov.org](mailto:Kendra.Black@denvergov.org)  
**Bcc:** [Paige Burkeholder](#)  
**Subject:** Fwd: Feedback for 9/1 LUTI Meeting - Opposition to Group Living Proposal  
**Date:** Monday, August 31, 2020 6:01:46 PM

---

Hello, Andrew.

My letter below, which I submitted on August 28 at 8:28 am, did not appear in the comment packet for tomorrow's LUTI Meeting. Please add it.

Thank you,

Tonia

Begin forwarded message:

**From:** Tonia Wilson <toniawilson@hotmail.com>  
**Date:** August 27, 2020 at 8:28:37 AM MDT  
**To:** "christopher.herndon@denvergov.org"  
<christopher.herndon@denvergov.org>, "districtone@denvergov.org"  
<districtone@denvergov.org>, "Black, Kendra A. - City Council"  
<Kendra.Black@denvergov.org>, "district9@denvergov.org"  
<district9@denvergov.org>, "paul.kashmann@denvergov.org"  
<paul.kashmann@denvergov.org>, "Jamie.Torres@denvergov.org"  
<Jamie.Torres@denvergov.org>  
**Cc:** "Hancock, Michael B. - MO Mayor" <Michael.Hancock@denvergov.org>  
**Subject: Feedback for 9/1 LUTI Meeting - Opposition to Group Living Proposal**

LUTI Committee Members:

I am writing to oppose the Group Living Proposal. The proposal is not an acceptable solution to the affordable housing issue in Denver.

**The proposal is a break in the social contract between Denver government and Denver residents.** When making a choice about where to live either as renters or as homeowners, Denver residents consider a number of factors, such as access to public transportation, proximity to parks and trails, schools, and overall safety. Denver zoning rules protect the character of neighborhoods so that would-be residents feel secure in their housing decisions and generally know what to expect in their surroundings. The zoning changes presented in this proposal pulls the rug out from under residents who moved into Denver's "suburban context" neighborhoods based on the original social contract that provided quiet, safe neighborhoods. Regardless of the perceived origins of the zoning code, current residents (some who bought just last year, some who have

been renting for a decade, and some who bought 40 years ago) will be harmed by the elements of the zoning proposal.

**The proposal is too broad.** A 180+-page proposal is difficult for anyone to digest, especially Denver citizens whose jobs are not in city government nor with an organization standing to directly benefit from the proposed zoning changes. The proposal should be presented and voted on by sections rather than a single, sweeping vote. This will allow LUTI and City Council members to vote for parts that make sense for their constituents and vote against parts that are not acceptable to their constituents.

**The revised proposal does not go far enough to incorporate the community feedback received:** There are over 134,000 single family homes in Denver who would be impacted by this proposal. Over 80% of comments submitted to the advisory committee opposed the original proposal. For the revised proposal, Denver Community Planning and Development skewed the summary numbers of feedback collected, leaving out of their for/against count the 1500+ letters of opposition collected via change.org while including the few hundred letters collected via the national YIMBY organization.

The proposal in its current form does not adequately address the specific concerns voiced in the original feedback sessions, during Planning Board meetings, and in letters. In fact, *the only word that comes to mind when I think about how community opposition from all neighborhoods in Denver has been treated is "disdain."* GLAC originally dismissed feedback that opposed the proposal, saying only old, white people from Southmoor opposed. As more and more neighborhoods across Denver learned about this proposal, residents of all ages and races are coming out in opposition. Don't believe me? Listen to the recording of the eight hour Denver Planning Board meeting on August 19.

On a side note, dismissing feedback based on race and age is racist and ageist, neither of which should be tolerated by Denver government. On this issue of age in particular, I suggest you think instead about "life stage" instead of focusing on a number. People have different needs in different life stages and Denver should have neighborhoods that best meet residents' needs based on where they are in life. Where someone is in life is not about age but about mindset, which means anyone can be at any life stage regardless of their age. A one-size-fits-all model that fits the narrative of people in one life stage is not appropriate for others who are in a different life stage.

**Communication about the revised proposal and the new input process was not clear:** The most recent round of changes up for discussion was not as well publicized as the original proposal. The communications that were sent stated that there would be a "30-day comment period," but those communications did not include the start date of the comment period nor the end date. The communications also failed to tell citizens that any comments submitted before the start date of the new comment period would



not be included in the new packets to Zoning Board members and city council members for consideration. The Next Door post put up by the City of Denver for this latest revision did not have an enabled comment feature, which is not a standard procedure for other City of Denver posts on this site. I asked multiple times about this and was told it was not a priority for the Community and Planning Development communications team. In fact, I was told specifically that “we’re not going to reach everyone and that’s not our goal.” (direct quote from the Director of Communications)

**Advisory committee lacks adequate neighborhood representation:** According to your website, “The committee represented a broad cross-section of community members, registered neighborhood organization (RNO) representatives, group-living service providers and clients, elected officials, design professionals and other stakeholders, to ensure a public process that included multiple perspectives and walks of life.” A review of the committee members reveals that the balance of neighborhood representatives versus group-living service providers, elected officials, and design professionals is skewed heavily towards the latter (65% from for-profit or non-profit businesses, 18% from Denver government, and 19% from neighborhoods). Neighborhood input should be equally balanced when making decisions that directly impact homeowners and others who have chosen to live in specific neighborhood classifications.

Recent analysis of GLAC and the Denver Planning Board further reveals the self-interest of the committee and Board members:

- Members of GLAC who also are on the Denver Planning Board: After seeing this, I’m no longer surprised that Denver Planning Board approved the proposal.
- Members of GLAC and Denver Planning Board who are members of the YIMBY non profit organization
- Members of GLAC involved in specific areas of real estate investing who stand to profit specifically from these changes moving forward
- Members of GLAC working for for-profit businesses that stand to profit from these changes moving forward
- Members of GLAC who spoke during the community input session at the Denver Planning Board meeting while presenting themselves as “regular citizens” rather than revealing themselves as member so the very committee that created the proposal

**The advisory committee lacks diversity:** Making decisions on issues meant to improve the lives of certain populations requires involvement from those populations. A review of the advisory committee reveals a lack of diversity among the committee members, which is ironic given the current talking points used by the committee. How can the committee say it is working in the best interest of those populations if individuals from those populations aren’t represented on the advisory committee?

**The proposal lacks actual financial analysis to demonstrate the viability of the proposal.** Not much more to say here other than taxpayers should not bear the burden of a lack of thorough analysis. Something that may seem to work in one city is not reason enough to say (a) it actually works and (b) it would work in Denver.

**Housing community corrections in the same neighborhoods as vulnerable populations is unsafe:** Of greatest concern is the proposed consolidation of

community corrections into the same zoning category as other group/residential care housing, many of which are protected by the Fair Housing Act. First, community corrections is not a protected use under the Fair Housing so should not be “hidden” in zoning alongside other, protected uses. Next, placing an extension of the prison system in the suburban neighborhood context within homes zoned as single family is not appropriate at all, particularly given that our single-family neighborhoods include vulnerable populations, such as children and the elderly. Also unacceptable is the proposal’s lack of spacing, density, and community information meeting requirements for the Type 1 classification. In essence, this would allow a community corrections operator to buy up multiple units within a neighborhood, which certainly would have a negative impact on the surrounding community, including homeowners whose largest personal investments are, in most cases, their homes.

**My personal story:** Several years ago, I was the victim of a crime committed by someone who was on parole at the time. When they finally caught the criminal, the police were able to positively match the criminal to the crime scene on the exact date and time due to the data collected by the ankle monitor he was wearing while committing the crime against me. Because of that experience, the thought of having a group of convicted criminals who are still serving out their sentences living in my neighborhood terrifies me. DPD frequently reminds citizens that most crimes committed are “crimes of opportunity.” This proposal opens up all Denver neighborhoods as potential opportunities for criminals who have proven already that they choose to not live by society’s rules. A community corrections house across from a school? A community corrections house next to the home of an elderly widow? A community corrections house overlooking a park playground? A community corrections house in the neighborhood of someone who has already been a victim once and replays that day in her head every day? Unacceptable.

Regards,

Tonia Wilson  
8101 E Dartmouth Avenue #41  
Denver, CO 80231

**From:** [Baldermann, Scott](#)  
**To:** [Tonia Wilson](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** Re: [EXT] RE: Date, Time & Dial In Information Needed - Meeting with DPS Parent & Guardians about Removal of Buffer Zones around Schools  
**Date:** Tuesday, November 24, 2020 10:25:27 PM  
**Attachments:** [image001.png](#)

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Hi Tonia,

I appreciate your passion on this subject. It does not sound like Mr. Webb is going to provide additional meetings for DPS. If he was, we would be glad to communicate those meetings to families attending DPS. We do not have subject-matter experts, so we are not able to facilitate a community meeting.

It is common practice for the Superintendent and staff to meet and do research on behalf of the board. My position is volunteer and focused on developing district policy. Ms. Cordova met with CPD to see how this proposal would impact operations of the district.

I know this is not the answer you are looking for, but I am trusting Mr. Webb and his team in the development of their proposal. I have also spoken with Councilman Kashmann and Councilwoman Sawyer about this. I am confident CPD will reach out to Ms. Cordova (and future Superintendent) if they believe DPS needs to modify internal protocols and procedures.

Take care.

**Scott Baldermann**  
**Board of Education, District 1**

1860 Lincoln St., Denver, CO 80203

**c:** 720-213-8182

[scott\\_baldermann@dpsk12.org](mailto:scott_baldermann@dpsk12.org)

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**From:** Tonia Wilson <toniawilson@hotmail.com>  
**Sent:** Monday, November 23, 2020 10:42:32 AM  
**To:** Webb, Andrew - CPD City Planner Senior; Baldermann, Scott  
**Cc:** Baldermann, Scott  
**Subject:** [EXT] RE: Date, Time & Dial In Information Needed - Meeting with DPS Parent & Guardians about Removal of Buffer Zones around Schools

Hello.

While I appreciate you responding, I am disappointed and surprised by your response. It is evident that Denver CPD is trying to avoid having frank discussions about the element of the proposal that eliminates the zoning buffer between halfway houses/community corrections facilities and schools across the city.

Earlier in this process there was some acknowledgement of the zoning change in relation to buffer

zones around Denver schools. More recently, however, the language used by Denver CPD seems to soften and skirt around directly stating the truth – this proposal removes the buffer between school and halfway houses and between schools and homeless shelters. In addition, presentation decks used lately do not address schools when showing other existing zoning buffers. Why is that?

Also in recent conversations, multiple terms have been used that the average citizen (ie someone who does not work in zoning) does not understand:

- What is the definition of “transitional housing,” according to Denver CPD?
- How does “transitional housing” differ from “residential care”?
- How does “transitional housing” differ from homeless shelters?
- How does “transitional housing” differ from halfway houses?
- Does Denver CPD use the terms “halfway houses” and “community corrections” interchangeably?

As for outreach to parents, I am disgusted that neither Denver CPD nor the Denver Board of Education consider this a matter requiring outreach. [@Baldermann, Scott](#) You told me that you and the Board president were going to meet with Denver CPD when in fact you outsourced that meeting to the now-former Superintendent. Now that we know the Superintendent was planning to leave, it is no surprise that she did not take action on this meeting. The way I see it, the ball is back in the Denver BOE’s court. I am asking you again, will DPS hold a meeting for parents or put together an outreach plan to inform parents of this proposed change? If not, please tell me this week so I can move forward with a different outreach approach.

Regards,

Tonia Wilson

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**From:** [Webb, Andrew - CPD City Planner Senior](#)

**Sent:** Wednesday, November 18, 2020 10:37 AM

**To:** [Tonia Wilson](#)

**Cc:** [Baldermann, Scott](#)

**Subject:** RE: Date, Time & Dial In Information Needed - Meeting with DPS Parent & Guardians about Removal of Buffer Zones around Schools

Hi Tonia -- thanks for reaching out. Since 2018, we have engaged thousands of Denver residents on the proposal currently in front of City Council, including 1,000 attendees at four open houses held in early 2020 (two of which were held at DPS schools). Stakeholders are encouraged to review slide decks from those meetings at our website ([www.denvergov.org/groupliving](http://www.denvergov.org/groupliving)). Attendees included many parents and teachers. As you know, as a result of this outreach, we received thousands of comments on the proposals during their drafting – feedback which helped shape many of the protections that were added to the final proposal. Related to residential care, as we have previously noted, the current recommendation is to replace buffers with stronger requirements for spacing between residential care facilities while also limiting the density of facilities in any one part of the city. Our [FAQ](#) further addresses this as it relates to Community Corrections (see page 9).

I can understand the desire to continue digging into the possibilities; however, after nearly three years of outreach and education, another public meeting will not change the proposal that has already been presented to City Council. Several City Councilmembers share your concerns and we have been responding to those over the past several weeks (see the slide decks on our website from recent Land Use, Transportation and Infrastructure Committee meetings). We'll be happy to provide new information to you, your DPS boardmember, and the Safe & Sound organization if anything changes.

Thanks,  
Andrew



**Andrew Webb** | Senior City Planner

Community Planning and Development | City and County of Denver

p: (720)865-2973 | [andrew.webb@denvergov.org](mailto:andrew.webb@denvergov.org)

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**From:** Tonia Wilson <toniawilson@hotmail.com>

**Sent:** Friday, November 13, 2020 7:25 AM

**To:** Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>

**Cc:** Baldermann, Scott <SCOTT\_BALDERMANN@dpsk12.org>

**Subject:** [EXTERNAL] Date, Time & Dial In Information Needed - Meeting with DPS Parent & Guardians about Removal of Buffer Zones around Schools

Hello, Andrew.

I am writing to follow up on our quick discussion on this week's meeting with Councilwoman Gilmore and the Montbello RNOs. Among other topics, during that meeting we talked about the proposed removal of the current 500 foot buffer zone between shelters and schools as well as removal of the 1500 foot buffer zone between community corrections facilities and schools. You talked about your very recent conversation with Superintendent Cordova about this proposal and the decision to propose removal of those buffer zones.

Today, I would like to work with you and my DPS school board member, Scott Baldermann, to coordinate a meeting between DPS parents/guardians and CPD to dig in-depth into this topic to ensure these important stakeholders understand the proposal specific to school buffer zones and CPD's reasoning behind the proposed removal of these buffer zones. Scott has the agreement from DPS communications that DPS can help promote the meeting using their social media, email, and other regular outreach. What we need from CPD is the content as well as the meeting information. Because this is not a DPS proposal, DPS will not host the meeting. CPD will need to host.

Please let us know what would work best for you date and time-wise so we can get something on the calendar soon. Thank you.

On a side note, I received feedback from that Montbello meeting that many on the call who are

parents/guardians of DPS students were not aware of the buffer zone change until that night and were horrified by it. This is consistent with the reaction I've received from other parents/guardians from neighborhoods all around the city. Hosting this meeting for DPS parents/guardians will go a long way to help ensure transparency on important details in this broad-sweeping 180+ page proposal.

Regards,

Tonia Wilson  
Denver, CO

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**From:** [Amy Wright](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Comments on the Group Living Amendment  
**Date:** Wednesday, December 16, 2020 4:31:51 PM

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I have been a property owner in Denver for 42 years. I do not live in an HOA, nor a Ch 59 zoned area. I am upset that the Denver community does not have access to the proposed amendments on Group Living prior to the LUTI Committee's vote on Dec 22, 2020, and so I am left to speculate on what changes might be made. I ask that you hold off on the City Council's final vote on Group Living until the entire community has access to the revised draft amendment for Group Living and time to comment on it.

Please consider the following two positions:

1. I am most opposed to placing unlimited Type 1 and particularly Type II facilities in single unit zoned neighborhoods. It shifts the structure of these neighborhoods and impacts them in a negative way. It favors developers and commercial operators over citizen buyers and has the potential of homeowner flight from communities without HOAs or Ch 59 protection to HOA and Ch 59 communities or flight out of Denver. This would be devastating to Denver's many wonderful neighborhoods and to the homeowners who want to live there. I live in a neighborhood that already has much housing diversity with a good balance of single-family units with a blend of apartments, religious places, schools, and small businesses. It does not need the addition of unlimited developers turning single unit dwellings into Type I and Type II facilities, displacing homeowners. Keep Type I and Type II out of single unit districts and do not change SU district designations.

2. I ask that there be a limit on the total number of people in any house in SU districts. The recommendation of unlimited related people could create overcrowding and unhealthy living conditions. Cap the total number of people, related and unrelated adults and children to a number that is considered healthy in SU districts.

Please allow the community to comment on the revised draft amendment before a final vote is made.

**From:** [Richter, Baily - MO Executive Assistant](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Contact the Mayor request confirmation  
**Date:** Thursday, December 03, 2020 11:44:33 AM

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Hi Andrew,

We received the below GLAC email earlier this morning

**Baily Richter**

**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Thursday, December 3, 2020 5:43 AM  
**To:** Mayorsoffice <mayorsoffice@denvergov.org>  
**Subject:** Contact the Mayor request confirmation

<b>Name</b>	Michelle Nobles
<b>Email Address</b>	<a href="mailto:michelle.m.nobles@gmail.com">michelle.m.nobles@gmail.com</a>
<b>Zip Code</b>	80249
<b>Select a topic</b>	Other
<b>Agency/Department</b>	Community Planning & Development

**Comments** I'm writing to express my displeasure with the group living ordinance currently under consideration. Although I'm not opposed to changing the rule slightly, the number of unrelated adults per home being considered is way too many, particularly since each can have unlimited family members with no cap on total number of persons in the home. Our neighborhood infrastructures do not support this. Single family homes are not built to be apartment buildings.

Some on the council seem to want to demonize the voices of homeowners in this conversation, and minimize concerns about property value. However, homeowners have a vested interest in keeping our neighborhoods as places people actually want to live. I'm concerned the GVR would be changed significantly by an ordinance like this.

Currently, I have neighbors with 5 adults living in the home along with 2 children. Of course all but one are family members, so this is allowed under current rules. Our street is lined with their vehicles on both sides, and their home is packed to an uncomfortable point. It's too many people for one structure!

I could see supporting TEMPORARY measures during the pandemic to



support those in temporary need, but I strongly disagree with making a permanent change to group living ordinances.

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Monday, December 14, 2020 2:53 PM  
**To:** Mayorsoffice <mayorsoffice@denvergov.org>  
**Subject:** Contact the Mayor request confirmation

<b>Name</b>	Sharon Faragalla
<b>Email Address</b>	<a href="mailto:sharonfaragalla@yahoo.com">sharonfaragalla@yahoo.com</a>
<b>Zip Code</b>	80249
<b>Select a topic</b>	Animal complaints
<b>Agency/Department</b>	Community Planning & Development
<b>Comments</b>	<p>Good evening Mayor. I am really concerned about the Group Living Amendment that is about to be changed. I wish someone would think about the children. When you have unrelated adults living in the same home with unrelated children the children have a greater possibility of being molested or have some form of physical harm done to them and threatened It they tell there will be consequences. It would be far better to let families stay in hotels where only family members will be assigned to a room. This will help the hotel business which seem to be doing poorly at this time and it can help the families because hotels serve meals it will help the farmers because they can supply the hotels with food. The hotels also have internet for the children to continue their education and there is plenty of parking and usually there are bus stops near by. They also have exercise room and swimming pools to keep the children safe and cameras usually on every floor for safety purposes. Please consider these things not forgetting the conference rooms which can be used for class room studies. It's a win, win situation and it gives the people in need some dignity and a chance to grow out of the system. I hope you read this in a timely manner and really think about it.</p> <p>Sharon Faragalla</p>

**From:** [District 1 Comments](#)  
**To:** [clrasey@comcast.net](mailto:clrasey@comcast.net)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Council District 1 Contact Form Result #11633582  
**Date:** Monday, December 14, 2020 10:19:05 AM

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Hello Lynne,

Thank you for reaching out and being engaged in your community I appreciate hearing from all of my constituents and will keep your thoughts in mind. I have also copied the program manager, Andrew Webb, on this email so your comments can be recorded.

Stay well,



Amanda P. Sandoval  
Councilwoman District 1  
Denver City Council  
City and County of Denver  
p: (720) 337.7701

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**From:** noreply@fs12.formsite.com <noreply@fs12.formsite.com>  
**Sent:** Monday, December 14, 2020 10:03 AM  
**To:** District 1 Comments <DistrictOne@denvergov.org>  
**Subject:** Council District 1 Contact Form Result #11633582

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**First Name** Lynne

---

**Last Name** Rasey

---

**Email Address** [clrasey@comcast.net](mailto:clrasey@comcast.net)

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**To better serve you, please share your address or nearest** Decatur and 51st

**intersection.**

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**Comment or message**

I oppose allowing increased numbers of people to reside at one address. This is against current zoning, for good reasons. We purchased a home here based on what we thought was set zoning. While there is a need for affordable housing, to change the make up of a neighborhood, and turn it into a crowded, car-filled, noisy place filled with people who normally wouldn't live there is punitive for those who saved to buy a family home. There is currently plenty of affordable housing a block away from my home . This is Denver, not LA or Chicago. Don't turn it into cities like those!

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**From:** [Jerry McElroy](#)  
**To:** [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Mayorsoffice](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] COVER STORY | Colorado halfway houses: Violence, sex and drugs as promised reforms lag | News | coloradopolitics.com  
**Date:** Wednesday, December 16, 2020 3:23:07 PM

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Andrew Webb said they are “tightly regulated”!!  
GLAC would move them next to single family homes and adjacent to public schools.  
NO.

[https://urldefense.com/v3/\\_\\_https://www.coloradopolitics.com/news/cover-story-colorado-halfway-houses-violence-sex-and-drugs-as-promised-reforms-lag/article\\_8153bdc2-7ec7-11ea-adb7-2777e751f911.html\\_\\_;!!M87Ej6RJKlw!FVBE-z2vrctirxY1ciU2og4UYwaywRu\\_AMGy4K--\\_OZNugQhXh2jLoki8yev4YkTMUtxuA\\$](https://urldefense.com/v3/__https://www.coloradopolitics.com/news/cover-story-colorado-halfway-houses-violence-sex-and-drugs-as-promised-reforms-lag/article_8153bdc2-7ec7-11ea-adb7-2777e751f911.html__;!!M87Ej6RJKlw!FVBE-z2vrctirxY1ciU2og4UYwaywRu_AMGy4K--_OZNugQhXh2jLoki8yev4YkTMUtxuA$)

Jerry McElroy  
720-320-3203 (m)

**From:** [Vincent Polzer](#)  
**To:** [Zukowski, Liz S. - CC Senior City Council Aide District 10](#)  
**Cc:** [Hinds, Chris - CC Member District 10 Denver City Council](#); [kniechatlarge](#); [ortegaatl@denver](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Zoning Code Amendment  
**Date:** Wednesday, December 16, 2020 4:26:15 PM  
**Importance:** High

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Liz and cc recipients,

I am continuing to be amazed at the push to make this happen especially during these restrictive times. You always wonder what is behind issues like this and usually it is all about the MONEY. Interests have poured money into this effort to move their agenda. I have been part of the audience in several of the meetings reviewing this Amendment and still do not see any wins for the homeowners, renters, or owners of property. Investors and developers are the driving force. Here are many of my concerns:

--Only 80% covered as Code 59 exempt this time around.

--Investigated 40 other cities including Albuquerque, Portland, Boise, Austin, Oklahoma, Seattle, Detroit, etc. None of these cities are ones that I would want to live in at this time. Report all good with changes like this one.

--I cannot understand HOW anyone can make statements that there will not be any increase in Police needs, Fire response, Trash collection, plus Parking, and No additional enforcement planned.

--WHY has the Amendment changes not been posted? Especially since there is a vote on Dec.22.

--Community Corrections issues will no longer need to be 1500' from schools.

--Now zoning becomes use by right instead of permit review. Notification of intent to use = no recourse.

--I feel our home values slipping and a city that has started to show the signs of decay.

--Not everyone can live in Denver. I have worked hard to get here and stay.

As a resident of the City of Denver it WAS a privilege and honor to claim this as home. The current image, news reflection of city status, and direction we are being driven cannot be viewed as positive. I certainly did NOT understand this was the direction when I last voted. I am saddened to have to put this thoughts and concerned views into print. The idea that this situation has a favorable outcome is very slim. Our only recourse will be the next elections when maybe we can obtain representation that more seriously reflects the population views.

Regards,

Vincent Polzer



From: [JOYCE REDWILLOW](#)  
To: [Webb, Andrew - CPD City Planner Senior](#)  
Subject: [EXTERNAL] DENVER REZONING  
Date: Wednesday, December 16, 2020 12:03:56 PM

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I have carefully followed the progression and evolution of Denver 2040 from the beginning of the public meetings. The excellent presentation regarding "Displacement" provided, for me, a sensitive guiding conclusion..."listen to the community".

At this point, given the magnitude of changes brought by Covid-19, it seems essential to "listen to the community" before taking immediate action to adopt any permanent changes in the zoning code. It is apparent that not everyone in the community either wants or agrees with the changes, no matter how well intentioned and carefully considered by City Council.

I am reminded of Denver's implementation of its school busing plan in the 1970's. At that time, I was a high school classroom teacher on special assignment to facilitate programs in Denver's high schools. Denver's goals represented a vital and positive direction for a much needed change in education and philosophy. This, in turn, should provide opportunities for a fully integrated society working together instead of against common goals of unity and progress.

Then, as now, "Listen to the Community" was a guiding theme for implementing its exemplary educational objectives. As a classroom teacher, I daily observed the positive interactions of the schools, educators, students

and parents towards achieving a balanced and productive learning experience on many social and economic levels.

In retrospect, looking back, did this intense effort produce lasting opportunities for a fully integrated community equally participating in housing, economic and professional mobility? Evidently not, because outside of expanded school opportunities, Denver's communities have remained much the same.

People return to their communities they know and cherish, we need to listen to that. Enforced change, no matter how positive it is thought to be, is not always a panacea despite its best intentions. One reoccurring demand of protesters in both Portland and Seattle was "give our neighborhood back, we want our community back, no more gentrification".

My request is that during this evolving and transitional period of disruption and change created by Covid, we can again "Listen to Our Communities" and *not* implement permanent changes which may effect our future flexibility and life in our city.

Joyce Redwillow  
2261 South Saint Paul Street  
Denver, CO 80210  
949-689-9596

**From:** [Bob Lynn](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Karen Jo](#)  
**Subject:** [EXTERNAL] Denver Group Living Agreement  
**Date:** Tuesday, December 15, 2020 8:41:40 PM

---

Andrew,

I totally support this at least temporarily to address the existing situation created by Covid-19 plus the likelihood that homeless will substantially increase before we get the plague under control.

**From:** [Janell](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] Denver Group Living Amendment Comment  
**Date:** Tuesday, December 15, 2020 5:42:10 PM

---

12/15/20

All:

I strongly oppose the Denver Group Living Amendment as it is currently proposed. In particular, I am against:

- 1) Allowing residential care as a use-by-right instead of use-by-permit.
- 2) Removing a periodic permit review/renewal process that allows neighborhood impacts to be assessed.
- 3) Notification only for new use; no recourse for neighbors to deny a use.
- 4) Removes current 1,500 ft buffer zones between schools (preschool, elementary, middle/junior, high school) and community corrections facilities.
- 5) The current inadequate and inconsistent enforcement of zoning regulations.
- 6) There are already too many houses in our neighborhood that are not occupied by the owner of the house. The needs of young families and “empty nesters” are very different from the desires of people living in a house that they do not own. Home owners have an interest in their homes and in the neighborhoods they live in. Renters and occupants of group homes generally do not.

Finally, if group homes are so great, then why does Mayor Hancock live in a neighborhood that is exempt from the proposed Denver Group Living Amendment? Denver is already too crowded and congested. It does not need to have numerous non-owners living in neighborhood homes.

Dr. Janell Edman

**From:** [Paula vonLindern](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Denver Group Living Zoning  
**Date:** Tuesday, December 15, 2020 2:06:25 PM

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As a resident of West Washington Park I cannot believe you are seriously considering this proposal, especially since there is also one to remove street parking to accommodate bicycle lanes (which I am also against). Our area as well as most older Denver "suburbs" does not have the capacity for both and there has been no recommendations as to how there will be any enforcement for any group living and parking arrangements. To assume people will park in lots far from their residences and walk or bike home is absolutely ludicrous.

Also the number of residents in these group homes, because of including their relatives, is too large. A great COVID 19 spreader!

Paula von Lindern  
1001 E. Dakota Ave.  
Denver, CO 80209  
[paulavon@msn.com](mailto:paulavon@msn.com)

**From:** [Kate Adams](#)  
**To:** [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [District 1 Comments](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President 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](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Denver problem solving for homed and homeless  
**Date:** Wednesday, December 02, 2020 8:17:39 PM

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Hello City and County of Denver Mothers and Fathers,

I watched the LUTI meeting on December 1. The fact that LUTI could not pass through the CPD Group Living Amendment from Planning Board to the full Council without a deep dive into the details speaks volumes to me as a “homed” citizen of the lack of trust in the Administration of Denver to solve problems. Today, a Denverite article on upcoming Participatory Budgeting indicates that the homeless citizens of Denver lack trust in the Administration of the City to solve problems. WOW. Neither the homed nor the homeless trust Denver officials to solve problems.

Speaks volumes for Denver’s future.

How sad for all Denver citizens.

Kate Adams

Denver District 6

**From:** [Lawrence Murray](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#)  
**Cc:** [Paige Burkeholder](#); [Nancy Bell](#); [Joni Caldwell](#); [Ann White](#)  
**Subject:** [EXTERNAL] FW: Article on Single Family Housing in Other Cities  
**Date:** Monday, December 14, 2020 1:54:12 PM

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To All Concerned,

I was asked to ensure this memo went to city council, the mayor and Andrew Webb based on the link below and my perspective on the upcoming proposed changes to Denver Zoning guidelines.

This was posted a few hours ago by Denver 7 : <https://kdvr.com/news/local/vote-on-group-living-proposal-expected-in-denver-committee-tuesday/>

MS Paige,

Thank you for sending this article out. It comes at a timely point in my thinking. Let me make this point first. From my exposure to all the meetings on this issue of rezoning to mitigate homelessness, house felons placed on parole and secure housing for special needs those that advocate for this zoning change have been silent. We hear very little from those who believe this is a good idea. A few of the council members have been forth coming. But, little from those Denver citizens one would believe they would benefit. This article however, spoke only to one aspect of our issue. That is the demise of the single family home to accommodate larger or multifamily dwellings. It speaks to changing zoning to accommodate that effort. It also speaks to the reason minorities have been left out of the single family home markets because of old traditions of red lining, banks under qualifying or disqualifying minorities and simply down right racism in the system forcing minorities to actually live in multifamily conditions in an occasional home but mostly in apartments. It just so happens that my community (Montbello and Green Valley Ranch) has been a haven for minorities to experience the single family experience here in Denver Colorado. I know this is an old song, but many of the residences of these communities have had their homes for decades with the impression established decades ago that single family living is good. Guess what? It was good! We like many others living in Denver would like their neighborhoods to remain



single family dominate. However, I understand things change. If there is a segment of the population who wish otherwise, push for zoning changes for new development to that end as stated in this article. Simply leave existing single family communities alone!!!!

I grew up in Philadelphia! That is why I chose to live in Denver! Space, separation and togetherness because of that separation. I lived in a three story brown stone, one bathroom, two bedrooms, living room on second floor and only a bedroom on third floor. The first floor was a tailor shop and also the location of our kitchen. You may have heard of the historic underground railroad during the time of slavery. Well my house was that of sorts during the 50's and 60's. My family are children of the Jim Crow South and when they came to Philadelphia they became the way station for our migrating family members looking for a better life in the North. I rarely had a bedroom to myself growing up. You learned to share everything (seven people one very small bathroom)! But, it was understood, once they got jobs they found places to live . It was never a permanent thing. This idea of blended families or taking in friends who are down on their luck is not a new phenomenon. The article seems to suggest that and provides that as a reason to change and move away from single family homes. I call BS! This city needs to look for other resources other than placing the burden on a generation that has played by the rules and in some cases by the burden of the rules and have achieved what is perceived as the American Dream. For many of us, this is a slap in the face and for many reasons stated in many of those community meetings, the so called zoning changes we believe are counterproductive especially during this pandemic. Finally, I care about the homeless and I care about those who due to this pandemic may have become homeless. I absolutely care about those that are disabled and who would have a better life living within the community. For the former, we need to temporarily support them for the latter is a lifelong condition for some. However, they actually bring little to no impact on the communities they reside. AS for halfway houses, I vigorously protest. Let's be honest. Getting rid of Chapter 59 is just away to open up less affluent areas so that those of means will escape this new zoning proposal and halfway houses. I am sorry, but the city has not been serious in enforcing the current zoning guidelines. Some of those in the city government may

feel differently and can provide stats that back them up. I simply say get out of your offices (homes now) and walk in the communities! Your stats have flaws. Now, all that I have written falls into a particular format I use on FB. Everything I have presented is "JUST MY OPINION."

There is an old saying related to that perspective. I will reframe because this is for consumption by all. But, this is how a great many of folks in this district feel and I suspect, that is the case of other districts as well. It is up to the city to be credible! Stop this movement to adapt this zoning change and consider placing it on the ballot just like you did on the pit bull issue. Council members, if you feel this is a good thing for the people of Denver, then let the people confirm that by voting on it! I mince no words! I oppose this zoning change as it is designed now. I strongly suggest that the individual council members speak up now and provide where they stand as well as the mayor!

L. Murray

P.S. What makes this zoning proposed change so weak is the element of enforcement! What I see is this proposal is forced on us and my community suffers even more because the city does not enforce its guidelines now. How about doing that first and then come back with a proposal that has incorporated suggested changes of the folks in the communities and has teeth to see compliance. "JUST MY OPINION."

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**From:** Paige Burkeholder <[pburkeholder@gmail.com](mailto:pburkeholder@gmail.com)>

**Sent:** Saturday, December 12, 2020 9:37 AM

**To:** [safeandsounddenver@googlegroups.com](mailto:safeandsounddenver@googlegroups.com)

**Subject:** Article on Single Family Housing in Other Cities

This article was posted on the YIMBY Facebook site. The focus seems to address the comments of those that support the Group Living Amendment. Just sharing information.

<https://www.inquirer.com/real-estate/housing/affordable-housing-single-family-suburbs-american-dream-20201209.html>

**From:** [David Bufalo](#)  
**To:** [District 1 Comments](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [kniechatlarge](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [David Bufalo](#)  
**Subject:** [EXTERNAL] Fw: Don't let HUD go back to making federal zoning policy. the Denver Gazette 12-14-2020  
**Date:** Tuesday, December 15, 2020 8:58:09 AM

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This article debunks the idea that zoning changes are needed to "increase diversity". Denver should take note. There is no reason to change Denver's zoning code to address housing discrimination. Moreover, the fair housing act prohibits discrimination in housing, so the issue is already established in federal law.

Within a 15-minute walk from my house in southeast Denver, there are 4 black families, 3 Hispanic families, one Muslim family and two gay couples. There are at least 2 families with adult children living at home for financial reasons. All is peaceful.

Dave Bufalo  
Licensed Professional engineer  
Denver  
303 337 3202

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### **[Don't let HUD go back to making federal zoning policy](#)**

*The Denver Gazette*  
14 Dec 2020

Housing policy may seem like a dull subject, but this century has proven it is anything but. Just consider for a moment the importance of housing in your personal life — where you choose to or must live and the costs it entails. And then think of...

[read more...](#)

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**From:** [David Bufalo](#)  
**To:** [Paige Burkeholder](#); [Jerry Doerksen](#); [Florence Sebern](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [David Bufalo](#)  
**Subject:** [EXTERNAL] Fw: Don't let HUD go back to making federal zoning policy  
**Date:** Monday, December 14, 2020 10:23:44 AM

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This article debunks the idea that zoning changes are needed to "increase diversity". Denver should take note.

Dave Bufalo  
Denver  
303 337 3202

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### **[Don't let HUD go back to making federal zoning policy](#)**

*The Denver Gazette*  
14 Dec 2020

Housing policy may seem like a dull subject, but this century has proven it is anything but. Just consider for a moment the importance of housing in your personal life — where you choose to or must live and the costs it entails. And then think of...  
[read more...](#)

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**From:** [E J Lorimer](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#)  
**Subject:** [EXTERNAL] GLAC Updates  
**Date:** Monday, December 14, 2020 2:37:56 PM

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Dear Andrew and City Council

The recent presentation left a bunch of question marks still for me.

#### Number of Unrelated

What is the recommended number of unrelated adults? Five still seems a bit too many. Four would be more acceptable given their minor children can also live there. Married people are related but I am concerned that cousins, aunts, uncles and others are included and think the description should be modified or if not, that household SF would determine a capped safe number per home unit.

#### Correction Communities

Thank you if true that correction communities are removed for SU and TU zoning. I'm sure there will be loop holes eventually, but the immediate impact has been lessened a bit.

We have a situation in our area - parolee home with about 10 men is located across the street from a public school and 1/2 block from a private pre-school. Why is there no buffer needed for schools - and yes, I recognize this is not a GLAC issue, but it needs to be on the radar.

#### Residential Care

How many total residential care units per capita? What is reasonable given parking concerns, traffic concerns, location near public transit (which has not yet been addressed in this plan at all)?

#### Council Members

Denver's public transit needs should be the priority v. new ways to densify without adequate transit in place first.

What are the policing reforms? Aren't those a priority too?

Why is GLAC being pushed when there are so many other true needs for this city?

Why has no homeless plan been put forth considering the tens of millions spent in the name of homeless. 5000 homeless and \$45 million thrown at it with no real changes and please do not blame COVID for all of this. Now, a homeless tax - where is the plan for its use???



**From:** [Maureen Clark](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Subject:** [EXTERNAL] Group Housing  
**Date:** Wednesday, December 16, 2020 1:29:52 PM

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Mr. Webb:

I live In Cherry Creek East and I oppose the section of the amendment that would allow corrections facilities and halfway house in our neighborhood because not all dwellings in our neighborhood are single or double units. I believe we should be treated equally as single or double unit dwellings.

Thank you.

Maureen Clark

**From:** [Dustin Gaspari](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#)  
**Cc:** [niki laceby](#); [john reilly](#)  
**Subject:** [EXTERNAL] Group Living Amendment - Strong Opposition  
**Date:** Sunday, December 13, 2020 7:50:59 AM

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This amendment will only bring Denver closer to the unsustainable living conditions in cities such as Portland and San Francisco which have become unlivable due to poor policies and city management.

Me and my neighbors will vote against anyone who supports this terrible piece of legislation.

Dustin Gaspari  
C: 214-212-8413  
[dustin@gaspari1.com](mailto:dustin@gaspari1.com)

**From:** [Miguel Verano](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Tuesday, December 15, 2020 6:59:39 PM

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I am a resident of Bonnie Brae. I urge you to vote NO on the upcoming Group Living Amendment. Help us preserve the private, quiet quality of our neighborhood and those surrounding it.

Sincerely,  
Miguel Verano

[959 S Josephine St](#)  
[Denver, CO 80209](#)

Sent from my iPad

**From:** [Kate Adams](#)  
**To:** [Torres, Jamie C. - CC Member District 3 Denver City Council](#)  
**Cc:** [District 1 Comments; Flynn, Kevin J. - CC Member District 2 Denver City Council; Black, Kendra A. - CC Member District 4 Denver City Council; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Council; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Deborah Ortega - Councilwoman At Large; kniechatlarge; Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment and Who  
**Date:** Tuesday, December 15, 2020 9:21:24 AM

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December 15, 2020

To: Jamie Torres

CC: Amanda Sandoval, Kevin Flynn, Kendra Black, Amanda Sawyer, Paul Kashmann, Jolon Clark, Christopher Herndon, Candi CdeBaca, Chris Hinds, Stacy Gilmore, Debbie Ortega, Robin Kniech, Andrew Webb

Subject: Group Living Amendment and Who

Hello Council Person Torres,

Having read that you believe all opposed to the Group Living Amendment change to the Denver Zoning Code are concerned about who would be living next door, I have another “who” that has concerned me since May.

When I first heard about this change, I wrote Andrew to ask why “non-profit” had been taken out of the Household definition. This essentially left Household “for profit”. His response was something like “Isn’t it all for profit?” A week or so later, “non-profit” was back in the household definition for the final GLAC proposal.

This had me questioning WHO was behind this besides all the “for profit” members I found on GLAC. Households are people and are not “for profit” BUT land is. And people/sq ft is very close to \$/sq ft - the “currency” of Denver developers. I called it monetizing people. Even people needing help with housing. Who wanted that?

There are two valid reasons to change the code. The number of unrelated people living together and opening more land for community corrections. To this end, doubling the current number of unrelated people living together to 4 and opening more Zone districts to residential group living and community corrections are reasonable ways to address these two issues. Four unrelated puts Denver in alignment with many peer cities and accommodates the average in all cities studied. The alternative discussed at LUTI earlier this month to open more zone district land for larger residential care and community corrections developers, but not SU and TU (and RH) makes sense. Anything beyond that seems to open Denver for the “intended consequence” of Developer for-profit land use and displacement of households in many

middle class communities unless I hear a good argument otherwise. Shame and blame is not a good argument for me.

After spending tax payer resources for months, now years, blaming and shaming non-profit households using land needed for profit, I'm waiting to see how CPD proposes to be equitable in planning for non-profit households and for-profit development at LUTI next week.

Concerned about Community when planning Denver development,

Kate Adams

Denver resident

Andrew, please include this in the public comments for LUTI.

**From:** [Nancy Bell](#)  
**To:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Subject:** [EXTERNAL] Group Living Amendment objection  
**Date:** Wednesday, December 16, 2020 2:12:03 PM

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Everyone knows that 90% of the affected homeowners are against this rezoning effort known as Group Living. And yet, in spite of this, the city council pushes on.

You would not believe the time and anguish that we the constituents have had to invest and endure. I call it “self righteous indignation” on the part of city council and the GLAC. Just look at the GLAC membership and follow the dollars.

Instead of representing the taxpaying constituents, council wants to force this incredible overreach of government on each and every homeowner in the city - except those that are exempt (Chapter 59). And then they give themselves congratulatory pats on the back.

This whole process has been cloaked in secrecy, disinformation, a lack of information (Chapter 59), a lack of communication, a lack of reason... AND NO VOTE FOR THE CITIZENS.

We constituents are in the process of having to sue just to get the records of who and how this mess got started.

There are well over 200 people in the planning department who have nothing to do but plan. At some point it has to be planned to death. BUT NO! We plan by asking what is being done in Portland, Seattle and Minneapolis.

They don't want this in Montbello, Green Valley Ranch or Park Hill. Where do you think these halfway houses are going to popup. My guess is Montbello, Green Valley Ranch and Park Hill, not to mention Five Points. There goes your “North Star” to collaborative equity.

City Council's lack of constituent representation is exactly why Mary Beth Susman and Albrus Brooks were voted out of office.

Nancy Bell  
Denver 80220



**From:** [Nancy Bell](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment objection  
**Date:** Wednesday, December 16, 2020 2:00:37 PM

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To: Andrew Webb

From: Nancy Bell

Re: Group Living Amendment Objection

Date: December 16, 2020

Everyone knows that 90% of the affected homeowners are against this rezoning effort known as Group Living. And yet, in spite of this, the city council pushes on.

You would not believe the time and anguish that we the constituents have had to invest and endure. I call it "self righteous indignation" on the part of city council and the GLAC. Just look at the GLAC membership and follow the dollars.

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Nancy Bell  
Denver 80220

**From:** [Juan Gutierrez](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Sunday, December 13, 2020 9:26:31 AM

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As a Denver resident I am appalled at the amount of secrecy the city is participating in when it comes to this issue. I am personally opposed to the current proposal and the process it has taken. I believe that if moved forward in its current stage, it will cause irreversible damage to our city and the communities where we live and you serve.

Juan Gutierrez  
285 South Fairfax St.  
Denver, CO 80246

**From:** [Ione Hartley](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Wednesday, December 16, 2020 10:53:04 AM

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Andres:

I have watched many of the LUTI meetings with regard to the Group Living Amendment and appreciate that you have revised many of your original proposed regulations.

However, the Corrections addition to this Amendment seems very inappropriate. I live in Cherry Creek East, which is not zoned only for one and two dwellings. Our neighborhood is no less important than those zones and should be treated with equal respect.

I think the Corrections issue should be completely separated from this amendment. However, if it is allowed to be included, it should at least exempt mixed neighborhoods of row houses and condos to be exempted from this part of the amendment just as certain other zonings are.

You have asserted that these Correction facilities are relatively safe. I think there is evidence this is not true - and since these were not placed in residential neighborhoods before - how could you have reliable data?

Please remove Corrections to a separate bill. Our Neighborhoods need to be protected.

Thanks,

Ione Hartley  
CCEA

**From:** [Jerry Doerksen](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Wednesday, December 16, 2020 11:40:26 AM

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Andrew:

Please include in the public comment record pertaining to the Group Living Amendment.

The Group Living Amendment is, by far, the most onerous legislation I have seen in my 49 years as a Denver resident. This amendment to the Denver Zoning Code should be defeated for the following reasons:

1. There has never been an answer given to the question as to the origins of the proposal. Who/what was behind it?
2. There was no consideration given to the opinion of Denver residential property owners prior to the formation of the Group Living Advisory Committee. Nobody I know was ever asked for their thoughts, or even informed, about this proposal. Not until this had been going on for over two years did it come to my attention. Many Denver residents are still unaware of this proposal which will dramatically affect their neighborhoods if left as currently drafted.
3. Public comment in the various phases of the progression of the amendment is at 80% to 90% in opposition. How can an amendment with that kind of opposition be given serious consideration?
4. There should be no place for correctional facilities or large residential care facilities in residential areas, other than those permitted by Federal law. Such facilities would seriously compromise the accepted ideas of what a single family residential area should be.
5. The GLAC membership was comprised of individuals primarily interested in promoting their own causes. It's evident from scrutiny of the member's affiliations that the GLA was representative of their various interests. The interests of the neighborhoods affected by the proposal were not properly represented. Only eight of the forty-eight members of the GLAC represented neighborhoods and only one of them attended more than four meetings. The others saw it as a waste of time because the outcome was predetermined.
6. This amendment, if adopted, would cause, over time, a dramatic change in demographics. Property owners will leave for other neighborhoods that offer a similar neighborhood environment to what they enjoy now. That void, in many cases, would be filled by rental homes, or co-op type arrangements, increasing density and accompanying related problems.
7. There never was an impact study. One would think any proposal of this magnitude would undergo an intensive review and investigation to assess what impact it would have on infrastructure, quality of life, schools, ordinance compliance, safety, and other related issues.
8. There is no funding allocated to deal with anticipated added costs such as trash pickup, staffing to investigate ordinance violations, demand on staff to administer building applications, etc.
9. Homes in residential areas were designed to accommodate single families, not a group of unrelated individuals living together. A single family of five, for instance, is not the same as a group of five unrelated individuals. As an example, a single family would, most likely not have more than 2-3 vehicles while an unrelated group of five would likely have five vehicles. A family unit is mostly a stable unit while a group of unrelated persons is much more volatile. Many other examples could be made.
10. A comparison of peer cities published on the Group Living site reflects an average of less than three unrelated persons living together in cities where a larger number is allowed. That being the case, I propose that the number of unrelated occupants of a single family residence

be increased from the current number of two to a maximum of three, certainly reasonable given the statistics provided by the study.

**SUMMARY:** Residents in single family zoned areas live where they do in order to avoid the very conditions the Group Living Amendment would create. Contrary to the suggestion by Andrew Webb, Senior City Planner and a few other Council members that current zoning was the product of racial motivations or other biases, whether true or not, simply has no bearing on why people live where they do at the present time. I have lived in my current home in SE Denver for 45 years and prior to that in the Park Hill neighborhood for 6 years. I was not advised prior to purchasing either of those homes that I was engaging in a racist activity nor have I been alerted to that possibility at any time since, until the GLAC concluded that, unbeknownst to me, my decision to live where I do must have indeed been racially motivated. What a bunch of garbage. People live where they do because the neighborhoods meet their personal preferences. To insinuate otherwise does a great disservice to those, like me, who feel that injustice of any type is wrong. This proposal was conceptually flawed from the onset, was developed without any meaningful public input, is opposed overwhelmingly by Denver residents, and deserves to be resoundingly DEFEATED. Please vote NO on this ill- conceived amendment.

**From:** [Connie Larkin](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Wednesday, December 16, 2020 1:31:03 PM

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Hello Mr. Webb,

I only moved to Denver 7+ years ago from upstate NY. My entire career was based in commercial real estate. I find it interesting that zoning gets changed but I hear very little verbiage about health,safety, and fire issues that are being addressed.

A common description in NY would be a group home or rooming house, but with that there are regulations as to fire code and health and safety (how many persons to a bathroom/kitchen) - this type of use would need to be in a commercial zone. Just because you can put people in a space that is 300+ sf or whatever number, there would be additional health and safety issues that would be added to that zone.

I just think back to that big fire in FL at the nightclub where all the doors to exit were locked. Everyone pointed fingers at everyone else as to who's fault it was, who should have known. Many individuals lost their lives. The communities I did business in in NY would not allow structures over 2 stories to be inhabited. An exterior fire escape from that floor had to be added if the floor was going to be used for anything more than storage. I rarely see fire escapes for 3rd floor living structures here in Denver. I understand people want change but don't be so quick to make change without thinking the whole process through for the habitants that will be living in these structures (it could be one of your family members.)

Let's say you are in a residential neighborhood within a 3 story structure - more than likely no elevator, your typical stairwell - not a fire rated area which you would find in a commercial structure. Each person in the home occupies "X" square feet - with no depiction of it having to be a legal conforming bedroom (having a window & closet if upstairs, if below grade needs a legal window well). My home has 3 bedrooms yet you could put 5 unrelated parties in one structure and if some are family it could be even more.

How many bathrooms does the structure have? Is there only one common kitchen? Will this group home have annual fire inspections to ensure all would be safe should there be a fire. Usually fire chiefs are looking at furniture that blocks egress in case of a fire - this is necessary. Then what about the ADA compliance. What if an older or less able person who doesn't get up and down stairs easily is on an upper or lower floor (this is where most if not all the bedrooms are) how will they be impacted?

Personally I think you need to keep people safe and have more regulation about the standard condition of the structure. This is why it might be better to keep the group homes in a commercial zone where many regulations have already been created. Many homes in Denver within the one or two family designations are just not suitable for group living.

Respectfully,

Connie Larkin  
104 S Monroe St  
Denver, CO 80209



**From:** [Cindy Shearer](#)  
**To:** [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Sunday, December 13, 2020 12:12:15 PM

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I am writing to you as a citizen in District 6. I have been deeply distressed by the drafts of the Group Living Amendment and the rush to push it to a final vote. Today I received emails saying final comments were due by December 16 but the final draft would not be available until the 18th with the final vote to occur December 22. This process reminds me of a story of my own experience many years ago. I was on the phone with a car salesman trying to price vehicles I was interested in buying. He said he would tell me the price if I committed to buy the car first. How ridiculous, right! Asking for comments prior to seeing the final draft is equally as ridiculous!

I have been following the meetings and have been encouraged by some of the proposed changes but am not certain at all that I have a good grasp on what the final amendment will look like. The proposals to eliminate half-way housing in residential areas, to reduce the areas allowing other group housing, and to reduce the number of unrelated parties allowed in one residential unit are all going in the right direction. They are proposals, however! What does the final look like? What is the final distancing between group housing. What is the final number of unrelated persons in a residence? Are an unlimited number of related persons allowed or is there a limit? Is there money allocated for enforcement and increased services?

I sincerely hope you can extend the time for the final vote and allow comments to be submitted after the public can review the final draft.

Thank you for your consideration.

Cindy Shearer  
chshearer1@gmail.com

**From:** [Marlene Bunch](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Monday, December 14, 2020 8:15:46 AM

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As a long time Denver resident, I strongly encourage you to vote against this amendment in order to prevent further decay of our city & neighborhoods.

Thank you.  
Marlene Bunch

Sent from my iPad

**From:** [Nick Pelliccia](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Monday, December 14, 2020 11:58:51 AM

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Hello,

I am writing (as I have already done to Councilwomen At-large Kniench, Ortega, and Sandoval) to once again voice my opposition to the proposed Group Living Amendment. I speak for myself and others when I say we emphatically do not want this in our neighborhoods.

To date I have received either no response, or blanket-form responses that avoid the direct concerns with this proposal.

Please listen to the people who live in the neighborhoods impacted by this proposal and those like myself who may be impacted by it in the future. Those of us who have worked so hard to "buy-in" to the extremely expensive Denver housing market don't want to have that investment ruined or have to move our families (and dollars) out of Denver.

Regards,  
Nick Pelliccia

**From:** [Helen Glunz](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Monday, December 14, 2020 1:13:29 PM

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I am very opposed to the revised group living amendment that will soon be voted on by city council. I have lived in the Bear Valley and Harvey Park neighborhoods for most of my life. People in these neighborhoods are either old or young families and singles that have bought houses and working very hard in order to keep them. We need young working families and we have several schools.

The city can't seem to even enforce any regulations for section 8 housing.

We have one next door that neither owner or occupant does anything to take care of the property. Don't water the grass at all, junk in the back yard, drunken fights with a lot of screaming in the front yard, one woman is the recipient of this government program, her children don't live with her, but a lot of other people have lived there on and off. Always 4 cars parked there.

I know we are short of affordable housing but we should not destroy old single family small homes. We should build new neighborhoods with small apartment buildings, duplexes, small homes. We should not take people on parole from other cities and group living needs to be very limited. We need to put more effort in teaching people how to work. Good article in the paper yesterday about programs for construction workers. How about one for grocery workers? King Soopers has been looking for more help for months.

Sincerely,  
Helen Glunz

**From:** [Joan A. Baronberg](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [denc - City Council](#); [Hancock, Michael B. - MO Mayor](#); [City Council District 5](#); [DeGette@mail.house.gov](mailto:DeGette@mail.house.gov)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Monday, December 14, 2020 3:04:23 PM

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Dear elected representative,  
Since you are elected to represent “the people”, please note that I am one of the people—I vote; I pay taxes and have paid taxes here for over 40 yrs.; I live in a healthy residential area which I help to keep healthy, safe, and attractive so that even non-residents can benefit by it; I keep my property clean and respectable; I require a minimum of city services as I shovel snow, sweep my area, do not speed, do not need narcotics-evasion programs and other so called “compassionate” human services; and I help to make Denver a fairly prosperous and fairly safe, and fairly good place to live.

Please do not wreck our healthy neighborhoods.  
You may speak your minds under the heading and claim of being “compassionate,” but as a taxpayer, I urge you turn also to principles of economics. Look at what you have done to downtown Denver and the civic center area; do you think that will attract new companies and new jobs and new taxpayers?  
Being compassionate can be translated into helping support a safe, clean city. Being compassionate and effective may mean keeping our parks and recreation facilities available and funded well enough by people who **pay taxes**. Actually, my guess is we pay your salaries too, even when some of you do not protect city principles or even city regulations.

As a taxpayer and voter, I will support people who help to reinforce safe neighborhoods rather than disperse unsafe people (egs., installing half-way houses and ex-prison inmates and social service cases into current healthy neighborhoods) to our neighborhoods.

**Please remember too that Denver’s history includes “flight to the suburbs” years. Why did that happen? Please respond to me and tell me Why that happened and WHAT you are doing and intend to do to ensure that does not reoccur.**

The current proposed Group Living Amendment needs to be tossed into oblivion and not waste anyone’s time any further.  
**Allowing tent cities to flourish and expand has already diminished safety and culture in our city; spend your time moving those people to supported public housing and job training or if that doesn’t work for you, send them off to California where they might have migrated anyway or invite them to live at the Governor’s residence or the Mayor’s residence.**

So-called “homeless people” are often not homeless at all. Find that out and see if they want job training or mental health help; but don’t reinforce their negative behaviors and don’t put them in my neighborhood where children will be unsafe due to their presence.

Let’s reward good behavior rather than allowing tent cities and proposing programs to relocate miscreants into currently functioning Denver neighborhoods.  
We have enough other problems to attend to in this era of Covid-19.

Please note that I expect an email response.  
Thank you,  
Joan A. Baronberg

Denver, CO

[joanyaffa@gmail.com](mailto:joanyaffa@gmail.com)

**From:** [GARY R MILLER](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Black, Kendra A. - CC Member District 4 Denver City Council](#); [dencc - City Council](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Tuesday, December 15, 2020 8:35:54 AM

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Mr. Webb,

We remain against the plan to expand the number of unrelated individuals allowed to live in a single family residence in the City and County of Denver. While we can understand the need for affordable housing this does not seem a solution that is in the best interest of the residents of Denver. Most of our single family homes are not mansions with sufficient square footage to support more than two or three individuals, especially if their relatives would also be allowed to reside in the home too. We already have one of these homes in our neighborhood causing loud parties, appears drugs, neighbors report having seen weapons flashed, too many cars preventing them from parking in front of their own homes... In fact one neighbor reports they have advised their family/friends not to visit as they feel it is unsafe.

Expanding to 5 or 6 unrelated individuals AND their relatives, a number I've heard being considered, would stress the neighborhood with too many people, cars, trash, congestion...there would not be the pride of ownership and our city would deteriorate even more. We already have unkempt medians, on/off ramps, yards and homes.... Finally the increased density would be unsafe for our children to be playing outside. Why would anyone move to Denver if Denver doesn't care about their city and neighborhoods?

Enforcement today is non-existent at current limits so we have no expectation that would change, only that crime would increase and the city would further deteriorate. Denver would become a 2<sup>nd</sup> or 3<sup>rd</sup> class city. The fact that other cities have increased their capacity limits doesn't make it a solution for Denver.

Why is this not being put to a vote by ALL the residents of Denver? IF a change is made without a resident vote it should apply to ALL NEIGHBORHOODS in Denver with NO EXCEPTIONS.

Thank you,  
Linda and Gary Miller  
48 year residents of Denver



**From:** [Shawna Crocker](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Tuesday, December 15, 2020 6:53:19 PM

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I have lived in a university neighborhood in Denver since 1978 and I KNOW what the impact of too many people living together in one single family home, regardless of whether related or not. Besides the additional cars parked in the neighborhood, there can be additional challenges of civility and community care, house and yard upkeep, property values and more. It is not fair to those of us who have worked hard to obtain and maintain our homes in what was supposed to be single family zoning and neighborhood character to diminish our quality of life. Law enforcement already cannot or will not enforce the number of people allowed in one home, so I don't expect it to happen when there are far more people in the home. The fact that the 5 people (unrelated, and illegal as it's zoned for R1) living next to me could, under the new proposal, turn into an unlimited number of relatives moving in if each of the 5 invites their families is too overwhelming to me to imagine. I guess this native will have to leave as Colorado is no longer the state I used to love.

Shawna Crocker  
[Shawna.crocker@gmail.com](mailto:Shawna.crocker@gmail.com)

**From:** [Will Mahoney](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Cc:** [H. Bruce Baskette](#); [Jerry Doerksen](#); [Kelly Tierney](#); [Judy Greenfield](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Wednesday, December 16, 2020 9:45:00 AM

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Ladies & gentlemen:

Comments on the group living amendment are due today (12/16) at 5:00PM. However, it is my understanding that the revised draft amendment will not be available to the public until this Friday, 12/18.

So how am I supposed to intelligently comment on the revised draft amendment today when the revisions will not be made public until Friday? This does not seem to me to meet the definition of transparency!

I submitted comments in the past about the group living amendment. However, it is my understanding that the details of the amendment have changed. I would like to have an opportunity to react to the changes.

Yours sincerely,  
Will Mahoney, P.G.  
Senior Environmental Scientist  
8353 E. Kenyon Drive  
Denver, CO 80237

**From:** [Ronald Brown](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Sunday, December 13, 2020 8:21:05 AM

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PLease do not pass the group living amendment. There are more negative than positives about this proposal. Thank you Dr. Ronald Brown

**From:** [Leslie Gehring](#)  
**To:** [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [District 1 Comments](#)  
**Subject:** [EXTERNAL] Group Living Code Amendment  
**Date:** Tuesday, December 15, 2020 9:14:38 AM

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Hello,

As a resident and homeowner of district 1, I would like to express my support for the Group Living Code Amendment. The city has no business dictating who qualifies as family. The current version of the amendment has been watered down, so while I believe it is a step in the right direction, there should be no hard cap on the number of unrelated adults--the cap should be based on the number of bedrooms, 2 adults per bedroom. If parking scarcity is truly a concern, then the city should actually address that issue by pricing on-street parking at its actual cost, as opposed to making it a giveaway of public space. There is no reason to allow a married couple with two teenagers and two adult children to park six cars on the street but not allow a house of six unrelated adults to do the same. The city should also invest heavily in transit and protected bike infrastructure so that driving isn't the only option, which would reduce the demand for parking. In fact, in a city, driving should be the slower, more expensive, and less convenient option as compared to biking, walking, and transit. The city's Vision Zero and climate action goals demand a reallocation of priorities, and watering down this amendment for concerns about parking availability does not help move Denver to only 50% SOV commuters. Please eliminate the cap on the total number of unrelated adults and make it dependent on the number of bedrooms.

Thank you,  
Leslie Gehring

**From:** [I](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Laura Aldrete](#)  
**Subject:** [EXTERNAL] Group Living Disasters in Montbello  
**Date:** Wednesday, December 16, 2020 12:55:53 PM

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Mayor Hancock and City Council Members,

I am taking time to express my feelings about the last Montbello Town Hall regarding proposed Group Living changes. I want to be as respectful as I can in saying this, but I was very disheartened to see how one sided this town hall really was. First of all Councilwoman Gilmore, I know it may represent your personal connection to your family's future regarding affordable housing, but I felt that your comments were very inappropriate for this meeting. What about the voices of all the other residents of Montbello that you were elected by and to represent? The questions were so contrived and staged, that it really made me feel very disgusted to even be a part of such a slap in the face session.

As a privileged white member of the Montbello community for over 25 years, I have been very repulsed and disgusted at the meetings that I have attended, where I have observed the blatant lack of respect, and berating comments toward the Senior Black Members of the Montbello Community! These members have been active participants in this community for almost fifty years, since the planned inception of Montbello, one of the original suburban developments devoted to the Black population of Denver. You asked for, and community members have attempted to make their voices heard, but like in the last meeting, one Montbello member spoke up, but was rudely shut down with, Oh, we need to move on! How is this reckless and blatant disregard for the long time Senior Black members of the Montbello community, not a form of reverse discrimination. WOW, Black and Senior Citizen constitutes two minority groups in my grounded understanding and perspective! But alas what do I know, since I am just a concerned community member trying to get my voice heard like so many others! You asked that concerned members speak up, but only if it fits your and Mayor Hancock's agenda! Place yourself in their/our positions, and step back and start listening to Montbello and ALL of Denver Residents, the community members who put you and all of City Council into office to represent our interests, not the interests of outside special groups and agendas.

I think Mayor Hancock and all of Denver City Council needs a reality check! First of all, you work for us, we don't work for you! You were elected to represent ALL of Denver, not just a few who have their own agendas. Secondly, if this proposal was so important, WHY WAS IT NOT PLACED ON THE BALLOT THIS YEAR? If pit bulls can garner space on the ballot, why was something as important as these far reaching changes not given room on the election year ballot? It should not be up to just a few, Mayor Hancock and City Council, to make changes that will negatively affect our quality of life, safety, and property values! Thirdly, we come to the very important issue of enforcement. I have reported over 250 violations, did you get that, over 250 violations to code enforcement in the last two months. Maybe we should be looking at revising the code violation policy of only thirty days into maybe a year for

open cases, since enforcement is a complete FAILURE here in Montbello. Residents know the game and refuse to RESPECT their NEIGHBORS and OUR COMMUNITY! Really, if enforcement was working the way it was intended to, we would not have so many violations to address. But again what do I know, since I am just a privileged white member of the Montbello community!

In these meetings, we have been promised our own code enforcement officer for the past two plus years, but it never happens. What is the common theme in these meetings regarding enforcement? In its current state, IT DOES NOT WORK! Please listen to their/our voices. Most of them, as concerned residents have to take a stand and shut down these violations with their own personal fight. Why are we not being represented or taken seriously, when it comes to code enforcement and the violations? Fourthly, how did the failures of Mayor Hancock, City Council, and City Government Officials inability to address the affordable housing problem, and now crisis, become PUNISHMENT for all of us tax paying citizens? All of you were elected to address these concerns, but why are Denver Residents being made to suffer because of YOUR failures? The proposed Group Living changes are really unethical if you think about it. How are elected officials given so much abuse of power and control to negatively impact our standards of living and quality of life? Who is representing my voice and all other Denver homeowner's voices and rights in this process?

I can go down the path of how devastating the passage of these unethical changes will be to all areas of Denver, but will my and other concerned voices be heard? Probably not! The message we are given is SHUT UP and GO AWAY! I reported a house on Wheeling Street that is full of Cholo Mexican gang members who fired over forty (40) rounds and hit four (4) people in two separate incidents the end of May and first part of June. I found one of the spent bullets in the middle of my driveway. I even had a nice conversation with Chief of Police Pazen about this incident. So are group homes that congregate this type of violence okay? These changes will not only allow these upstanding and reputable residents a place to live, but foster and promote even more homes full of gang members, parolees, offenders, etc. Also, I find it very intriguing that this violent crime spree garnered no media attention. Maybe it has to do with Mayor Hancock's old neighborhood and the suppression of any negative publicity that might contradict this agenda?

Let me share another example of why Code Enforcement does not work. Finally, after over eight months of reporting a rental house, (yes slumlords abound here in Montbello), illegally selling food out of the residence on my block in the middle of the worst pandemic since 1918, (nobody wearing masks), and by the way has twelve to fifteen residents, two weeks ago Denver Police showed up, after I threatened to call the Colorado State Health Department and also included Chief Pazen on my email response to our community resource officer. Did I did mention earlier, how well reporting this to code enforcement worked! It takes concerned neighbors who are willing to take a stand and fight their own fight to make sure neighborhood issues get resolved, and not rely upon Code Enforcement and laws in their current state!

Noise violations and crowded parties are off the charts also. I called the non-emergency number for a noisy party at a house on Worchester Street back in

October. There was a huge crowd of partiers where nobody was wearing a mask and the loud music played until almost 2 a.m. Why do the same rules and restrictions not apply to all of us in the middle of this pandemic? But alas, when we have a mayor who tells us not to travel for Thanksgiving, but takes it upon himself to violate the same rules and guidelines that he himself put in place, no wonder we have the out of control craziness going on here in the Montbello Community.

Leaders are elected to lead by example, not apologize after the fact, just because they got caught!

Trash is also already an issue. Just drive down and look at the trash in the drainage canals off Andrews and 51st Streets. It was nice that you secured grant monies to paint the canal next to Andrews and Peoria, but did you really take time to stop and see how much trash and pollution it holds at the bottom? It is reprehensible!

Both on and off street parking violations are already off the charts. Vehicles that are never moved remain on the street for months and years with flat tires, abandoned, junk, crashed and wrecked cars that Right of Way ignores; weeds as high as the vehicle and trash accumulates around them since street sweeping can't do their job; parked too close to stop signs and crosswalks; parked on unpaved surfaces; front yards poured with full concrete driveways (code violations that never get addressed) which include as many as ten cars parked in front of the residence (sold and resold in violation of code by realtors who could care less, other than making a profit); street sweeping inability to clean the paved street surfaces due to so many vehicles on the street; horse trailers and fifth wheel trailers, boats, jet skis, other recreational vehicles parked on dirt in front yards; commercial vehicles and trailers that litter the street like the weeds and trash that accumulates around them. Why are we wasting taxpayer dollars on street sweeping and no right of way enforcement, when there are so many vehicles illegally parked around the home that street sweeping is unable to efficiently and effectively clean the street?

I challenge all of you to visit the Montbello community in person! Mayor Hancock is aware of these problems and has seen them first hand, but nothing seems to get addressed. Mr. Webb has also commented in prior meetings about the CHALLENGES going on in the Montbello Community. How would you even know the concerns of community members, if you are not open to hear their concerns, do an in person visit, nor live in that community? It used to be a requirement that you must live in the City and County of Denver to be employed by the city. This was brought up in one meeting by a senior member of the Montbello community, but it just fell on deaf ears!

Maybe if you admit there is a problem, then you take ownership of it, then you have to address it, and that would require leadership and integrity!

Montbello is a living, breathing microcosm of group living and code enforcement failures! When you run any neighborhood into the ground and increase population density, what envelops that community is more crime, more violence, more gang shootings, more drugs, more despair for the residents who live in that neighborhood!



I could go on and on since the violations are so out of control! As a member of the Montbello Community, I am very saddened to see the degradation of this once beautiful community, and how the homes and community are being so unjustly disrespected. Montbello has some of the best Perl Mack built homes in all of Denver, and shame on Mayor Hancock and City Council for even considering such an unethical proposal that will only destroy what little sense of community and quality of life that we and other parts of Denver have left!

But alas, what do I know, since I am just a concerned member of the Montbello community trying to get my voice HEARD, along with so many others!

With Great Concern and Trepidation,

Rod Carr  
Orlando Boatner  
25 Year Residents of Montbello  
Fighting for Our Voices to be Heard and Standing Up for Our Rights as Concerned Homeowners!

**From:** [Travis Heath](#)  
**To:** [dence - City Council](#)  
**Cc:** [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Proposal Update  
**Date:** Saturday, December 12, 2020 11:29:53 PM

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Denver City Council,

After reviewing the information from the December 8th Group Living Town Hall, I must reiterate that I am against this proposal, which continues to not solve the issues it proposes to, creates too many issues for those who own property and live in Denver, and just is not right for our city. It is clear that a number of changes were listed, but I remain opposed.

Travis Heath

**From:** [Stephen Tanberg](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living amendment to zoning  
**Date:** Sunday, December 13, 2020 5:24:14 PM

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Mr. Webb,

Certainly this crazy idea of group living in residential neighborhoods can't be your idea. Your expertise is in city planning, not city destruction.

Unless your plan is to drive families out of Denver I urge you to intervene and try to stop our crazy city council from destroying our residential neighborhoods. As it is, I no longer feel safe taking kids into our downtown area.

I look at the disastrous impact such thinking has brought to cities like San Francisco and wonder, is that what we really want Denver to look like?

Please keep our residential neighborhoods intact.

Steve Tanberg  
2984 S Pontiac St  
Denver

**From:** [Laurie Boyle](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] Group Living proposal  
**Date:** Wednesday, December 16, 2020 9:46:13 AM

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Good morning,,

Please note that we remain 110% opposed to Denver's group living proposal. We feel that our concerns continue to not be heard by the Denver City Council.

4-6 unrelated people and unlimited relatives in one home is not a viable solution for the city of Denver. This is nothing but a terrible idea. If you have 8 individuals in a home and they each have a car - where would they park all of their vehicles? In the middle of their yard? Trash services for group homes would result in trash all over our beautiful Denver neighborhoods. Noise, traffic, safety and city infrastructure are all unaddressed issues.. It is unfair for true single family homes incur the infrastructure costs to support group living homes.. This plan does not appear to be well thought out as this would seriously damage the value of our Denver homes. We are disappointed this idea is still being pushed onto our community as it is clear that our community does not support the Group Living project. By commercializing our homes please explain to me how is the city supporting the interests of neighborhood residents? We the voters who remain not being listened to. Please tell us the plan to accommodate parking, trash, infrastructure and protect home values?

Rather than changing zoning of existing homes, have you given any thought of new developments? What about the possibility of developing the land near DIA/Pena Boulevard and zone this area for group living? This location has mass transit, jobs and it can be built to accommodate the needs of the tenants.

While we oppose this matter we are hopeful the city can find a win-win solution for every Denver city resident on this matter.

Denver can do better!

Thank you,

Laurie and Randy Boyle

**From:** [Steve Oltman](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living  
**Date:** Wednesday, December 16, 2020 3:39:58 PM

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12/16/2020

Mr. Webb:

I hope you will respect the wishes of the overwhelming majority of Denver residents and abandon your proposed Group Living policies for Denver neighborhoods. For a number of reasons, these proposals for opening single family housing to numerous unrelated persons, and allowing shelters and halfway houses within neighborhoods, would destroy those neighborhoods, and eventually Denver, as a desirable place to live. I have to assume either you don't understand this, or don't care. We don't want to become Seattle or Portland or Minneapolis. Please reject this plan. There has got to be a better way.

Please. Thank you.

Steve Oltman; Bear Valley, Denver

**From:** [Jay F](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Field](#)  
**Subject:** [EXTERNAL] I oppose the Group Living Zoning Code Amendment  
**Date:** Sunday, December 13, 2020 6:19:13 PM

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Dear Mr. Webb,

I advocate for the safety and well-being of our neighborhoods.

I oppose the Group Living Zoning Code Amendment

I have serious concerns about the Group Living Zoning Code Amendment, its massive changes, and using single-family neighborhoods as an experiment.

The Group Living Zoning Code Amendment will:

- Degrade the safety, security and sense of community where my home is today
- allow density in all single-family neighborhoods to increase from 2 to 5 unrelated adults in a time of Covid-19 crowding concerns & over crowding excess density in schools & in my neighborhood
- allow new 1-10 person 24/7 homeless shelters in my & all neighborhoods, with no limitations and no spacing from schools
- it will remove buffer zones from these unsafe facilities
- Kids won't be able to walk to school safely
- I will not be safe in my neighborhood after dark with possible felons & homeless people in my neighborhood
- allow new 11-20 person community correction centers with felons in my & many residential neighborhoods
- and 24/7 homeless shelters in my & many neighborhoods, with few limitations and no spacing from schools
- encourage & commercialize single-family neighborhoods as service providers and investors buy limited, existing single-family housing instead of owner-occupants
- this will destroy my property value where most of my money is invested for my retirement
- this is an unproven Group Living "experiment" by government near my home & neighborhood
- encourage more trash in my neighborhood
- insufficient parking in my neighborhood
- who will enforce Group Living rules & laws. Police will not respond to anonymous complaints
- felons will know that I Ratted them out
- This is government takeover of my neighborhood. It is unfair and against my civil rights as a citizen.
- This is unsafe for the most vulnerable in our community ... the children, the elderly & others
- It is an unfair political policy, with no common-sense basis. It is without sufficient input from the affected communities
- It is without full transparency by those government employees, who are supposed to represent us & who we pay salaries to protect us & provide safety and well being to us as citizens of Colorado.
- Group Living Zoning Code Amendment is backed by city planners & real estate investors, who have a vested interest in seeing this amendment pass.
- The Group Living Zoning Code Amendment is forcing massive change on neighborhoods

- and is a DANGEROUS EXPERIMENT.
- IT IS A CONFLICT OF INTEREST BY THESE GROUPS

Respectfully,

John Frazee  
443 Garfield St,  
Denver, CO 80206



**From:** [Chris Viets](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] I support the increase of the residential occupancy limits and group housing revisions  
**Date:** Monday, November 16, 2020 10:44:17 PM

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Andrew, I am a local residential developer who has struggled to build any form or type of quasi affordable housing. I applaud your thoughtful and much needed overhaul of the housing occupancy limits to make REAL AFFORDABLE HOUSING possible!!!

I am very interested in working with our city to help provide quality construction and housing for everyone in Denver. The price of land and construction under the current outdated zoning code makes affordable housing virtually impossible.

I hope I can be of service to all the people of Denver. Currently most of my projects are for the fortunate white rich entitled residents only. Please help our employed working class citizens have safe warm homes to live in. The city has changed and become an amazing major city hub for a certain privileged group of residents only. Unfortunately we have forgotten the less affluent residents as home and apartment rents have doubled or tripled over the last 10 years!

I would love to help the city build new homes, we can do better than gentrifying our entire city block by block and neighborhood after neighborhood.. Why can't we help all of our res from all socio economic backgrounds, colors and races? All of our residents should have the right to safe warm housing!

My company has built over 100 homes in the highlands northwest neighborhoods over the last ten years. I can't tell you how many of the people that I have purchased their homes to build more expensive new homes, has asked me why I don't build homes for anyone except for rich. I try to explain to the residents that get displaced that the city does not support anything but expensive homes.

Our current overly restrictive single family and duplex zoning codes and occupancy limits is outdated. The current occupancy limits and codes favors the wealthy residents only.

The residents that sell me their homes to build more expensive new homes constantly ask me why I don't build homes for anyone except the rich?

I try to explain to them that the city currently does not support anything about residential affordable housing. The current zoning code is so out of date and non inclusive. I can't tell you how many times the residents of these neighborhoods ask me why we can't build more affordable housing.

I have explained there's no other choice for the residential developers under the current zoning code and overly restrictive occupancy limits.

Don't worry or lose any sleep the rich entitled white residents will still have plenty of wonderful homes to chose from. I know I build them homes every day, the city is their oyster.

How can I help the less fortunate residents who are not included in our affordable Denver housing plan?

Christopher William Viets  
3038836722  
Principal of KV Development

Sent from my iPhone

**From:** [Evan Derby](#)  
**To:** [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] IN FAVOR of Group Living Changes  
**Date:** Wednesday, December 16, 2020 12:03:20 PM

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Hello City Council and Mr. Webb,

I am writing today to add my support for the Group Living changes being proposed in Denver. In fact, I would support a more ambitious set of changes which would truly help create equity for those who need it in Denver's housing market today.

As someone who rents & lives with several roommates in a single family home, I thought I could address some of the concerns that City Council members and opponents of the Group Living proposal have about letting more unrelated people live in a single family home:

- My roommates and I are not a disturbance to our neighborhood; We have not changed the "neighborhood character," a term with racist connotations going back to the redlining and segregation of Denver's neighborhoods throughout the 20<sup>th</sup> century. We just need a place to live. So do so many other people.
- We have not created any burden on the parking infrastructure near our home; the substantial amount of on-street parking near our home continues to go mostly unused day and night;
- We have not created a burden on waste infrastructure, all of our waste fits in the bins we were assigned;
- We cannot comment on the impact on sewer and water infrastructure, but can only say that sewer and water infrastructure becomes more efficient and cost effective when it serves denser areas;
- And we have not observed an uptick in other homes being rented out or being scraped by developers, any more than the existing regulatory environment and housing market already support this process.

It is time for real change that will actually help young people, not just protect the interests of property owners. Please support the group living changes.

Evan Derby

**From:** [Aaron Schultz](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] In support of the group living proposal  
**Date:** Wednesday, December 09, 2020 7:26:04 PM

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Dear Mr. Webb,

Firstly, thank you for preparing the proposal and hosting the extensive public outreach campaigns. I support a group living amendment to allow up to 8 residents in large Denver homes, and I oppose watering down the group living amendment proposal.

To afford the average home in Denver, one must earn twice the average income. This situation is not improving, and every proposal to address the lack of housing affordability is watered down to satisfy the 'investment' of homeowners who have seen their home values increase exponentially. The classic "I have mine, screw you" approach. With grave predictions of overwhelmed neighborhoods, crime, and traffic, we seem to have missed the data point that the average occupancy even in communities that /already/ allow 8 unrelated individuals in a home is still fewer than 3.5 residents per household.

Three quarters of Denver is zoned for single family, and is only intended to absorb 20% of increase in population by 2040. Many of these neighborhoods are still changing, with modest homes close to the best schools, parks, and transit being scrapped for larger and more expensive homes.

The cap on the number of individuals that can live in any home, and the limitation of where certain groups can live, only further insulates the richest Denverites from the massive problems facing our community. The wealthy who live in neighborhoods that don't have transient villages, where infrastructure isn't a problem, and where there will never be "affordable housing" forcing them to mix with anyone outside their social class.

This multi-year process being described as rushed, when the proposal has been watered down to a shadow of its former self in just a few months of an unprecedented pandemic and global recession, makes me truly sad. It's a dereliction of duty by elected and appointed officials, and another example of a well-intentioned initiative to address housing inequality and affordability that falls so far short of its potential.

I was born in Denver, but will likely never be able to afford to live here - even as I actively look for homes that grow increasingly out of my price range. I love this city, but less and less each day. It, like the Boulders and San Franciscos, continues to try to protect its "character" by pushing out anyone without a 6 or 7 figure income. As a median-wage earner, I shouldn't have to fight so hard for a place to sleep, when those who had the fortune of being born earlier resting easy as their return on 'investment' grows.

The watered down proposal will probably pass - if not watered down further - and speaks volumes about our city's unwillingness to address massive inequality out of perceived fear of a more equal system. These rules were put in place to create inequality, and they were successful. We have a chance to chop away at the harm caused by decades of racist and classist policies, but won't because any change would be too abrupt.

I continue to be dismayed, though should cease to be surprised. Please think of Denverites, not just wealthy homeowners, when hearing this proposal.

Thank you,  
Aaron Schultz  
6 N Broadway  
Denver, CO 80203

**From:** [Sally Jones](#)  
**To:** [dence - City Council](#); [Safe and Sound Denver](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] LUTI Committee Group Living Amendment  
**Date:** Monday, December 14, 2020 6:27:13 AM

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I want to again protest the changes that will occur because of this amendment although baby steps have been made in making it more agreeable to those of us who feel single family residences are a valuable part of the structure of a living and viable city especially in this day and age of needing "defensible space" while we are being ravaged by the current pandemic.

I would still protest the time of viewing the amendment vs the committee vote and the glaring lack of transparency from Andrew Webb and his large group of planners. I have written him numerous times without a response. That is not acceptable and makes me suspicious.

I am also following closely the lawsuit against the Mayor and City regarding the emails that are not being produced in regards to this process. It looks suspicious!

I also believe that when changes are made they should apply to all neighborhoods. Council people who carve out areas in their districts that are exempt are not being candid. That is not acceptable.

Thank you.

**From:** [Anne Cox](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] LUTI Vote on 12/22/20 on Group Living Amendment  
**Date:** Sunday, December 13, 2020 8:45:28 AM

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Dear Mr. Webb,

It is my understanding that you propose changes to the Group Living Amendment that will not be made public until December 18. Further, it is understood LUTI will vote on those changes December 22. The public comment period however, closes December 16, prior to publicly releasing the proposed changes to Group Living.

While there must be a reasonable explanation for closing public comment before the subject matter is published, it is equally certain that the LUTI vote should be delayed until the public is informed about the changes to be voted on.

The last-published Group Living Amendments would fail to deliver stable housing for those in need and will degrade the Denver experience for those who already own or rent dwelling units in the City. Investor ownership of Group Living dwellings will reduce the per-person cost of rent but will increase the income to landlords. The unintended consequence will price the dwellings out of reach for traditional families, thereby displacing them.

Although I am required to comment before I know what I am commenting about, to mitigate the foreseeable harms, the following measures may be considered:

1. Require that one or more Group Living occupants own the dwelling. This would help stabilize the social structure and improve maintenance and upkeep.
2. In addition, require licensure of Group Living arrangements. This would establish standards and give the City enforcement tools if standards are not met. All adult members of the Group should be required to execute formal documents explaining the duties and responsibilities of the occupants, and the consequences for violations of the Licensing standards. Licensure should also address attendant issues like parking, maintenance, governance, and health and safety.
3. Establish reasonable limits on the total number of people who may occupy the dwelling. We are flawed human beings and overcrowding, particularly where children live, creates opportunity for neglect and abuse. Every adult and related children should have a private sleeping space.
4. Recognize that unintended consequences develop in ways impossible to anticipate. Ease into Group Living to allow time for adjusting the standards and limitations over time. License Group Living arrangements on an annual basis so that the Group residents share the risks and have a stake in preserving the quality of life with the established neighbors.
5. Group living already exists in Denver, despite current zoning laws. Formalizing the system deprives Denver of existing enforcement tools to address the very few complaints the City has received.

Respectfully submitted,

Anne Randolph Cox, JD

**From:** [Tina Davis](#)  
**To:** [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] LUTI Vote on GLA Must be Deferred to Allow time from community Input  
**Date:** Monday, December 14, 2020 11:25:13 AM

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I have been following the discussions on GLA very closely and understand that LUTI is planning to vote on 12/22 on the form of amendment to be sent to City Council. The serious problem I see is that the proposed modifications from the original that have been under discussion will not be posted until this Friday, precluding any significant public input prior to the LUTI vote. This is yet another process flaw in a long history of a very flawed process. I urge LUTI to defer its vote until the public has had a reasonable opportunity for input. Three very significant issues are at stake: the number of unrelated adults in a single family dwelling, community corrections and residential care in SU and TU areas.

Keep in mind, that in addition to the hundreds of comments in opposition to the GLA, one opposing petition submitted by Florence Sebern included over 8,000 signatures and has been given short shrift in these proceedings.

Thank you for your attention.

Tina Davis



**From:** [ny2az2co@aol.com](mailto:ny2az2co@aol.com)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Land, Use Transportation and Infrastructure  
**Date:** Sunday, December 13, 2020 9:27:59 AM

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Dear Mr. Webb,

I am writing to you to express my concerns about the lack of transparency and the timing of the committees actions with respect to potential zoning changes.

I write to you as an individual that has owned a home in Denver for 18 years and has lived in Denver for more than 25 years. I have deep concerns about the proposed changes and how they will negatively impact the quality of life that I and other Denver residents will enjoy, should it pass.

The passage of the proposed change in zoning will result in a far greater density of individuals living in residential areas. I see this daily, as I have a neighbor that has been renting his home out for several years to a group of his friends. On a daily basis, I count between 6 and 9 cars parked in the driveway, around the corner and in front of another neighbor's home. I also notice that the home generates a great deal of trash as I see it by the curb on Tuesday evenings each week. Lastly, with so many adults filtering in and out of the home, we have had several noise complaints and the police were called when one of the renters evidently shot himself while cleaning his gun. In short, many of the residents in the home are transient and have no commitment to respect the neighbors that purchased homes in this area for the peace and quiet that the neighborhood offers.

Home ownership is often called the "American Dream". To own the home I purchased to live in, I devoted 12 years of my life to working a full time and a part time job. My wife also worked a part time job as we raised our daughter. My home represents a substantial investment on my part and a commitment to be a good neighbor that respects my neighbors and the peace and quiet that the neighborhood has always offered those that live here.

I respectfully request that the committee operate in a more transparent manner and not try and rush this potentially damaging resolution to a vote.

Regards,

Warren Halpern  
2911 South Sidney Court  
Denver, CO 80231  
(720) 635-9316

**From:** [Paige Burkeholder](#)  
**To:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Subject:** [EXTERNAL] Material Issues in the Group Living Amendment  
**Date:** Tuesday, December 15, 2020 1:21:28 PM  
**Attachments:** [Screen Shot 2020-12-15 at 11.47.40 AM.png](#)  
[Screen Shot 2020-12-15 at 11.48.22 AM.png](#)

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Dear City Council Members and Mayor Hancock,

With the Group Living Amendment (GLA) coming up for vote at LUT1 on 12/1 here are some important highlights to consider when making your decision. The below represents a list of material issues in the process and presents appearance of a conflict of interest.

- Yes, there have been compromises on the GLA from the initial proposal. However, the initial proposal was SO aggressive that even with the slight compromises, the anticipated GLA to be released on 12/18 is still much too aggressive for most Denver neighbors.
- The release of the FINAL draft proposal is on 12/18, but comments are due to CPD for the Staff Report by 12/16. The details in the FINAL proposal matter....why would CPD have this backwards yet again? Unless CPD doesn't really read or listen to the comments submitted by Denver neighbors. Another example of flaws in the process and creating lack of trust Denver neighbors.
- Who holds CPD accountable? It appears that no one does. The LUT1 meeting on 12/1 and the City Council vote in January 2021 are both excellent opportunities for City Council members to hold CPD accountable to Denver neighbors. Here are a few key examples:
  - Lack of Community Representation and Denver neighbors/stakeholders on GLAC. How did CPD allow a committee to be structured without Denver neighbor representation? Where was the diversity in the committee?
  - Lack of Community Outreach (very few meetings, controlled meetings, etc.) It took 20,000 Safe and Sound Denver Flyers and HOURS of time by Denver neighbors ensure community outreach. Even still there are many Denver neighbors that aren't aware of this broad sweeping Amendment.
  - Continuing the process during a Pandemic with limitations on meetings and gatherings? Unbelievable!
  - Planning Board Approves GLA despite Non-Disclosure of Conflicts of Interest by Planning Board Members and Presenters Not Disclosing their GLAC Affiliation
  - Misinformation - Lack of Disclosure of Chapter 59 exemptions, Lack of Data on No Problems with Community Corrections and Residential Care Facilities, Not complete disclosure of information (i.e. Buffer Zones w/ Schools Removed), and more.
  - The [First Comment Log in April 2020](#) reported **80% of Denver neighbors opposed** to the Group Living Amendment.
  - The [Comment Period 9/1 LUT1](#) dated 8/29 showed overwhelming opposition with **90% opposed** of the GLA, despite the modifications (see photos below)
  - Other comments and passionate letters submitted by Denver neighbors directly to CPD and City Council (included in links above) are primarily opposed to the GLA. Does CPD track these comments? Safe and Sound Denver neighbors have tracked every response posted and those results are also primarily OPPOSED to the GLA.
  - Details matter in the huge zoning change! Comments and responses to Denver neighbors questions by email have been vague and have lacked important details.
- No Notice - Where is the Notice to Neighbors in this process or in the proposed Amendment?
- Chapter 59 - How will CPD resolve Chapter 59 issues in Q1 of 2021 when it has not been done in the past decade? Where is the budget for that? In the [Denver Auditor's Report in 2015](#), it was going to cost \$571K up-front with another \$9.3 Million to complete over a century. That right...Page 18. Where will these funding resources come from? And during a pandemic and loss of revenue?

Where is the Enforcement? Are there even resources available to improve and better manage the ZNIS process with an increase of issues? Why does Montbello have so many [unresolved violations](#)? How can Montbello and other Denver neighborhoods have confidence that CPD/ZNIS will follow through on violations? Trust is earned and neighbors lack trust in CPD and ZNIS to address and fix this going forward.

- Impact Study - An Impact Study was of the primary goals in the GLAC process. Why was an Impact Study not done?
- CPD has admitted that Community Corrections in Denver neighborhoods is an [experiment](#)....then why proceed? The allows Residential Care as a use-by-right instead of a use-by-permit, which makes this very difficult to reverse. It also removes view processes and recourse to neighbors and all buffer zones with schools. Do you think most Denver neighbors know, understand or want that in their neighborhood?

Denver Neighbors across the City have now lost faith and trust in Community Planning and Development for full and honest disclosure and for truly listening to Denver neighbors. If this proposed GL Amendment continues to move forward, despite the *minor tweaks* recently proposed, Denver neighbors will no longer have the trust of CPD, City Council and the Mayor.

We hope that City Council is now truly listening to voices throughout our City and will recognize the many flaws in this proposed Group Living Zoning Code Amendment. Denver neighbors are listening and watching to see all of your responses to the above concerns and this proposed GLA.

Warmly,  
Paige

Paige L. Burkeholder  
4022 S. Newport Way  
Denver, CO 80237  
720-371-6198

A Member of Safe and Sound Denver

[www.safeandsounddenver.com](http://www.safeandsounddenver.com)

*Safe and Sound Denver is a grassroots collaboration of Denver neighbors throughout the City that oppose the Group Living Amendment, as currently written and proposed.*

TO: Members of the LUTI Committee  
CC: Community Planning and Development, City Council, Mayor Hancock  
FROM: Florence Sebern, Denver Resident, 80246  
RE: Group Living Zoning Code Amendment | Text Amendment #7  
DATE: August 27, 2020

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I am the author and custodian of the Change.org petition ***NO to Denver's Group Living Zoning Code Amendment***. The Change.org platform was chosen because it offers a legitimate, proven method for communication with legislative bodies and is a public benefit corporation.

Please find attached 2,143 individuals who have signed the petition to date and are Denver residents, verified through voter registration record or other public residency databases.

#### **LEGITIMATE FORM OF COMMUNICATION**

A petition is a form or style of legitimate communication with a legislative body.

Petition = a formal written request made to an authority or organized body; a written request or call for change signed by many people in support of a shared cause or concern.

Petitioners speak for themselves; the custodian is simply the conduit of their statement.

A similar form of legitimate communication is the form letter, employed by proponents of the zoning code amendment with The Action Network as their preferred platform or the DCTA who also utilized a form letter. The abbreviated comment cards that were used by CPD and recorded in the Comments document is another example of legitimate communication.

While it may be desirable to see personal letters, all forms of valid communication must be accepted in an open, transparent, public legislative process.

A simpler form of valid communication should not be minimized or denied, especially with current COVID restrictions in place and with so many unemployed.

#### **SECOND COMMENT WINDOW | PLANNING BOARD PUBLIC HEARING**

- 2049 comments received
- 1859 opposed
- 190 support
- 90% opposed
- 10% support

#### **FIRST COMMENT WINDOW | PLANNING BOARD**

- 1022 comments received
- 752 opposed
- 262 support
- 74% opposed
- 26% support

**ORIGINAL COMMENT COUNT | CPD**

- 500 entries
- 403 oppose
- 97 support
- 81% opposed
- 19% support

**CLEAR AND CONCISE OBJECTIONS**

The petitioners state straightforward concerns. These are common concerns for the immense effects of density on infrastructure, quality of life, health, safety, and enforcement.

**The revisions to the proposed amendment have not adequately address these concerns. The Planning Board's recommendations do not adequately address these concerns. The current comments and numbers of responses in opposition/support reflect that reality.**

Thank you for your consideration of the 2,143 Denverites who stand in opposition to the Group Living Zoning Code Amendment and urge a **NO VOTE** in Committee.

**From:** [Leslie Kannenberg](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] NO on Group Living Zoning Code Amendment  
**Date:** Tuesday, November 17, 2020 3:10:52 PM

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Mr. Webb,

I hope this email finds you well. My name is Leslie Heguy and I am a lifelong Denverite. I was born and raised here, and I currently own a home in the city of Denver. I am writing today regarding the recommended changes to the Group Living Zoning Amendment, and I want to express my strong concerns and opposition to what is happening.

While I understand there is a housing crisis in Denver, I do not think residential neighborhoods are the place for the proposed changes to take place. There would be no restrictions on placing halfway houses near our schools with the proposed changes. This is very alarming to me. The current zoning regulations are in place to help keep our families safe and our neighborhoods quiet by preventing certain entities from invading into our residential spaces. The Group Living Zoning Amendment does not have public safety in mind, nor does it protect the homeowners of Denver.

Furthermore, there is not enough infrastructure set up to support these changes. Allowing up to ten unrelated adults and their relatives per home would greatly increase waste, without a plan from the city on how to handle the extra trash created per household. Allowing up to six cars per home parked on the property, plus any additional vehicles on the street, is not only an eyesore to the neighborhood, but will increase traffic, noise and overcrowd the already-limited street parking for existing residents. Our now peaceful neighborhoods will become loud, busy, dirty and overrun with people. All of this will decrease property values for the existing homeowners and will likely thwart future homebuyers from purchasing property within Denver.

Additionally, increasing the population density raises public health concerns, especially in a time of COVID-19. We have seen how fast coronavirus has spread in bigger cities like New York, where people live in closer quarters. Having multiple families in a single household would not only increase the spread of COVID-19, but would also increase the chances of spreading other pathogens and increase household pest infestations.

Neighborhood communities are rightfully concerned about overcrowding, homeless shelters, and community corrections facilities in our neighborhoods without clear and defined rules regarding density, proximity to schools, and adequate community gathering places.

I am requesting that you VOTE NO on this amendment.

Respectfully,  
Leslie Heguy

**From:** [Barbara Humphries](#)  
**To:** [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] NO to Denver's Group Living Zoning Code Amendment - RE: residential care uses  
**Date:** Tuesday, December 15, 2020 3:35:44 PM

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Dear City Council members:

The City of Denver's plan to send 750+ convicts into Denver neighborhoods is a reckless endangerment of our safety and lives. The US Department of Justice provides the most accurate data on recidivism and that is 76%.

Please consider the danger to victims of crimes, children, and unprotected households.

Please remove the correctional facility and halfway house inclusions in "residential care" uses and retain the 1500 foot protective buffer in our zoning code for schools and residential neighborhoods.

Denver City Planners promote a 2% recidivism rate as rational for placing correctional facilities in residential neighborhoods. This is flawed data.

Please read the Department of Justice comprehensive report I have cited below.

-

### **Safety**

The U.S. Department of Justice has provided the most comprehensive, recent study on Recidivism: (rearrests, re-incarcerations). With and without halfway houses:

The number of released prisoners who are arrested again is very high:

43.4% in year 1

59.5% within the first 2 years

67.8% within the first 3 years

73.0% within the first 4 years

76.6% within the first 5 years

Most offenders were likely to be rearrested regardless of their offense by the end of the 5-year follow-up period:

82.1% of property offenders

76.9% of drug offenders

73.6% of public order offenders



71.3% of violent offenders

\*Bureau of Justice Statistics 2005 Recidivism study following 404, 638 prisoners released in 30 states for 5 years (2005-2010), this study represents  $\frac{3}{4}$  of all prisoners released in the U.S. in 2005 and is the most current comprehensive study

\*\*See more detail in the “Offender Reentry: Correctional Statistics, Reintegration into the Community, and Recidivism” report (source: Congressional Research Service, January 12, 2015, by Nathan James, Analyst in Crime Policy, [www.crs.gov](http://www.crs.gov) RL34287)

**From:** [James Korn](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] NO to Denver's Group Living Zoning Code Amendment  
**Date:** Tuesday, December 15, 2020 10:20:08 AM

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Please do not support and vote NO on the Group Living Zoning Code Amendment. Enough is enough. There have been many new rules and regulations pushed through recently that have made no sense or help to the health and wellbeing of Denver residents. This is another one. You represent the people of the city and county of Denver and they overwhelming said no to this. Please listen to the people. Please do your civic and represent the residents of Denver and your neighborhood..

I strongly recommend that this get voted down.

**From:** [John Brink](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [dence - City Council](#)  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment  
**Date:** Wednesday, December 16, 2020 4:46:41 PM

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The LUTI Committee should vote NO on the Group Living Zoning Code Amendment when it meets on December 22.

The City needs to do a better job of informing and meaningfully involving its residents about the proposal. As it stands now this proposal has flown below the radar, driven by stakeholders with an interest in removing any restraints on group living facilities and it has been crowded out of the public's attention by far more pressing matters, like the COVID pandemic and its devastating effects on public health and our economy.

Any revisions to the zoning code must establish a reasonable ceiling on the number of *related or unrelated* people who can live together in the same dwelling based on objective standards tied to the health and safety of both the homes and occupants themselves and the neighborhoods in which those homes are situated.

Instead of being made a use by right, all rentals *and especially group living dwellings* should be subject to appropriate licensure or registration based on their type and their impacts and they should be subject inspection and oversight by the City.

Finally, it is the pinnacle of hypocrisy that elected officials supporting this amendment to the zoning code live in Chapter 59 zoning code areas or areas governed by HOA rules and thus will not be affected by the changes they plan to impose on those who don't live in these protected areas.

The Group Living Zoning Code Amendment should go back to the drawing board and stay there until it addresses the fundamental unfairness of inequitable applicability across the City, inadequate public engagement and the dangerous precedent of establishing all rental dwellings and most group living establishments as a use by right.

John Brink

1901 Bellaire Street

[4jmbrink@gmail.com](mailto:4jmbrink@gmail.com)

**From:** [Steve VanDewater](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] No on Group Living Zoning Amendment  
**Date:** Wednesday, November 11, 2020 7:33:29 PM

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Hello, As a home owner, father and long time Denver resident, I strongly oppose the proposed Group Living Zoning Amendment. We realize that there are a percentage of the homeless population who have experienced severe hardship or mental illness and are not homeless by choice. There are resources available to help them. We contribute to the shelters and charities as well as volunteering to help. Denver citizens have voted for tax increases to provide help. There are also those who choose homelessness as a life style (squatters and drug addicts) who panhandle to support themselves. I've been harassed more than once. Please watch the Documentary Denver In Decay and it explains the history and who's responsible.

I believe that the City of Denver government is responsible to solve the problem that they helped create and not the citizens. I also feel that the Zoning Amendment will make our neighborhoods unsafe for us and our children. Who stands to profit from the proposal? Developers and city officials?

Thank You.

**From:** [Derek Cocovinis](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [City Council District 5](#); [District 1 Comments](#); [District 9](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)  
**Cc:** [Marsha Badanes](#); [Joanna Milewski](#); [Jacquie Marks](#); [Tim Rooney](#); [E J Lorimer](#); [Wendy Glazer](#)  
**Subject:** [EXTERNAL] Opposition to GLA Proposed Zoning Code Changes in advance of 12/22/20 LUTI hearing  
**Date:** Wednesday, December 16, 2020 4:54:14 PM  
**Attachments:** [clip\\_image001.png](#)  
[clip\\_image002.png](#)

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Sent Wednesday, 12/16/20 at 04:53 p.m. MST

To: Andrew Webb, Sr. City Planner, CPD & all Denver, CO City Councilpersons:

We, the Board Members of the Winston Downs RNO, would like to reiterate our strong objections to the anticipated overcrowding, unsafe & unsanitary conditions to be experienced in Single-Family Homes, located within Single Family Zoned Neighborhoods, as advocated, on behalf of the GLAC and the CPD in their proposed Zoning Code changes. Please make known, and made part of the Public Record, in advance of the 12/22/20 L.U.T.I. Hearing our entire Winston Downs Boards displeasure with the proposed Zoning Code changes, soon to be voted upon by the entire Denver City Council. Our objections are as follows:

There is an overall lack of clarity related to what constitutes a nuclear family (whether traditional or not) and how many of these family units can be feasibly housed into a single household. The proposed Zoning Code Changes:

- • Fail to consider the added number of unrelated individuals living in the same home unit because it expands to include up to five adults with any others related by commitment, blood, adoption, civil union and permitted domestic employees, in the absence of overall caps. The proposed increases to 5 unrelated adults and their families in a home of 1,600 square feet with up to 10 unrelated adults and their families in homes of 2,600 square feet are untenable. The presentations and discussions made publicly were not considering the true impact to our Single-Family Homes located within Single Family Zoned Neighborhoods.
- 
- • Increasing the number of residents in existing homes exacerbates issues with street parking, public schools and related transit, trash collection, sewer and water usage and aging electrical infrastructure.

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Many of our concerns stem from what represents a fundamental departure from the zoning and planning code contained in Denveright, passed just two years ago.

- • We received surveys; we had meetings where we gave input about what was important about our City and our Neighborhood, and we were not consulted about changing the rules for numbers of unrelated people, and their families, per home unit.
- 
- • Thank you in advance for your consideration.

Sincerely,

Winston Downs Community Association, Registered  
Neighborhood Organization.

**From:** [Winston Downs Community Association](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Opposition to GLAC  
**Date:** Wednesday, December 16, 2020 5:19:00 PM

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16 December 2020

Community Planning and Development | City and County of Denver  
Via Email

Mr. Webb, Members of the Denver Planning Board, Honorable Mayor Michael Hancock and Honorable City Council:

We, the Board Members of the Winston Downs Community Association, would like to reiterate our strong opposition to the proposed Group Living Amendment Changes/GLAC originally expressed in August 2020 (attached).

We request our former and current objections be included in the Public Record, in advance of the 12/22/20 L.U.T.I. Our objections are as follows:

There is an overall lack of clarity as to what constitutes a nuclear family (whether traditional or not) and how many of these family units can be feasibly housed into a single household.

The proposed Zoning Code Changes:

- Fails to consider the overall impact of added number of unrelated individuals living in the same home unit because it expands to include up to five (5) adults with any others related by commitment, blood, adoption, civil union and permitted domestic employees, in the absence of overall caps. The proposed increases to 5 unrelated adults and their families in a home of 1,600 square feet with up to 10 unrelated adults and their families in homes of 2,600 square feet are untenable.
- Increasing the number of residents in existing homes exacerbates issues with street parking, public schools and related transit, trash collection, sewer and water usage and aging electrical infrastructure. It also dilutes our enforcement and protection systems. (911, 311)

Many of our concerns also stem from what represents a fundamental departure from the zoning and planning code contained in Denveright, passed just two years ago.

- We received surveys; we had meetings where we gave input about what was important about our City and our Neighborhood. Applying a broad brush to all neighborhoods is not equitable, nor will it resolve the affordability issues this city faces.
- This plan, in fact, dissolves the context of residential areas we residents were asked to submit feedback for to support development of Blueprint Denver.

We repeat: Much more work and evaluation of adverse unintended consequences are required to develop a proposal that is likely to avoid the potential for severe economic and safety problems.

Thank you in advance for your consideration.

Derek Cocovinis, President  
Winston Downs Community Association  
Attch.

August 17, 2020

Community Planning and Development | City and County of Denver  
Wellington E. Webb Municipal Office Building  
201 W. Colfax Ave.  
Denver, CO 80202

ATTN: Andrew Webb, Senior Planner



Mr. Webb, Esteemed Members of the Denver Planning Board, Honorable Mayor Michael Hancock and Honorable City Council:

**The Winston Downs Community Association (WDCA) strongly opposes the passage of the proposed text amendments to the Group Living regulations in the Denver Zoning Code.**

WDCA, as a registered neighborhood organization (RNO), and as Denver residents, we urge you to consider the following concerns that we have related to the proposal

**Many of our concerns stem from what represents a fundamental departure from the zoning and planning code contained in Denveright, passed just two years ago.**

- We got surveys; we had meetings where we gave input about what was important about our City, and no one asked about changing the rules for community corrections, homeless recovery residences and numbers of people per home unit.
- This plan, in fact, dissolves the context of residential areas we residents were asked to submit to support Blueprint Denver.

**These uses expressed for Any Neighborhood Location and without Limitation Beyond 600 to 1200 feet between structures are a concern.**

- Shelters for homeless for year-round or if more, for 130 consecutive days per year
- Community correction facilities in addition to halfway houses
- Recovery residences, where “guest” participation is required

**Comprehension**

- The sheer impossibility of the average citizen getting through this or comprehending something that covers so many distinct uses
- The City presentation was sanitized to present a pretty picture that in actuality is not the whole scene.
- New terminology where “group living” has been removed and replaced with “congregate living”, residential care and nonresidential uses. Most RNO’s have only seen the original version of code proposed changes.
- Temporary tiny homes remains in this plan; we were told they were not to be included.

**Increasing Numbers of Unrelated Adults- Negative Effects**

There is an overall lack of clarity and ambiguity related to what constitutes a nuclear family and how many of these family units can be feasibly housed into a single household.

- Fails to consider the added number of unrelated individuals living in the same home unit because it expands to include up to five adults with any others related by commitment, blood, adoption, civil union and permitted domestic employees. The presentations and discussions publicly were not explicit enough for most to understand the reality of occupancy based on square feet and/or lot sizes.
- Increasing the number of residents in existing homes exacerbates issues with street parking, public schools and related transit, trash collection, sewer and water usage and aging electrical infrastructure.
- Increases the issues with traffic because Denver has failed to provide adequate, reliable public transportation
- Increases stress on the already taxed 911 and complaint-driven 311 enforcement capabilities.

**Enforcement Concerns**

- Ignores the impacts of an increase in Congregate Living homes without an adequate regulatory structure for their maintenance and oversight for neighborhood and resident safety.
- Homeless shelters managed by non-profits would operate without regulations other than this code which offers 311 or 911 as resolution for any problematic issues.

- Correction communities per neighborhood – these were explained as halfway houses and now we understand this includes “prisons” and halfway houses. While they are enforced by law, with budget reductions, there are major concerns as to how these actually will operate and recourse available for when things go wrong?
  - One director has the authority to increase any corrections or homeless shelter when deemed appropriate (weather, prisoners moved from adjacent counties, etc). This seems unreasonable to expect adequate management for such facilities.
  - P. 149 includes temporary or mobile restroom facilities for shelters and other residential care facilities. These options present public sanitation issues with undesired consequences by vandalism, unauthorized use, added levels of waste management, etc.
- Consider the impacts of virtually unmonitored proliferation of community corrections and homeless shelters on facility residents and the affected neighborhoods
  - Lack of provisions for oversight or enforcement create the potential for massive safety issues and poor outcomes for residents.
  - Lack of a residential or “per capita” per so many home units limit on the number of facilities creates a potential problem for high concentrations of largely unregulated facilities that will exacerbate equity issues, not build them

### **Overcrowding**

- Permitting facilities of 11 to 40 people. and in emergencies up to 100. in 12,000 square foot lot sizes in all neighborhoods creates a burden for facility residents due to potential overcrowding and a mismatch in scale in residential neighborhoods.
- What if there are future pandemics; how would it be managed?
- This also fails to address the lack of adequate, reliable public transportation within the whole of Denver and how that might impact the success of any of these facilities.

### **Financial**

- Funding for shelters for those experiencing homelessness and other at-risk populations is not defined
- City and County, nonprofit and private operator liabilities should a private “congregate” home unit “guest” harm a resident or if someone in corrections escape and harm someone outside Denver. What is the contingency for this?
- Availability of tax and other revenue streams required to cover rental subsidies and increased burdens on other areas of city operations is not guaranteed. The operational and fiscal impacts of the proposal are unclear and do not appear to have been fully vetted.

### **Intent**

- This proposal does not appear to be part of a comprehensive strategy for addressing wage inequities, mental health, substance abuse and the myriad of other issues that must be dealt with to address our need for housing affordability and homelessness problem.
- Zoning cannot “fix” needed criminal justice reform. These changes will complicate current problems, not resolve them. We urge this City to remove any codes related to corrections communities and to consider with a re-imagined criminal justice system in Denver.
- It has not been analyzed in terms of Denver’s “sanctuary city” status, the increased numbers of homeless following introduction of recreational marijuana, or the homeless who are bused into Denver from other cities.

In short, a zoning code change of this magnitude should not be used as a short-run fix to a long-term problems. It is very short-sighted in scope. Denver should have considered all of these codes ten years ago and more recently, during the Blueprint Denver reviews in 2010 and Denverlight, more recently.

- We firmly stand together with the Virginia Village / Ellis Community Association, which represents nearly 20,000 households, in their opposition to the proposed text amendments to the

proposed Group Living Amendment Changes to overhaul Residential Care uses in the Denver Zoning Code (see attached letter of opposition).

- We also stand with Inter-Neighborhood Cooperation's Resolutions to, at minimum, un-bundle these amendments so that better study, public engagement and understanding are reached.
- We oppose the apparent effort to change the zoning codes adopted in 2010; ones that were planned by residents with the city

Much more work and evaluation of adverse unintended consequences are required to develop a proposal that is likely to avoid the potential for severe economic and safety problems.

**WDCA urges you to vote NO on this proposal in its current form. We recommend Council to instead focus on public transit systems and policing reform-both long overdue issues.**

Sincerely,

Tim Rooney,  
President  
Winston Downs Community Association  
P.O. Box 22594, Denver, CO 80222  
[www.winstondowns.org](http://www.winstondowns.org)

Enclosure (2) VVE letter, INC Resolution

cc: Denver Planning Board  
Denver City Council Members  
Denver Mayor Michael Hancock  
Christian Jimenez, Office of Denver Mayor Michael Hancock  
Zoning & Planning Committee, Inter-Neighborhood Cooperation

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**Stay safe**  
**Winston Downs Community Association**

**From:** [Ron Dreher](#)  
**To:** [District 1 Comments](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Webb, Andrew - CPD City Planner Senior](#); [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](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Subject:** [EXTERNAL] Our NO on the Group Living Zoning Code Amendment #7  
**Date:** Tuesday, November 10, 2020 7:24:05 PM

---

To all City Council members and Mayor Hancock,

I am writing to you concerning the Group Living Zoning Code Amendment coming up for a vote.

I have lived in my entire 79 years in Denver and my wife who is 76 has lived with me in Denver since 1987. I have worked most of my years in the City of Denver and contributed by my work to the support of the City. I have worked at Channel 6 KRMA-TV, Fire Alert Company while it was located in Denver and JRV, Inc, a Commercial Arts Studio. All these in the 1960s and early 1970s. I have worked as the Advertising Manager of Dave Cook Sporting Goods up until late 1988 when I left the firm. I believe I have contributed to the life and commerce of the city. My wife has worked for her friend who has a private CPA business in Denver since the 1990s.

I have found living in Denver has been highly enjoyable and after all these years have acquired a pleasant neighborhood in which we reside in our retirement and earned the fruitful and stress free life. Yet we perceive this proposed Amendment to be direct threat to my wife and myself.

It is a threat since there is going to be a higher density of people who will be more transient, less likely to have any concerns about the neighborhood they are residing. The density and the transient nature of these residents will add more autos on the streets, will have the building they are residing in more trashed and not taken care of because the owners will look for profit from the density and no concern to the trashing of an attractive neighborhood.

Also with the nature of the situation the quietness that exists now can very likely be destroyed and our pleasant neighborhood will be turned into trash filled destruction along with the safety that my neighbors and their children enjoy. We have witnessed a neighbor who is a

World War

II Veteran getting shot by youths just recently. We do not wish this to become the norm. I also

have served as Veteran from the Vietnam War and have gone through the fire of combat.

I believe I have earned my right to have an attractive neighborhood, home, safety that we

can have now in our retired years.

We do not approve of the Amendment proposed that would harm us at the financial gain for

outside interests who have no regard for the neighborhoods or people that reside in those

neighborhoods. All they care about is their own wealth and this is a very concerning thing.

There would be no way we would have any control over our own lives in our own homes

with this proposed high density Amendment to be voted on.

A point that needs to be made is this should be a vote that each resident is entitled to participate in rather than have some other person other than ourselves make this decision.

Also the future profiteers of these enterprises might have already contributed in some way

to obtain control over the decision by their contribution. No one is contributing to any of the

citizens of the city who will be affected by this terrible proposal. It looks more like theft.

We do not wish Denver to end up like Detroit which could very well happen.

Ronald and Karen Dreher

**From:** [Chaer Robert](#)  
**To:** [dencc - City Council](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Please Support Group Living Changes  
**Date:** Monday, December 14, 2020 9:12:55 AM

---

Dear City Council Members:

I am a lifelong Denverite. I am lucky to be old enough to have bought my house during the 1985 recession, when housing prices were still borderline affordable for working class people without access to savings, family loans or wealth.

Our 1902 Denver square is currently a single family home for my husband and myself, though his children and grandchildren have lived here for a time when they couldn't afford a place of their own. We are surrounded on all four sides by older apartment houses and a fourplex rental. We sit on the border between historically single family Congress Park to the south and multifamily buildings to the North.

We moved where we did due to proximity to the Colfax bus and its frequent service, and restaurants and businesses in close walking distance. Such amenities are dependent on density.

Denver has been short on affordable housing options for more than a decade. Building and land costs make it impossible to add more housing that is affordable without greater public subsidies.

Allowing more people to share a home helps the homeowner who might struggle to meet a mortgage singlehandedly ( especially given recent massive job loss). It also helps others sharing the home by providing a more affordable opportunity to afford a roof over their head.

These crises- the longstanding crisis of lack of affordable housing in Denver and the current COVID/job loss crisis- create the overdue imperative to develop new solutions.

Please support The Group Living Changes.

Questions: contact me at [chaerrobot@hotmail.com](mailto:chaerrobot@hotmail.com)

Chaer Robert

Chaer Robert

[chaerrobot@hotmail.com](mailto:chaerrobot@hotmail.com)

2714 East 13th Avenue

Denver, Colorado 80206

**From:** [Lnmoery](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Proposed Denver Group Housing Proposal - Public Comments  
**Date:** Wednesday, December 16, 2020 4:34:41 PM

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Dear Mr. Webb,

I appreciate the opportunity to comment on the final draft of the Denver Group Housing Proposed Amendment.

As a resident of Cherry Creek, I would like to register my opposition to this plan because it does not make clear how many people are anticipated to be accommodated over time; how verification of living/parking compliance will be verified and the administrative compliance costs; and the comparable treatment of all residential areas as available for this kind of development.

I have concerns that the neighborhood's home owner associations will have varying and legally challengeable covenants/zoning issues that will be difficult to administer with potential costly legal challenges. In our development, for instance, the HOA does not allow the leasing or renting of our properties. More information is needed on the neighborhood's input and approval process prior to the authorization of any of these group housing types being developed within the yellow areas as referred to in your plan.

Furthermore, I would like to see the cumulative impact of all of the residential use proposals under consideration by the city to fully understand the total potential change and cumulative costs over time. This would include the safe camping for people experiencing homelessness. I understand and respect the significant economic/social impact of the pandemic and the high cost of housing in Denver but I don't think this is a permanent condition (at least at this level). What are the projected trends over the next ten years? Shouldn't Denver work within a Colorado statewide context to find viable solutions? It is not clear from the plan, as I read it, that we know the long term impact of adding the correctional/halfway houses to this residential area.

I know these are complicated issues but scale and scope of this proposal needs to be further delineated. Thank you for the work you do and for the opportunity to comment.

Sincerely,

Linda N Moery  
21 S Garfield ST  
Denver 80209

Sent from my iPad



**From:** [Seery Maggio](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Public Comment - Group Living Amendment  
**Date:** Wednesday, December 16, 2020 12:28:03 PM

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Dear Council Members, Mr. Mayor, and Mr. Webb,

Thank you for allowing me to express my thoughts regarding the proposed amendment to the Group Living. I own property in both District 5 and 6. I am strongly against the amendment for many reasons, but for brevity's sake, I'll only touch on four.

1. We are not Seattle or Austin – nor should we strive to be. Allowing up to 5 with a max of 10 unrelated persons to live in a single family home (and we all know that most homes in Denver are not mansions) is nothing but stuffing people into a box and call it affordable housing. You say you'll enforce the code, but right now you have code violations in the Montbello neighborhood that are 4 years old. If you can't enforce the current code, how can you possibly enforce the new one? So what number feels right to me? A max of four unrelated people with a cap of 6 people.
2. This issue is not about race or economic equality like some people like to say. I have a cousin who is a felon and another cousin who has been in and out of rehab and safe living homes more times than I can count. I don't want those two living near me or a school. By the way, both are white and had more opportunities than I did growing up. This isn't about race or privilege – it's about common sense.
3. The home I own with my husband is my biggest investment. We chose our neighborhood because of it's close proximity to major streets, schools, and parks. We specifically did NOT purchase a home near a correctional facility for a reason, and now you're changing the rules on us? I haven't chosen to break the law – why should someone who did, get to choose to live next to me before they've completed their sentence? How dare you put my biggest financial investment at risk. It should be noted that you don't allow liquor, gun, or marijuana stores near schools – why are you allowing criminals near schools? We need single-family neighborhoods to stay that way.
4. Lastly, the issues of **Group living and residential facilities are two VERY distinct issues which require very distinct solutions. They should be addressed individually and not lumped together into one amendment.**

I implore City Leaders to LEAD – and that means making the tough decisions and not pandering to the vocal “one-size-fits-all”.

Thank you.

Seery Fosbinder

**From:** [Susan Young](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Public comment to GLA  
**Date:** Wednesday, December 16, 2020 1:39:03 PM

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Please vote NO on the GLA.

Vote to maintain our neighborhood's current zoning. The GLA is absconding with choice of neighborhood for many, and it is an ideology that is being forced upon us.

If the average number of people is two to three per dwelling in "peer cities" which allow many more numbers in those units, why is GLA being proposed? Merely to address classism? Do you really think you are going to rid society of classism? What about the HOA's, the chapter 59, those of better means who will avoid all of this. This is a capitalistic society and there will ALWAYS be classism. Modify the permitting process.

We did not buy in Capital Hill, we do not want to live in that sort of density, yet that is what is being proposed by GLA : streets lined with cars (1 per adult and 1 for the house = 6 cars for one home with five adults), the noise produced by five people plus their dogs, friends, family, deliveries. And to do this by right and not by permit. There is no turning back from this experiment with our lives.

Do you live in an overcrowded environment? I doubt it. All of the suggestions that have been proposed encourage overcrowding. It started with a ridiculous number of 8 plus unlimited relatives and now seem to have settled on 5 adults plus children per any sized dwelling. Living with five people and one or two bathrooms, get ready for the arguments. This is unhealthy physically and mentally for those in these living conditions and for those who are neighbors.

The process by which this all came about is shameful. A government entity who states they are about equity did not provide equity of process. My RNO did not hear about this until January 2020, I guess that would be two years after this whole process started and about when the first public meeting occurred. The meeting I attended was a sham. Plenty of time for presentation, minimal time for comments or

Q&A.

These points are just the starting point for me, there are plenty of other reasons I am opposed.

In protest,  
Susan Young  
Denver

**From:** [Arthur Alarcon](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#)  
**Cc:** [Donald Kany](#); [Nancy Landauer](#); [Nate Bryant](#); [GoPattyB](#)  
**Subject:** [EXTERNAL] RE: Denver Group Living Zoning Code Amendment  
**Date:** Sunday, December 13, 2020 3:17:40 PM

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Mayor, Denver City Council and my representative, Councilwoman Kendra Black

I am a strong NO on the changes to the SFR zoning code being studied and offered these past 2-3 years.

The lack of transparency by the Mayor, City Council, the modest reduction in the 10 adult per SFR home and unlimited children, the unmentioned exemption of areas with Covenants or prior exemptions including areas where our politicians live, and the moving of corrections facilities into residential areas all are unwise and the consequences are severe and adverse to the residential character of the established neighborhoods.

City Council should pursue this project in a transparent and public forum that includes representatives from all stakeholders and constituents.

Don't rush this poorly devised tool for more density.

Arthur R. Alarcon  
Denver, CO 80231

**From:** [Jerry Doerksen](#)  
**To:** [djbufalo@msn.com](#); [pburkeholder@gmail.com](#); [fsebern@gmail.com](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [djbufalo@msn.com](#)  
**Subject:** [EXTERNAL] Re: Don't let HUD go back to making federal zoning policy  
**Date:** Monday, December 14, 2020 12:31:34 PM

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I've been of the opinion from the time I became aware of the Group Living Proposal that the HUD 'Affirmatively Furthering Fair Housing' program was the driving force behind the GLP because the GLP mirrors the objectives of AFFH and because similar zoning initiatives have been undertaken in other cities similar to Denver, controlled by administrations sympathetic to those goals. In fact, I found an article supporting this view, by Edward Ring, and passed it out to Kendra Black and others in attendance at a small group meeting with CM Black early this year. If the documents being sought through Florence's CORA suit against the City are produced, I would not at all be surprised if they reveal some connection to groups in other cities or the federal government that coordinated all this. As I've said before, "Mayor Hancock didn't wake up some morning and decide it would be a good idea to rezone Denver". Things like this don't happen by accident. The sad thing is that members of City Council don't seem to have any desire to get this information on their own, again forcing a private citizen like Florence to seek a legal remedy and an advocacy group like SSD to do the heavy lifting.  
Jerry

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

**From:** David Bufalo <[djbufalo@msn.com](mailto:djbufalo@msn.com)>  
**To:** Paige Burkeholder <[pburkeholder@gmail.com](mailto:pburkeholder@gmail.com)>; Jerry Doerksen <[jdmi hicity@aol.com](mailto:jdmi hicity@aol.com)>; Florence Sebern <[fsebern@gmail.com](mailto:fsebern@gmail.com)>; Andrew Webb <[andrew.webb@denvergov.org](mailto:andrew.webb@denvergov.org)>  
**Cc:** David Bufalo <[djbufalo@msn.com](mailto:djbufalo@msn.com)>  
**Sent:** Mon, Dec 14, 2020 10:23 am  
**Subject:** Fw: Don't let HUD go back to making federal zoning policy

This article debunks the idea that zoning changes are needed to "increase diversity". Denver should take note.

Dave Bufalo  
Denver  
303 337 3202

---



## **[Don't let HUD go back to making federal zoning policy](#)**

*The Denver Gazette*  
14 Dec 2020

Housing policy may seem like a dull subject, but this century has proven it is anything but. Just consider for a moment the importance of housing in your personal life — where you choose to or must live and the costs it entails. And then think of...

[read more...](#)



**From:** [john reilly](#)  
**To:** [Dustin Gaspari](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Re: Group Living Amendment - Strong Opposition  
**Date:** Sunday, December 13, 2020 8:00:15 AM

---

Agreed! We are slowly making our way to becoming the next CA/OR.

Sent from my iPhone

John F. Reilly  
Pag-Rei, Inc  
President  
[john@reillyco.com](mailto:john@reillyco.com)  
303.619.6533  
[Facebook.com/ReillyPropertiesLLC](https://www.facebook.com/ReillyPropertiesLLC)

On Dec 13, 2020, at 7:50 AM, Dustin Gaspari <[dustin@gaspari1.com](mailto:dustin@gaspari1.com)> wrote:

This amendment will only bring Denver closer to the unsustainable living conditions in cities such as Portland and San Francisco which have become unlivable due to poor policies and city management.

Me and my neighbors will vote against anyone who supports this terrible piece of legislation.

Dustin Gaspari  
C: 214-212-8413  
[dustin@gaspari1.com](mailto:dustin@gaspari1.com)

**From:** [Orange Face](#)  
**To:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Paige Burkeholder](#)  
**Subject:** [EXTERNAL] Re: Material Issues in the Group Living Amendment  
**Date:** Tuesday, December 15, 2020 10:00:47 PM  
**Attachments:** [Screen Shot 2020-12-15 at 11.47.40 AM.png](#)  
[Screen Shot 2020-12-15 at 11.48.22 AM.png](#)

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Agreed with all. Reduced to 5 + unlimited family members is AN UNLIMITED NUMBER OF PEOPLE IN A HOME, related, or not. It's unacceptable.

On Tuesday, December 15, 2020, 01:21:18 PM MST, Paige Burkeholder <[pburkeholder@gmail.com](mailto:pburkeholder@gmail.com)> wrote:

Dear City Council Members and Mayor Hancock,

With the Group Living Amendment (GLA) coming up for vote at LUTI on 12/1 here are some important highlights to consider when making your decision. The below represents a list of material issues in the process and presents appearance of a conflict of interest.

- Yes, there have been compromises on the GLA from the initial proposal. However, the initial proposal was SO aggressive that even with the slight compromises, the anticipated GLA to be released on 12/18 is still much too aggressive for most Denver neighbors.
- The release of the FINAL draft proposal is on 12/18, but comments are due to CPD for the Staff Report by 12/16. The details in the FINAL proposal matter...why would CPD have this backwards yet again? Unless CPD doesn't really read or listen to the comments submitted by Denver neighbors. Another example of flaws in the process and creating lack of trust Denver neighbors.
- Who holds CPD accountable? It appears that no one does. The LUTI meeting on 12/1 and the City Council vote in January 2021 are both excellent opportunities for City Council members to hold CPD accountable to Denver neighbors. Here are a few key examples:
  - Lack of Community Representation and Denver neighbors/stakeholders on GLAC. How did CPD allow a committee to be structured without Denver neighbor representation? Where was the diversity in the committee?
  - Lack of Community Outreach (very few meetings, controlled meetings, etc.) It took 20,000 Safe and Sound Denver Flyers and HOURS of time by Denver neighbors ensure community outreach. Even still there are many Denver neighbors that aren't aware of this broad sweeping Amendment.
  - Continuing the process during a Pandemic with limitations on meetings and gatherings? Unbelievable!
  - Planning Board Approves GLA despite Non-Disclosure of Conflicts of Interest by Planning Board Members and Presenters Not Disclosing their GLAC Affiliation
  - Misinformation - Lack of Disclosure of Chapter 59 exemptions, Lack of Data on No Problems with Community Corrections and Residential Care Facilities, Not complete disclosure of information (i.e. Buffer Zones w/ Schools Removed), and more.
  - The [First Comment Log in April 2020](#) reported **80% of Denver neighbors opposed** to the Group Living Amendment.
  - The [Comment Period 9/1 LUTI](#) dated 8/29 showed overwhelming opposition with **90% opposed** of the GLA, despite the modifications (see photos below)
  - Other comments and passionate letters submitted by Denver neighbors directly to CPD and City Council (included in links above) are primarily opposed to the GLA. Does CPD track these comments? Safe and Sound Denver neighbors have tracked every response posted and those results are also primarily OPPOSED to the GLA.
  - Details matter in the huge zoning change! Comments and responses to Denver neighbors questions by email have been vague and have lacked important details.
- No Notice - Where is the Notice to Neighbors in this process or in the proposed Amendment?
- Chapter 59 - How will CPD resolve Chapter 59 issues in Q1 of 2021 when it has not been done in the past decade? Where is the budget for that? In the [Denver Auditor's Report in 2015](#), it was going to cost \$571K up-front with another \$9.3 Million to complete over a century. That right...Page 18. Where will these funding resources come from? And during a pandemic and loss of revenue?



- Where is the Enforcement? Are there even resources available to improve and better manage the ZNIS process with an increase of issues? Why does Montbello have so many [unresolved violations](#)? How can Montbello and other Denver neighborhoods have confidence that CPD/ZNIS will follow through on violations? Trust is earned and neighbors lack trust in CPD and ZNIS to address and fix this going forward.
- Impact Study - An Impact Study was of the primary goals in the GLAC process. Why was an Impact Study not done?
- CPD has admitted that Community Corrections in Denver neighborhoods is an [experiment](#)....then why proceed? The allows Residential Care as a use-by-right instead of a use-by-permit, which makes this very difficult to reverse. It also removes view processes and recourse to neighbors and all buffer zones with schools. Do you think most Denver neighbors know, understand or want that in their neighborhood?

Denver Neighbors across the City have now lost faith and trust in Community Planning and Development for full and honest disclosure and for truly listening to Denver neighbors. If this proposed GL Amendment continues to move forward, despite the *minor tweaks* recently proposed, Denver neighbors will no longer have the trust of CPD, City Council and the Mayor.

We hope that City Council is now truly listening to voices throughout our City and will recognize the many flaws in this proposed Group Living Zoning Code Amendment. Denver neighbors are listening and watching to see all of your responses to the above concerns and this proposed GLA.

Warmly,  
Paige

Paige L. Burkeholder  
4022 S. Newport Way  
Denver, CO 80237  
720-371-6198

A Member of Safe and Sound Denver

[www.safeandsounddenver.com](http://www.safeandsounddenver.com)

*Safe and Sound Denver is a grassroots collaboration of Denver neighbors throughout the City that oppose the Group Living Amendment, as currently written and proposed.*

TO: Members of the LUTI Committee  
CC: Community Planning and Development, City Council, Mayor Hancock  
FROM: Florence Sebern, Denver Resident, 80246  
RE: Group Living Zoning Code Amendment | Text Amendment #7  
DATE: August 27, 2020

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I am the author and custodian of the Change.org petition ***NO to Denver's Group Living Zoning Code Amendment***. The Change.org platform was chosen because it offers a legitimate, proven method for communication with legislative bodies and is a public benefit corporation.

Please find attached 2,143 individuals who have signed the petition to date and are Denver residents, verified through voter registration record or other public residency databases.

#### **LEGITIMATE FORM OF COMMUNICATION**

A petition is a form or style of legitimate communication with a legislative body.

Petition = a formal written request made to an authority or organized body; a written request or call for change signed by many people in support of a shared cause or concern.

Petitioners speak for themselves; the custodian is simply the conduit of their statement.

A similar form of legitimate communication is the form letter, employed by proponents of the zoning code amendment with The Action Network as their preferred platform or the DCTA who also utilized a form letter. The abbreviated comment cards that were used by CPD and recorded in the Comments document is another example of legitimate communication.

While it may be desirable to see personal letters, all forms of valid communication must be accepted in an open, transparent, public legislative process.

A simpler form of valid communication should not be minimized or denied, especially with current COVID restrictions in place and with so many unemployed.

#### **SECOND COMMENT WINDOW | PLANNING BOARD PUBLIC HEARING**

- 2049 comments received
- 1859 opposed
- 190 support
- 90% opposed
- 10% support

#### **FIRST COMMENT WINDOW | PLANNING BOARD**

- 1022 comments received
- 752 opposed
- 262 support
- 74% opposed
- 26% support

**ORIGINAL COMMENT COUNT | CPD**

- 500 entries
- 403 oppose
- 97 support
- 81% opposed
- 19% support

**CLEAR AND CONCISE OBJECTIONS**

The petitioners state straightforward concerns. These are common concerns for the immense effects of density on infrastructure, quality of life, health, safety, and enforcement.

**The revisions to the proposed amendment have not adequately address these concerns. The Planning Board's recommendations do not adequately address these concerns. The current comments and numbers of responses in opposition/support reflect that reality.**

Thank you for your consideration of the 2,143 Denverites who stand in opposition to the Group Living Zoning Code Amendment and urge a **NO VOTE** in Committee.

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You received this message because you are subscribed to the Google Groups "Safe and Sound Denver-Opposed to Denver's Group Living Zoning Amendments" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [safeandsounddenver+unsubscribe@googlegroups.com](mailto:safeandsounddenver+unsubscribe@googlegroups.com).

To view this discussion on the web visit <https://groups.google.com/d/msgid/safeandsounddenver/DB2CE647-31ED-4527-8149-83A3B658ACDE%40gmail.com>.

**From:** [Rodney Smith](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc@denver.org](mailto:dencc@denver.org); [Hancock, Michael B. - MO Mayor](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] Vote NO on Group Living Rules  
**Date:** Tuesday, December 15, 2020 3:26:14 PM

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We are writing to strongly oppose the draft group living rules now open for public review and comment.

We understand the most current draft will not be publicly available until December 18, after the deadline for public comments expires. This is very unfortunate and shows a lack of transparency on the part of the CPD. That being said, this comments will address the provisions of the amendments as related to group living facilities as we understand them. We further support all objections raised by Safe and Sound Denver as to all issues.

Allowing even five unrelated adults (plus unlimited relatives) in dwellings as small as 1800-2800 square feet or less is overcrowding under anyone's common sense definition. Such high density housing would bring a host of problems including inadequate parking, crowded traffic conditions, noise, litter and unsightly landscapes. The added requirement for one or two vehicle offsite spaces for single unit dwellings with six or more adult residents does not come close to addressing the parking demands posed by this number of residents, each of whom may have their own car or motorcycle. Calling 311 will not effectively solve noise, litter and other annoyances in a timely manner. If you want to see what a house with multiple adult residents looks like, go visit some of the neighborhoods that surround large universities such as DU or CU in Boulder. There you will find streets and driveways packed with cars, unkempt lawns and people coming and going at all hours. That may be fine for college kids, but don't impose those conditions on those of us who appreciate the quiet, stable, and well-kept character of Denver's single-family neighborhoods.

The problems posed by the proposed rules are compounded by the fact there is no limitation on the number or placement of group homes allowed. By way of example, 3 or 4 (or more) of my neighbors could decide to operate a group home, all the same block. Not only are the issues noted above exacerbated to intolerable levels, but the character of the neighborhood is totally changed. This consequence is totally unacceptable.

Enforcement of the proposed household regulations seems problematic, if not impossible. Because there is no advance permit or review requirement, or for that matter any notice requirement that someone intends to open a group home, how can the City or affected residents assure that the new legal requirements for a group home are being met and/or enforced? How do we know that the group home meets the definition of a "non-profit housekeeping unit" by, for example, truly operating on a non-profit basis and only allowing "permanent" residents, or not exceeding the maximum number of residents for the square footage of the dwelling? Are relatives in fact "relatives?" Are other requirements, such as those found in the Building and Fire Code being met?

While some violations may be apparent and easily reportable, many others are not. And who is responsible for monitoring compliance? It appears the onus to detect and report violations will be on the residents, not the City through a system of permits, compliance visits or other means. The burden should be on the City, not residents.

The proposed rules lacks citizen input. Without doubt, these rules represent a radical departure from current zoning allowances. Impacted citizens should have a say in whether a proposed group home is appropriate for their respective neighborhood. Yet the proposed rules give anyone wanting to open a group home the green light without any provision for citizen input. These changes are every bit as significant as many requested variances to existing zoning, which must go through an extensive public review process. The group living rules should be no different.

Low cost housing is a serious issue in Denver, but it is wrong to experiment with solutions to this problem by placing it on the backs of existing residents. Many residents, including ourselves bought a home in an area zoned single-family because, among other things, single family zoning promotes a safer, quieter low-density neighborhood. These values should be respected and preserved. Other means to address low cost housing are available.

We strongly urge LUTI and City Council to vote “NO” on the group living amendments, and to direct the CPD to investigate and recommend other solutions.

Rod & Connie Smith  
27 Jasmine St.  
Denver, CO 80220  
rsmith4583@gmailcom,

**From:** [Derek Cocovinis](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Paige Burkeholder](#); [Florence Sebern](#); [Mayor's office](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [District 1 Comments](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Subject:** [EXTERNAL] Zoning Code Proposals & Urban Planning  
**Date:** Wednesday, December 16, 2020 11:15:51 AM

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Good morning Andrew,

You act in a duplicitous manner, such that you purport, under the pretense of considering the well being of Denver's Citizens and Residents, to operate with the City's best interests, when in reality, however, you are nothing more than a spokesperson for the Mayor, his commercially driven supporters, and the profit making of outside interests.

The role of a truly professional City Planner, should consider several concerns that you are overlooking, such as:

- Traffic patterns and overcrowded streets and intersections
- Creating acceptable amounts of Open Space, in conformance with nationally recommended standards, per thousands of population
- Insuring there is an efficient and effective Mass Transit System
- Insuring the protection of Pedestrians and Bicyclists
- Providing for the Safety of Residents and reduction of Crime
- Conducting Surveys of Neighborhoods concerns and their own best interests
- Insuring affordable housing, not neighborhood tenements, exist for those who contribute to the vibrancy, economic well being and safety of our City

It is really time for the CPD to rethink this poorly conceived scheme, start over and operate in such a manner that planning for the City's best future, the safety and well being of its Citizens are of paramount concern and in such a way that our City is a model for other Cities to emulate. At this point you, at behest of the Mayor and others, are promoting crime, untenable neighborhoods, negative environmental concerns, and setting the example of a poorly run City that is a model for what other cities should avoid. Is the legacy of our City that we started with a well planned and thought out Metropolitan area, squandered our opportunities, failed to invest with a vision & created a blight on the landscape? Is being the laughing stock of the Nation our City's goal? Your lack of vision, with the assistance of greedy short term interests, is certainly going a long way towards making that ill fated plan a reality!

Thank you in advance for your consideration.

Derek D. Cocovinis  
Winston Downs Resident and RNO Board President

CC: Mayor Michael Hancock; Principals of Safe and Sound; & City Councilpersons

Sent from my iPad

**From:** [Christine Verano](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Miguel Verano](#)  
**Subject:** [EXTERNAL] group living amendment  
**Date:** Tuesday, December 15, 2020 12:46:59 PM

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I am a resident of the Bonnie Brae neighborhood. I urge you to vote NO on the upcoming group living amendment. Help us preserve the private, quiet quality of our neighborhood and those surrounding.

Sincerely,

Christine Verano

959 S Josephine St

Denver, CO 80209

Sent from [Mail](#) for Windows 10

**From:** [JOHN TOVADO](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] public comment  
**Date:** Tuesday, December 15, 2020 9:58:49 AM

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Andrew,

As a working Denverite, I have not been able to keep up with all the changes going on in Denver. I appreciate the opportunity to share my comments, but my comment is uneducated because change is happening too quickly in the city I have lived my whole life in. It feels like a takeover!!!

My comment is that people who could bring harm to residents should not be housed in residential neighborhoods. In my neighborhood of Montclair, our crime rate is going up and has been for several years now. I do not want to feel more compromised by allowing people who could bring harm to myself or any neighbor. I support caring for all people, but the tax paying citizen of Denver must be valued as well.

Stop changing my city that was working fine before!!!

Liz Tovado

Every Generation of Americans needs to know that freedom consists not in doing what we like, but in having the right to do what we ought.

Saint John Paul II



**From:** [Gregholt](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [District 1 Comments](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [District 9](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#)  
**Cc:** [lynn.a.vickers@gmail.com](mailto:lynn.a.vickers@gmail.com); [lori.wolfson@comcast.net](mailto:lori.wolfson@comcast.net)  
**Subject:** [EXTERNAL] Comments related to the proposed Group Living Zoning Regulation Amendment  
**Date:** Wednesday, August 26, 2020 4:00:50 PM

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Dear Denver City Council LUTI Committee Members

Andrew Webb

We understand that the city is trying to address issues in the zoning code and to provide additional housing options.

While we appreciate the work that the GLAC did, we have concerns that there was not sufficient representation from neighborhoods. We believe that if neighborhood representatives from every part of the city had been on the GLAC, the recommendations would have been different, and probably more appealing to neighborhoods.

We have three main general concerns with the proposal and a series of specific issues and questions related to the Text Amendment #7 language:

1. Household size: We agree that the current limit of 2 unrelated people is too low but have concerns about the proposed limit of 5 unrelated people plus family members and going up to 10 unrelated people plus family members. The idea of 5-10 families living in a typical single-family home is concerning. People need space, and most homes cannot accommodate large numbers of people. We would feel comfortable supporting a cap of less than 5 unrelated people plus their family members.
2. We generally support small group homes in our neighborhood. In fact, we have had several in our neighborhood. We support the Very Small Residential Care proposal, but do not support community corrections or shelter in SU neighborhoods. We believe that it is highly unlikely that either of these uses would go into a single unit home due to the cost. So, by removing them from Very Small Residential Care, we do not think it will result in fewer possible locations.
3. We do support adding new zone districts where residential care facilities of any size, including community corrections and shelters are allowed. However, we do not support Small Residential Care (11-40) in SU zone districts on 12,000 sf lots (or any size lots.) A facility of this size is a commercial endeavor and is not in character with residential neighborhoods. Again, we believe that it is highly unlikely that residential care of this size would go into a single unit home due to the cost. So, by removing Small Residential Care from SU, we do not think it will result in fewer possible locations.
4. One question that remains outstanding are related to how the City will enforce the Building and Fire Code regulations. How will the property owner and the City and Country of Denver know that the total occupants are greater than 10 to enforce the Building and Fire Codes? How will the City become aware of the Building Code Violations? What will be the process for public notification of the results of the Code Enforcement investigation?
5. Related to the proposed Parking requirements. Since the property owner and the City will not know the number of adults residing in the residence how will the parking requirements be enforced? What will be the process for public notification of the results of the Code Enforcement investigation?
6. Please confirm that Zoning Amendment #7 allows for the placement of any Residential Care Use facility for Community Correction purposes can be located adjacent to any School. Is this correct?
6. If a Residential Care provider/Developer choses to purchase a residential lot greater than 12,000 for a

type 2-4 residential care facility, what are the Zoning and Building Code processes to be initiated if they plan for demolition and construction of a new facility in addition to the ? Please confirm if that that the minimum spacing is from any Residential care Type 1-4 facility?

Sincerely,

Gregory A. Holt

President Point South Neighborhood Association

2875 S. Wabash Cir

Denver, CO 80231

**From:** [Christina DeBello](#)  
**To:** [District 1 Comments](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [jaime.torres@denvergov.org](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kneitchatl@denvergov.org](#); [Deborah Ortega - Councilwoman At Large](#); [Hancock, Michael B. - MO Mayor](#); [Mayor's office](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Concerned Denver resident  
**Date:** Wednesday, August 19, 2020 5:58:25 PM

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Why is the city council being so quiet about the proposed zoning changes. I am a Denver resident that works hard pays my mortgage and almost has my home paid off. The new proposed changes are being made with NO consideration for families that actually live in these neighborhoods. NO I DONT WANT TO LIVE NEXT TO A CORRECTIONAL FACILITY THAT CAN HOUSE UP TO 45 INDIVIDUALS, YES I WANT TO BE ABLE TO PARK AT MY HOME THAT I PAY FOR AND NOT BE OVER RUN BY VEHICLES BECAUSE 20 PEOPLE LIVE IN THE HOUSE!! I AM AS WELL AS NUMEROUS RESIDENTS ARE OPPOSED TO THIS CHANGE!!!!!!!!!!!!!! DO NOT put our children at risk! DONT make a victim live next to criminals! Do not devalue my homes worth! Do not decide because this WILL NOT EFFECT YOUR NEIGHBORHOOD that we are expendible! WHY is it that the support is all coming from out of state from people who DO NOT LIVE in these neighborhoods, whereas the residents that live in these communities are opposed?

Sincerely,

A hard working nurse with 4 kids that just wants my kids to be able to safely walk around the neighborhood.

**From:** [Christina DeBello](#)  
**To:** [District 1 Comments](#); [jaime.torres@denvergov.org](mailto:jaime.torres@denvergov.org); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kneitchatlkarge@denvergov.org](mailto:kneitchatlkarge@denvergov.org); [Deborah Ortega - Councilwoman At Large](#); [Hancock, Michael B. - MO Mayor](#); [Mayorsoffice](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] CONCERNED TAX PAYING VOTER  
**Date:** Friday, August 21, 2020 11:57:52 AM

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PLEASE TAKE THE TIME TO READ FROM YOUR CONCERNED VOTING, TAX PAYING, HOME OWNING CITIZEN!!

I am writing to express my opposition and concern to the new zoning changes. Please know that if this passes the community will remember this come voting time. The Denver community is extremely concerned about what these changes will do to property values, crime, parking sanitation etc. While I can not control the family that moves next door, I know that I do not want my disabled child and other 3 children living next to a correctional facility, homeless shelter or a home that has 10 cars and I am now unable to park near my home. I am extremely concerned that the majority of people that support this are out of state, what is the vested interest that these outsiders have in regards to this passing? I believe that the people that vote, work and pay their mortgages have a right to know! Investors are going to come in buy up our homes and rent them, cramming 5 families in a home charging outrageous rents. Our community that was a majority owner occupied will now be investor occupied by individuals that do not live in this community and rent it out. How do you explain to the community that having felons near schools, park and family occupied homes a good thing for them. I recently had a neighbor who bought his home and used it for his company storing large numbers of trucks, lawn mowers, Trailers. He harassed my disabled daughters nurses, physical therapists for parking on the street. The community complained and was able to get inspectors out to fight this. Turns out the house was a grow house full of drugs. I do not want people who live in covenant controlled communities coming in buying up homes and treating our neighborhoods like trash. while they get to live in clean covenant controlled communities.

Your community was unaware of these changes and we feel that this is being intentionally pushed during a time where people are overwhelmed with COVID. Why is the petition with thousands of signatures only being recognized as 1 in opposition. Your community is reaching out to you, the individuals voted in to keep our best interests, if this is pushed through and the citizens are ignored what does that say about you and why should we keep you in your positions come voting time? Please take the time and read and take into consideration. This is the second email I have sent and the only individual that was even respectful enough to respond was Kevin Flynn. I am concerned about our representation because it was eaten up by Pinehurst and they have no vested interest because they are covenant controlled and will not be effected by this zoning change.

Christina DeBello



**From:** [Beverly Howell](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] Denver's Group Living Proposal  
**Date:** Thursday, August 27, 2020 10:55:25 AM

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I would hope that the proposed proposal would be put on hold and reconsidered with the "appointed Denver Planning Board" having representatives added from each neighborhood, not just those representing "Group Living".

Thank you.

Bev Howell  
4152 South Olive St.  
Denver, CO 80237

**From:** [Kate Adams](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] FW: NO to Group Living Amendment  
**Date:** Thursday, August 27, 2020 11:49:22 AM

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Andrew,

It's before noon. Can't believe I almost forgot you!

Kate Adams

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**From:** Kate Adams [<mailto:kateeadams@comcast.net>]  
**Sent:** Thursday, August 27, 2020 11:45 AM  
**To:** Council at Large <[Ortegaatlarge@denvergov.org](mailto:Ortegaatlarge@denvergov.org)>; Council at Large <[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)>; Council District 1 <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>; Council District 10 <[chris.hinds@denvergov.org](mailto:chris.hinds@denvergov.org)>; Council District 11 <[stacie.gilmore@denvergov.org](mailto:stacie.gilmore@denvergov.org)>; Council District 2 <[kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org)>; Council District 3 <[jamie.torres@denvergov.org](mailto:jamie.torres@denvergov.org)>; Council District 4 <[kendra.black@denvergov.org](mailto:kendra.black@denvergov.org)>; Council District 5 <[denvercouncil5@denvergov.org](mailto:denvercouncil5@denvergov.org)>; Council District 6 <[Paul.Kashmann@denvergov.org](mailto:Paul.Kashmann@denvergov.org)>; Council District 7 <[jonlon.clark@denvergov.org](mailto:jonlon.clark@denvergov.org)>; Council District 8 <[Christopher.Herndon@denvergov.org](mailto:Christopher.Herndon@denvergov.org)>; Council District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; Denver Mayor's Office <[mayorsoffice@denvergov.org](mailto:mayorsoffice@denvergov.org)>; Mayor Michael Hancock <[michael.hancock@denvergov.org](mailto:michael.hancock@denvergov.org)>  
**Subject:** NO to Group Living Amendment

Hello,

The LUTI committee needs to stop this egregious change to the Denver Zoning Code.

Who is behind this change? Tim Scott at the RNC said the socialists will put felons in your neighborhood and take away single family housing. I can't believe Washington is telling the truth - more like their gas lighting - I'll accuse "them" of what I am doing.

What are the areas that will be gentrified by this? Non-resident landlords are the most likely to have lots either the size or that can be merged to create the 12,000 sq ft lot size. (see Five Points 3 lots already ready to do it now that they have the parking "solved"). BTW, there is a zoning code designation of 12,000 or more sq ft (x-SU-I) - but I don't think that is what this is talking about for the type 2 Group Living? Section 59 (?) zoning I have heard is excluded so the map that shows all single family zoning - does that include or exclude that area? Can all single family dwelling owners AND apartment owners still determine how many can reside in a unit? I can't figure out who really benefits from this huge change except developers. Developers and city employees responsible for homeless/affordable housing that made up a significant number of the GLAC members.

The YIMBY “form” letter that was in support to Planning Board to get the “support” numbers up. (Not all residents of Denver, by the way.) And the Planning Board chair calling the Safe and Sound Denver petition Washington lies that opposes the DZC changes.

Two articles that bring into question Trump’s support switching between YIMBY and NIMBY for suburban neighborhoods:

<https://www.wsj.com/articles/well-protect-americas-suburbs-11597608133>

or

<https://www.latimes.com/opinion/story/2020-08-17/trump-carson-nimby-suburbs>

Can someone tell me who is behind this and why Denver homeowners should be “for” this?

Kate Adams

Denver District 6 resident



**From:** [Ardith Barbosa](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Fwd: High-density group living  
**Date:** Thursday, August 20, 2020 4:56:07 PM

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Why don't you people put a limit on the number of such places permitted in each neighborhood? Easily done with a nominal-cost license. And then this program will be regulated and not become out of control. This is what I fear with your proposal.

----- Forwarded message -----

**From:** **Ardith Barbosa** <[ardith.barbosa@gmail.com](mailto:ardith.barbosa@gmail.com)>  
**Date:** Thu, Aug 20, 2020 at 4:46 PM  
**Subject:** High-density group living  
**To:** <[Andrew.Webb@denvergov.org](mailto:Andrew.Webb@denvergov.org)>

This is going to make rents go into freefall.

Also, how is the infrastructure going to handle this?

This proposal will make it more expensive to own property and not provide enough rent to cover these cost?

Not to mention those who do not own rental property?

Are you trying to drive out property owners?

**From:** [sam.brockway](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group living detailed overview page 20  
**Date:** Friday, August 21, 2020 12:31:05 PM

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Hi Andrew,

Hey thanks for addressing my comment in the meeting on Wednesday, and for clarifying the intention of the city as pertaining to homeowners vs commercial outfits for by room renting. I figured you would start polishing the wording soon so I wanted to reach out yesterday but was unable. I did a good bit of thinking and research on this to prepare for what I thought would be a dialog with the council on how to close out commercial loopholes, and wanted to share my thoughts and phrasing if they're welcome? Based off what I've read you write already, it seems you'll want to define what the city is considering commercial for if it ever went in front of a judge? since webster defines it as anyone "intending to make a profit" which is unfortunate. The for profit part then has to be minimized and the against commercial aspect augmented. since a resident owner presumably can make a profit after just 2 or 3? rooms. A much harder stance against commercial outfits: commercialization in part or in whole of unit shall not be allowed defined as any complicated and/or sophisticated network of people, investors and systems running and operating the property for the purpose of making a profit. Additionally, One of the biggest things that property managers have to have is a trust account for deposits. So phrasing like property cannot be managed by any property management company or sophisticated company or network where the real estate commission requires a trust account be set up. I put in the real estate commission and not CO law in case CO law changes. the RE commission will never have jurisdiction over private citizens. Also If the wording is clearly against big money/ private interest/investors than I'm not sure the stipulation for how the people come together would be needed? Strong wording against commercialization, if it ever went to court, a judge in 50 years would be able to distinguish a commercial outfit and the city's intent. I know you're busy and thanks for all your hard work on this, I'd love to chat with you or meet with you in some capacity just to say hi, and would love to be a part of any part of this you think I would be a good fit for. I hope this helps.

Thanks again,  
Sam Brockway  
303-330-3307

**From:** [maureen.moses](mailto:maureen.moses)  
**To:** [kendrablack@denvergov.org](mailto:kendrablack@denvergov.org); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Project  
**Date:** Tuesday, August 25, 2020 9:24:21 AM

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Good Morning Kendra,

I have been following the progression of the proposed group living project since 1/20. I've attended in person online and Channel 8 presentations. I have submitted my concerns in written statements.

Initially, this proposal was presented in the view of helping people who could not afford a down payment on a house to pool resources and to purchase a residence. Housing prices are extremely costly in Denver and I agreed that affordability of a house was an issue that needed to be addressed.

The true reason of the proposal was quickly unveiled. The City of Denver, by terminating the contract with halfway houses, had no plan to address the number of parolees needing housing. This was a failure of the City Council. The City then used the Zoning Department to solve this problem by changing zoning codes to accommodate the parolees, mentally ill and homeless into Denver neighborhoods.

Recently, the Denver Planning Board voted 18-0 in favor of the proposed Group Living Project. Not, one objection to the plan which leads me to consider that the Planning Board did not take any objections to the proposed plan into consideration.

It's highly unlikely for any Board to have an unanimous vote, but the Planning Board did. Now, the proposal will be sent to City Council for approval.

I don't like the duplicity in using the need of young homeowners which turned into group living for parolees and mentally ill individuals. These homes will be managed by State/City supervisors which is, in my opinion, not adequate. Our Denver neighborhoods will pay for the lack of foresight in terminating contracts.

Kendra, I want you to represent my vote by voting NO on the Group Living Proposal when it comes to the City Council.

Thank you,

Maureen McCallin Moses

**From:** [Jennifer Niederhauser](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Proposal  
**Date:** Wednesday, August 19, 2020 4:08:46 PM

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Dear Mr. Webb,

I am concerned that the proposal for the expansion of group housing zoning changes will adversely affect the already densely populated neighborhoods that will likely be most affected.

The homeowners in neighborhoods that will see the most dramatic changes will likely not be pleased if their property values drop because of congestion, parking issues, and the strain on local services.

I suggest that this proposal be defeated.

Best Regards,  
Jennifer

*Jennifer Niederhauser*  
*Camber Realty, LTD*

**720 261 5665**  
[\*\*jennifer@camberrealty.com\*\*](mailto:jennifer@camberrealty.com)

We will NEVER provide WIRE INSTRUCTIONS via email.  
Wire instructions should ALWAYS be verified via telephone with the Title Closer.

**From:** [Gail Sykes](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [City Council District 5](#); [Jammie.Torres@denvergov.org](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [District 1 Comments](#); [jolan.clark@denvergov.org](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [kniechatlarge](#); [Mayor's office](#); [Hancock, Michael B. - MO Mayor](#); [Deborah Ortega - Councilwoman At Large](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#)  
**Cc:** [Margo Dolan](#); [sdw13@comcast.net](#)  
**Subject:** [EXTERNAL] Group Living Zoning Code Amendment  
**Date:** Friday, August 21, 2020 7:48:40 PM

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City Council members, Mayor Hancock and Andrew Webb,

I listened to Wednesday's presentation by Andrew Webb regarding the recommended changes to Denver's Group Living Zoning, and I want to express my strong concerns and opposition to what is happening.

The Committee has lumped together so many major changes in to this proposal that citizens cannot intelligently consider what the overall impact will be to our city.

The Committee says new zoning regulations will "simplify" the Zoning code for the city. This is blatantly untrue. It will, in fact, create a quagmire for citizens and make it impossible for us to address our neighborhood's needs.

The proposed zoning changes push enforcement and monitoring of zoning regulations on to the citizens while absolving the city zoning agencies of any responsibility for the effects of the changes. Citizens have been told we can call 311 or the police for help on violations.

What involved citizens are hearing and being sensitive to is what affects them - not the holistic body of changes being proposed and what this re-zoning proposal ultimately means for our communities.

Some people are concerned that the current definition of unrelated adults and their families is discriminatory to the LGBTQ community and that it does not recognize current societal norms or desire for communal living.

They support the zoning proposal.

Older people are threatened by all of the changes at once, particularly with all of the neighborhood issues we are already facing each and every day, without government support.

They do not support the zoning proposal.

Homeowners and neighborhood communities are rightfully concerned about overcrowding, residential care facilities, homeless shelters, and prison facilities in the neighborhoods without clear and defined rules regarding density, proximity to schools and community gathering places ,

They do not support the recommended changes.

Many people support pieces of the bill, but we cannot currently consider or support them separately. I believe this is exactly what the special interests driving this initiative want - chaos, ignorance and apathy that will ensure approval of their initiative without allowing citizens to address each piece intelligently. This feels very much like what is happening to citizens on a national level, and is flat out wrong.

The “data”, as we are consistently hearing from the Committee, is that it's good (!) for our neighborhoods to encourage: Severe overcrowding of single family residences without bathroom or minimum square footage requirements; unregulated and unlicensed halfway houses, residential care, nursing, rehab and correctional facilities without regard for children and home owners' well being; and expanded congregate living (rent by the room).

Let me simplify - the Committee is paving the way for: overcrowding of neighborhoods and public services for the enrichment of landlords and real estate speculators, profiting by private investors for the unregulated care of our most vulnerable citizens needing nursing and rehabilitation services, price gouging and profiting by investors of private prison expansion (that WE tax payers will also be paying for) and, of course, Air B&B.

And for all of this “progress” under the guise of “affordable housing and helping the homeless”, we tax payers and citizens who have built these desirable neighborhoods to live in get to monitor and deal with the inevitable abuses and problems that will result.

A selling point for the Committee is that Seattle, Portland, Washington DC and other cities have this progressive model in place and it's the way to go for Denver. This conclusion is based on naivety and / or stupidity. Denver is not those cities nor do we want to be.

In response to safety concerns voiced by citizens, Mr. Webb stated that city code requires sprinklers and other safety installations. Therefore, we can be assured that domiciles under the new zoning proposal will conform to safety and fire codes.

These building codes apply to new build, not to existing structures. Old domiciles will not need to update and conform, just as current homeowners are “grandfathered” in on other unsafe situations such as illegal apartments that don't meet current zoning requirements.

Most of the rentals in my neighborhood have out of state owners who contribute directly to speculative housing price increases, do not care for the properties they own, and do not contribute one thing to our neighborhoods or the fabric of our community. Why are we continuing to encourage more of this type of investment at the expense of our citizens?

WE are the economic base for Denver city initiatives. WE are the fabric that holds

community together and makes Denver a city that people of all ages want to live in. WE are Denver residents.

Ignoring our concerns and lumping everything the Committee has proposed under one umbrella is unconscionable.

Council representatives and mayor Hancock, I ask that you do the right thing for Denver and it's citizens, and reject the Committee's rezoning proposal.

Respectfully,

Gail Sykes

WWP

**From:** [Tina Davis](#)  
**To:** [Hinds, Chris - CC Member District 10 Denver City Council](#); [kniechatlarge](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [dence - City Council](#)  
**Cc:** [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Zoning comments  
**Date:** Tuesday, August 25, 2020 1:51:45 PM  
**Importance:** High

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BE AWARE THAT A PETITION IS CIRCULATING AMONG THE INFORMED OPPOSITION TO THIS TRAVESTY OF A PROPOSAL THAT HAS ALREADY REACHED 3,000 SIGNATURES AND IS LIKELY TO REACH CONSIDERABLY MORE. WE HAVE BEEN ADVISED THAT IT WILL BE COUNTED AS A SINGLE COMMENT. THAT IS BLATANTLY WRONG. IN ORDER TO PRESERVE FAIRNESS AND DUE PROCESS, THE PETITION MUST BE COUNTED AS AN OPPOSING COMMENT BY THE NUMBER OF ACTUAL SIGNATORIES AT THE TIME OF SUBMISSION.

I listened to Wednesday's presentation by Andrew Webb regarding the recommended changes to Denver's Group Living Zoning, and I want to express my strong concerns and opposition to what is happening. The Committee has lumped together so many major changes in to this proposal that citizens cannot intelligently consider what the overall impact will be to our city. The Committee says new zoning regulations will "simplify" the Zoning code for the city. This is blatantly untrue. It will, in fact, create a quagmire for citizens and make it impossible for us to address our neighborhood's needs.

The proposed zoning changes push enforcement and monitoring of zoning regulations on to the citizens while absolving the city zoning agencies of any responsibility for the effects of the changes. Citizens have been told we can call 311 or the police for help on violations. What involved citizens are hearing and being sensitive to is what affects them - not the holistic body of changes being proposed and what this re-zoning proposal ultimately means for our communities.

Older people are threatened by all of the changes at once, particularly with all of the neighborhood issues we are already facing each and every day, without government support. They do not support the zoning proposal.

Homeowners and neighborhood communities are rightfully concerned about overcrowding, residential care facilities, homeless shelters, and prison facilities in the neighborhoods without clear and defined rules regarding density, proximity to schools and community gathering places, They do not support the recommended changes.

Some people may support pieces of the bill, but cannot currently consider or support them separately. I believe this is exactly what the special interests driving this initiative want - chaos, ignorance and apathy that will ensure approval of their initiative without allowing citizens to address each piece intelligently. This feels very much like what is happening to citizens on a national level, and is flat out wrong.

The "data", as we are consistently hearing from the Committee, is that it's good (!) for our neighborhoods to encourage: Severe overcrowding of single family residences without bathroom or minimum square footage requirements; unregulated and unlicensed halfway houses, residential care, nursing, rehab and correctional facilities without regard for children and home owners' well being; and expanded congregate living (rent by the room). Let me simplify - the Committee is paving the way for: overcrowding of neighborhoods and public services for the enrichment of landlords and real estate speculators, profiting by private investors for the unregulated care of our most vulnerable citizens needing nursing and rehabilitation services, price gouging and profiting by investors of private prison expansion (that WE tax payers will also be paying for) and, of course, Air B&B.

And for all of this "progress" under the guise of "affordable housing and helping the homeless", we taxpayers and citizens who have built these desirable neighborhoods to live in get to monitor and deal with the inevitable abuses and problems that will result. A selling point for the Committee is that Seattle, Portland, Washington DC and other cities have this progressive model in place and it's the way to go for Denver. This conclusion is based on naivety and / or stupidity. Denver is not those cities nor do we want to be.

In response to safety concerns voiced by citizens, Mr. Webb stated that city code requires sprinklers and other



safety installations. Therefore, we can be assured that domiciles under the new zoning proposal will conform to safety and fire codes. These building codes apply to new build, not to existing structures. Old domiciles will not need to update and conform, just as current homeowners are “grandfathered” in on other unsafe situations such as illegal apartments that don’t meet current zoning requirements. Most of the rentals in my neighborhood have out of state owners who contribute directly to speculative housing price increases, do not care for the properties they own, and do not contribute one thing to our neighborhoods or the fabric of our community. Why are we continuing to encourage more of this type of investment at the expense of our citizens? WE are the economic base for Denver city initiatives. WE are the fabric that holds community together and makes Denver a city that people of all ages want to live in. WE are Denver residents. Ignoring our concerns and lumping everything the Committee has proposed under one umbrella is unconscionable. Council representatives and mayor Hancock, I ask that you do the right thing for Denver and it’s citizens, and reject the Committee’s rezoning proposal.

Respectfully,

**From:** [Deborah FrateSicard](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living  
**Date:** Friday, August 21, 2020 10:38:35 AM

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Hello Mr Webb,  
I am opposed to the Group Living zoning amendment.

Sincerely,  
Deborah Frate Sicard  
1885 S Humboldt St  
Denver 80210

Sent from my iPad

**From:** [John Tovado](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Sawyer, Amanda - CC Member District 5 Denver City Council](#)  
**Subject:** [EXTERNAL] groupliving  
**Date:** Tuesday, August 25, 2020 12:02:41 PM

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I am against changing the zoning in our neighborhoods because it makes things less safe to raise children. The primary job of government is to promote safety for its constituents. Children are our primary concern. This does not make my neighborhood safer for families. Please DO NOT change the zoning in Denver.

Liz Tovado

Sent from [Mail](#) for Windows 10

**From:** [Ardith Barbosa](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] High-density group living  
**Date:** Thursday, August 20, 2020 4:46:17 PM

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This is going to make rents go into freefall.

Also, how is the infrastructure going to handle this?

This proposal will make it more expensive to own property and not provide enough rent to cover these cost?

Not to mention those who do not own rental property?

Are you trying to drive out property owners?

**From:** [Charles Dickinson](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] I Strongly Oppose Group Living Changes  
**Date:** Thursday, August 27, 2020 10:22:24 PM

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Andrew Webb,

I question the anonymous, nameless, faceless organization that has created this website through which I am writing to you today. This Facebook web site is representing the group living changes to be only an equitable housing issue. They pre-populate the comment section of this page with mis-leading information for commenters who enter this site without even knowing the bigger issues of injecting corrections housing into Denver neighborhoods. This website is nefarious and I question whether commercial interests have created it to mis-lead people and counter the legitimate community opposition to this amendment.

I would be curious to hear back from you whether you even see the comments I have written through this medium, or whether my comments will be censored.

Please reply to me directly at [dickinsonc@gmail.com](mailto:dickinsonc@gmail.com)

Charles Dickinson

Denver Resident

Charles Dickinson

[dickinsonc@gmail.com](mailto:dickinsonc@gmail.com)

4003 South Rosemary Way

Denver, Colorado 80237



**From:** [Katherine McOwen](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] I Support Group Living  
**Date:** Wednesday, August 19, 2020 3:38:16 PM

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Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment for the following reasons:

- Concern for the prejudice against the LGBTQ community within the current living codes.
- Concern for the high cost of living.
- Concern for the hundreds of DPS students who are currently experiencing homelessness.
- Concern for the prejudice against people 54 and younger within the current living codes
- Concern for the prejudice against Denver middle class and lower class families within the current living codes.

The COVID-19 Eviction Defense Project estimates 100,000 Denverites will be at risk of eviction through the end of 2020. Without the group living change it would be illegal for many to take friends into their homes if they fall on hard times. Due to this emergency, Governor Polis has requested all cities remove their residency caps.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

Katherine McOwen  
katherine.mcowen@gmail.com  
5250 E Cherry Creek S Dr, 10F  
Denver, Colorado 80246





**From:** [Pete Winterscheidt](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] I support safe neighborhoods and group living changes  
**Date:** Friday, August 28, 2020 10:16:00 AM

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Andrew Webb,

Hello all,

I write to you today to voice my support of the group living amendment. I do this as a resident, landlord, and husband to a realtor in the Denver area.

As someone who watches both the rental markets and home prices very closely I know quite well how unaffordable the city is becoming. I have close friends who were forced to buy in the northern suburbs of Castle Rock and commute to jobs in Denver because they cannot afford property here.

I walk, ride, and drive the streets of Denver daily and see our homeless which we could just house if there was a will to do so.

The nay sayers of this amendment complain about overcrowding, the fear of a correctional or god forbid a homeless shelter appearing on their block and other such nonsense. We need to call it out as just that, nonsense. No house is going to be any more overcrowded than it already was, we are simply allowing density in a city center.

I'd welcome a discussion with anyone about this if you want to email me at [pete@petrocco.co](mailto:pete@petrocco.co)

Thanks,  
Pete

Pete Winterscheidt  
[pete@petrocco.co](mailto:pete@petrocco.co)  
3528 Lipan Street  
Denver, Colorado 80211



**From:** [Connor Blevins](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] I Support the Group Living Changes  
**Date:** Thursday, August 20, 2020 8:27:16 AM

---

Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Connor Blevins  
coblebins17@gmail.com  
20602 East Lake Avenue  
Centennial, Colorado 80016



**From:** [Theodor Hopfer](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] I Support the Group Living Changes  
**Date:** Wednesday, August 26, 2020 3:35:08 PM

---

Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Theodor Hopfer  
tghopfer@gmail.com  
1724 Gaylord St  
Denver, Colorado 80206



**From:** [DEBRA ARMENTO](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment  
**Date:** Wednesday, August 26, 2020 2:34:22 PM

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City Council members, Mayor Hancock and Andrew Webb,

We are writing to express our concerns and opposition to Denver's Group Living Zoning Proposal. This proposal will have a monumental impact on our city and we are not satisfied that you have listened and taken our concerns into consideration.

**Here are just some of the reasons we are against this proposal.**

- Our number one concern is for safety, security and well-being.
- Crime and violence in our neighborhoods that already exist will be exacerbated – assaults, vehicle theft, property theft, noise, trespassing and disrespect of people and property.
- Safety of children at schools, parks and in their own yards is very concerning.
- Overcrowding will lead to disputes, conflicts and violence among neighbors.
- Homeless shelters and correctional facilities in neighborhoods is of major concern. It is well known that:
- Many homeless choose that lifestyle and are in need of mental health care.
- Many of the offenders that will be released and living among us are violent offenders.
- Many offenders are repeat offenders.

These are not unrealistic or hyped-up concerns. It can be very frightening being accosted by unsavory individuals especially when caught off guard or when alone.

**You will be forcing us to deal with:**

- Increase in violence and crime.
- Encounters with belligerence.
- Issues having to be handled on our own when our police force is overwhelmed.
- The safety and well-being of our most vulnerable – the elderly, children and handicapped.
- Correctional facilities with violent offenders and repeat offenders.
- Severe overcrowding of our neighborhoods.
- Noise issues.
- Parking issues.
- Traffic issues.

Our government's number one concern and priority should be the safety and security of its citizens. This proposal is not right for the law-abiding citizens of Denver and it is infuriating and appalling that some of you have completely ignored our safety and concerns.

Each and every one of you need to take these concerns into consideration and we stress that this proposal be rejected.

Respectfully,

*Debra and Dale Armento  
Harvey Park Neighborhood  
Denver, Colorado*



**From:** [Olga Zak](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Deborah Ortega - Councilwoman At Large](#); [kniechatlarage@denvergov.org](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [district1@denvergov.org](#); [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](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Planning Services - CPD](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] No to Group Living  
**Date:** Thursday, August 27, 2020 10:52:10 AM

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The proposed zoning amendment benefits only certain special interests groups like developers and investors charging horrendous rents and management fees.

It does not benefit the very people we are trying to help, local homeowners, our schoolchildren and local homeowners. Rents will jump sharply up and rightly so if more people are sharing the houses they will degrade the houses faster.

Please vote NO!

Olga Zak, MS  
District 6  
2460 S Cook St  
Denver, CO 80210

**From:** [Karyn Karlson](#)  
**To:** [District 1 Comments](#); [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](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Mayor's office](#); [Planning Services - CPD](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] OPPOSED to Group Living Amendment  
**Date:** Thursday, August 27, 2020 11:33:06 AM

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I am **opposed** to the latest development for Group Housing Rules in Denver.

1. Allowing 5 unrelated adults and their unlimited family members to live in less than 1800 sf with up to 10 people to live in a 2,600 square foot home is way too dense for our the Hale Neighborhood. Not only would this change the character of our neighborhood but the parking would be insane, even with the recent plan revisions.
2. Group living and DOJ residential facilities are **two VERY distinct issues** which should be addressed individually and not lumped together. These two issues need to be **unbundled**.
3. Eliminating the 1500 foot requirement for **DOJ residential facilities** to stay away from schools, you are setting a dangerous precedent that will harm single-family neighborhoods.
4. Another concern with the current proposal allows as "use by right" for **DOJ residential facilities**. This means, as a use, they are automatically allowed. Instead of issuing permits as needed, use by right has very little accountability. **A permit can be revoked if the holder abuses the Code; use by right has no recourse.**
- 
5. In the policy document for "Housing and Inclusive Denver", the neighborhood of **Hale** from Colorado Blvd to Elm Street is NOT to be developed as a type 4 neighborhood.

I implore you to vote AGAINST this harmful amendment and start over by separating these complex issues to address them individually. Additionally, I urge you to put these issues to a **city-wide vote**. Taxpayers should have a say in how their neighborhoods are treated.

Finally, I would ask that At-Large Councilmembers **Robin Kniech** and **Debbie Ortega** recuse themselves from the vote coming before City Council in October, 2020 due to the obvious conflict of interest of having worked on and developed this Amendment. For the sake of good and transparent government and on behalf of the taxpayers, either they must recuse themselves or the City Council and the Mayor must exclude them from voting on the Group Living Amendment.

Karyn Karlson  
1315 Elm Street  
Denver Native

Sent to: District 1 Amanda P. Sandoval District 2 Kevin Flynn District 3 Jamie Torres District 4  
Kendra Black District 5 Amanda Sawyer District 6 Paul Kashmann District 7 Jolon Clark District  
8 Christopher Herndon District 9 Candi CdeBaca District 10 Chris Hinds District 11 Stacie  
Gilmore At-Large Robin Kniech At-Large Deborah "Debbie" Ortega Mayor Michael Hancock

**From:** [Nancy Stewart](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)  
**Subject:** [EXTERNAL] Opposition to Denver Zoning Code Text Amendment #7 GROUP LIVING TEXT AMENDMENT  
**Date:** Wednesday, August 19, 2020 2:24:57 PM

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I am opposed to the proposed Denver Zoning Code Text Amendment #7 Group Living Text Amendment. I was born and raised in Denver and have lived in the Bear Valley/Harvey Park neighborhoods most of my life. I understand both sides of this issue -- I've lived them. However, while living in Harvey Park, a neighbor walled in his carport and back porch and rented out the space, without a bathroom/plumbing. The renters were just using the backyard to urinate, etc. -- right in view from my kitchen and child. Twelve people were living on that property. We relied on the current zoning ordinances to resolve the issue.

Also, years ago a sex offender group home was being run just north of Bear Valley in the Thraemoor neighborhood (Jefferson County) just on the other side of Yale Avenue and within a few short blocks of our Bear Valley neighborhood schools. It was eventually shut down after neighbors spent tens of thousands of dollars in legal fees fighting it in court. Former Denver DA, Mitchell Morrissey's father was one of those neighbors fighting that debacle.

The city is a mess right now and it should be concentrating on getting control of the violence, damage done by the riots and supporting the Denver Police Department to do its job. The last thing we need are additional obstacles from keeping our neighborhoods nice and safe by changing existing ordinances and making it harder for citizens to fight for their right to do so.

Thank you for your consideration and please feel free to contact me at 303-898-6747 if you would like to discuss further.

Nancy Stewart  
2977 S. Fenton St.  
Denver, CO 80227

**From:** [Margo Dolan](#)  
**To:** [kevinflynn@denvergov.org](mailto:kevinflynn@denvergov.org); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [kendrablack@denvergov.org](mailto:kendrablack@denvergov.org); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#); [michaelhancock@denvergov.org](mailto:michaelhancock@denvergov.org); [Mayorsoffice](#)  
**Subject:** [EXTERNAL] Opposition to Rezoning - GROUP LIVING  
**Date:** Wednesday, August 26, 2020 9:23:41 PM

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City Council members, Mayor Hancock and Andrew Webb,

I listened to Wednesday's presentation by Andrew Webb regarding the recommended changes to Denver's Group Living Zoning, and I want to express my strong concerns and opposition to what is happening.

The Committee has lumped together so many major changes into this proposal that citizens cannot intelligently consider what the overall impact will be to our city.

The Committee says new zoning regulations will "simplify" the Zoning code for the city. I disagree, . It will, in fact, create a quagmire for citizens and make it impossible for us to address our neighborhood's needs.

ENFORCEMENT: The proposed zoning changes push enforcement and monitoring of zoning regulations onto the citizens while absolving the city zoning agencies of any responsibility for the effects of the changes. Citizens have been told we can call 311 or the police for help on violations.

What involved citizens are hearing and being sensitive to is what affects them - not the holistic body of changes being proposed and what this re-zoning proposal ultimately means for our communities.

Some people are concerned that the current definition of unrelated adults and their families is discriminatory to the LGBTQ community and that it does not recognize current societal norms or desire for communal living.

**They support the zoning proposal.**

Older people are threatened by all of the changes at once, particularly with all of the neighborhood issues we are already facing each and every day, without government support.

**They do not support the zoning proposal.**

Homeowners and neighborhood communities are rightfully concerned about overcrowding, residential care facilities, homeless shelters, and prison facilities in the neighborhoods without clear and defined rules regarding density, proximity to schools and community gathering places ,

**They do not support the recommended changes.**

Many people support pieces of the bill, but we cannot currently consider or support them separately. I believe this is exactly what the special interests driving this initiative want - chaos, ignorance and apathy that will ensure approval of their initiative without allowing citizens to address each piece intelligently. This feels very much like what is happening to citizens on a national level, and is flat out wrong.

The “data”, as we are consistently hearing from the Committee, is that it's good (!) for our neighborhoods to encourage: Severe overcrowding of single family residences without bathroom or minimum square footage requirements; unregulated and unlicensed halfway houses, residential care, nursing, rehab and correctional facilities without regard for children and home owners' well being; and expanded congregate living (rent by the room).

I believe the Committee is paving the way for: overcrowding of neighborhoods and public services for the enrichment of landlords and real estate speculators, profiting by private investors for the unregulated care of our most vulnerable citizens needing nursing and rehabilitation services, price gouging and profiting by investors of private prison expansion (that WE tax payers will also be paying for) and, of course, Air B&B.

And for all of this “progress” under the guise of “affordable housing and helping the homeless”, we tax payers and citizens who have built these desirable neighborhoods to live in get to monitor and deal with the inevitable abuses and problems that will result.

A selling point for the Committee is that Seattle, Portland, Washington DC and other cities have this progressive model in place and it's the way to go for Denver. This conclusion is based on naivety and / or stupidity. Denver is not those cities nor do we want to be.

In response to safety concerns voiced by citizens, Mr. Webb stated that city code requires sprinklers and other safety installations. Therefore, we can be assured that domiciles under the new zoning proposal will conform to safety and fire codes.

These building codes apply to new build, not to existing structures. Old domiciles will not need to update and conform, just as current homeowners are “grandfathered” in on other unsafe situations such as illegal apartments that don't meet current zoning requirements.

Most of the rentals in my neighborhood have out of state owners who contribute directly to speculative housing price increases, do not care for the properties they own, and do not contribute one thing to our neighborhoods or the fabric of our community. Why are we continuing to encourage more of this type of investment at the expense of our citizens?

WE are the economic base for Denver city initiatives. WE are the fabric that holds

community together and makes Denver a city that people of all ages want to live in. WE are Denver residents.

Ignoring our concerns and lumping everything the Committee has proposed under one umbrella is unconscionable.

Council representatives and mayor Hancock, I ask that you do the right thing for Denver and it's citizens, and reject the Committee's rezoning proposal.

--

Thanks,

Margo Dolan  
West Wash Park  
Denver Colorado

**From:** [Lori Wolfson](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Proposal of August 19 2020 - Denver Group Living  
**Date:** Saturday, August 22, 2020 7:00:20 PM

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As a member of the Point South RNO I was significantly shocked this week to see that the Group Living Planning Board changed the proposal yet again and then even more disappointed to learn that it was published the day before the meeting and call for vote with no comment period on this newly minted proposal.

The board added to the proposal the new Congregate Living definition called. With very little explanation, little definition and even less details of how this will be enforced is really disappointing to me. As a member of the RNO I have been very vocal that the Planning Board was collaborative and interested in a proposal that was amicable to the neighborhoods. I am sad to rescind that.

Finding the new addition that your board approved to present to the City Council in September in this latest proposal is unfortunate as we are just seeing this for the first time and we are just learning of it at the time of your board vote without any opportunity to comment and get a response.

This newly minted proposal is a workaround to get to the previously unapproved numbers of non related household residents above the approved count of 5. With this new addition of a "Congregate Living" this potentially could allow rent by the room, co-ops, development of villages, dorms, and other transient uses which was indicated in our previous discussions and conversations previously stated this proposal would NOT include.

You (as the board) voted - eight to zero- to send the proposal forward with a newly minted addition with no consideration to outcomes on a proposal that was posted with little or no time to understand and publically comment. We received notice one day before the public meeting. Trust has been irrevocably removed from me. I trusted the organization to keep it's word. By adding the Congregate Living into the mix with absolutely no notice, I hate to say this... but it's politics as usual.

It is a shame that the Planning Board, while wanting to bring "equity" aren't respecting the property values and investment we have built on our properties.

This will affect every single neighborhood in a way that will be detrimental to our City. Our property values will go down, and your tax base on mill levies and annual taxes will decrease as our property values will go down. Blight will begin because there will be no tax base to mend failing infrastructure and enforce the zoning rules.

I am so disappointed in this latest trickery Mr. Webb. Honestly I am. I haven't wanted to write a letter like this. I was hoping to do the opposite actually.

This is just further proof that at this time, no matter what neighborhoods negotiate in good faith that our City officials are not going to keep their word.  
Shame on you and the board.

I will be communicating my concerns and our RNOs to my City Council Woman and others as



well, prior to their vote.

Lori Wolfson  
2983 S Verbena Way  
Denver

**From:** [Sherri D Way](#)  
**To:** [Gail Sykes](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior; City Council District 5; Jammie.Torres@denvergov.org; Hinds, Chris - CC Member District 10 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Council; District 9; District 1 Comments; jolan.clark@denvergov.org; Black, Kendra A. - CC Member District 4 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; kniechatlarge; Mayorsoffice; Hancock, Michael B. - MO Mayor; Deborah Ortega - Councilwoman At Large; Kashmann, Paul J. - CC Member District 6 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Margo Dolan](#)  
**Subject:** [EXTERNAL] Re: Group Living Zoning Code Amendment  
**Date:** Friday, August 21, 2020 8:23:58 PM

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Gail, this is an excellent letter. Thanks very much for sharing it. I will be very interested in what response you receive. Your points are spot on and succinctly stated without hyperbole.

On Aug 21, 2020, at 7:48 PM, Gail Sykes <[gailsykes1@gmail.com](mailto:gailsykes1@gmail.com)> wrote:

City Council members, Mayor Hancock and Andrew Webb,

I listened to Wednesday's presentation by Andrew Webb regarding the recommended changes to Denver's Group Living Zoning, and I want to express my strong concerns and opposition to what is happening.

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The Committee says new zoning regulations will "simplify" the Zoning code for the city. This is blatantly untrue. It will, in fact, create a quagmire for citizens and make it impossible for us to address our neighborhood's needs.

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Older people are threatened by all of the changes at once, particularly with all of the neighborhood issues we are already facing each and every day, without government support.

They do not support the zoning proposal.

Homeowners and neighborhood communities are rightfully concerned about overcrowding, residential care facilities, homeless shelters, and prison facilities in the neighborhoods without clear and defined rules regarding density, proximity to schools and community gathering places ,

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Many people support pieces of the bill, but we cannot currently consider or support them separately. I believe this is exactly what the special interests driving this initiative want - chaos, ignorance and apathy that will ensure approval of their initiative without allowing citizens to address each piece intelligently. This feels very much like what is happening to citizens on a national level, and is flat out wrong.

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Let me simplify - the Committee is paving the way for: overcrowding of neighborhoods and public services for the enrichment of landlords and real estate speculators, profiting by private investors for the unregulated care of our most vulnerable citizens needing nursing and rehabilitation services, price gouging and profiting by investors of private prison expansion (that WE tax payers will also be paying for) and, of course, Air B&B.

And for all of this “progress” under the guise of “affordable housing and helping the homeless”, we tax payers and citizens who have built these desirable neighborhoods to live in get to monitor and deal with the inevitable abuses and problems that will result.

A selling point for the Committee is that Seattle, Portland, Washington DC and other cities have this progressive model in place and it's the way to go for Denver. This conclusion is based on naivety and / or stupidity. Denver is not those cities nor do we want to be.

In response to safety concerns voiced by citizens, Mr. Webb stated that city code requires sprinklers and other safety installations. Therefore, we can be assured that domiciles under the new zoning proposal will conform to safety and fire codes.

These building codes apply to new build, not to existing structures. Old domiciles will not need to update and conform, just as current homeowners are “grandfathered” in on other unsafe situations such as illegal apartments that don’t meet current zoning requirements.

Most of the rentals in my neighborhood have out of state owners who contribute directly to speculative housing price increases, do not care for the properties they own, and do not contribute one thing to our neighborhoods or the fabric of our community. Why are we continuing to encourage more of this type of investment at the expense of our citizens?

WE are the economic base for Denver city initiatives. WE are the fabric that holds community together and makes Denver a city that people of all ages want to live in. WE are Denver residents.

Ignoring our concerns and lumping everything the Committee has proposed under one umbrella is unconscionable.

Council representatives and mayor Hancock, I ask that you do the right thing for Denver and it's citizens, and reject the Committee's rezoning proposal.

Respectfully,

Gail Sykes  
WWP

**From:** [Margo Dolan](#)  
**To:** [kevinflynn@denvergov.org](mailto:kevinflynn@denvergov.org); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [kendrablack@denvergov.org](mailto:kendrablack@denvergov.org); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#); [michaelhancock@denvergov.org](mailto:michaelhancock@denvergov.org); [Mayorsoffice](#)  
**Subject:** [EXTERNAL] RECUSE FROM VOTE : DENVER GROUP LIVING  
**Date:** Wednesday, August 26, 2020 9:26:47 PM

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It is with firm conviction that I ask the Denver City Council and Mayor Hancock to insist that the following Denver city council members recuse themselves from voting on the Denver Group Living Proposal coming before the city council for vote in October, 2020.

Kniech, Robin Denver City Council  
Ortega, Deborah Denver City Council

It is a clear and obvious conflict of interest to have these representatives vote on a plan they have helped develop and mold.

It is not possible for Robin and Debbie to separate their investment in developing this plan from looking at it independently on behalf of the taxpayers. For the sake of good and transparent government either they must recuse themselves or the city council and the mayor must exclude them from voting on the Group Living Proposal.

Thank you

Margo Dolan

**From:** [Paul Reynolds](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Regarding Group Living Changes  
**Date:** Thursday, August 20, 2020 9:12:08 PM

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Andrew Webb,

Hi. I have lived next door to a home at 901 N Clarkson Street for several years and everyone has always been a nice neighbor.

Thank you,  
Paul Reynolds

Paul Reynolds  
paulreynoldscpa@gmail.com  
909 North Clarkson street  
Denver, Colorado 80218



**From:** [Susan Daggett](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Subject:** [EXTERNAL] support for group home ordinance  
**Date:** Wednesday, August 19, 2020 12:53:53 PM

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Dear Andrew,

I have written to council members, but just wanted officially to register my support for the group home ordinance and the city's interest in allowing more flexibility in the code for non-traditional families to live together. This is an important step towards creating a more inclusive, affordable community and will be essential as we start to see the economic displacement that is sure to result from COVID-19.

I live on the 7th Avenue Parkway in Denver and would welcome the opportunity to create more density and diversity in this neighborhood while preserving the historic nature of our community.

Thanks for taking input.

Susan Daggett  
2830 E 7th Avenue Parkway  
Denver CO 80206  
303-249-3123



**From:** [Gail Sykes](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Tonight's Meeting on the Re-zoning proposals  
**Date:** Wednesday, August 19, 2020 7:13:56 PM

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Good evening,

I have been on this call for 3+ hours and I want to express my view of what is happening.

The Committee has lumped together so many major changes in one proposal that nobody can intelligently make a decision on anything. All that people are hearing and being sensitive to are what affects them - not the wholistic changes and what they mean to our community.

Young people are in favor of communal housing - so they support the bill.

Older people are threatened by all of the changes at once, particularly with all of the neighborhood issues we are already facing every day without government support, and don't support the bill.

Homeowners and neighborhood communities are concerned about prison release in the neighborhoods, their children and their safety And neighborhood stability.

Many people support pieces of the bill, but we currently cannot support them separately. It feels very much like the special interests driving this initiative are getting exactly what they want - chaos, and ignorance driving approval of everything they want, because nobody can address each piece intelligently. Feels an awful lot like Trump politics to me.

Finally, the "data" as we are consistently hearing from the committee, is that its great and good for community to have 5 adults and all of their relatives live in any size domicile without bathroom or square footage requirements. Really? Most homes in WWP are 1000 or less square feet. That is the definition of a tenement.

Also stated by Mr. Webb was that building code requires sprinklers and such so we shouldn't be concerned. Code is for new build. Old domiciles will not need to update to conform.

WWP is an OLD neighborhood where these code requirements will never see the light of day. What is being proposed is a windfall for slumlords and potentially a dangerous situation for all.

Most of the rentals in my neighborhood have out of state owners who contribute to speculative housing price increases, do not care for the properties and do not contribute one damn thing to our neighborhoods or the fabric of our community. Now they are getting another windfall.

Homeowners are the economic base for all city initiatives. They are the fabric that holds community together and makes Denver a city people of all ages want to live in. Ignoring our concerns and lumping everything the committee (ie. special interests) wants under one proposal is unconscionable and should not be allowed.

Councilman Clark, I ask that you vote to Instruct the committee to rescind the current proposal and prepare three or four separate initiatives to be voted on individually. We citizens deserve this at the very least.

Respectfully,

Gail Sykes  
WWP

**From:** [Gary Hayward](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Zoning Change Comments  
**Date:** Monday, August 24, 2020 7:37:46 PM

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We feel that placing these facilities in existing Denver neighborhoods is unreasonable.

Have alternatives been seriously evaluated?

Lowery AFB property with existing empty buildings.  
Lowery Bombing Range

Denver Federal Center property.  
Overland Park  
Undeveloped DIA property  
Rocky Mountain Arsenal property  
National Western Complex

Don't dump the problems into our Denver neighborhoods, we already know what will happen.

G. Hayward

**From:** [J. F.](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] zoning  
**Date:** Wednesday, August 19, 2020 4:20:34 PM

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Andrew,  
Hi

I am against the new zoning plan Denver is trying to push through to allow 10 unrelated people living in one house. My concerns are traffic, noise, parking and making my already dense neighborhood even denser. I can barely park outside of my house now I do not want to image the impact of this change on my day to day life. Please consider the communities wishes when looking at this change.

Julie Federico

## Webb, Andrew - CPD City Planner Senior

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**From:** Marsha Tharakan <m\_tharakan@yahoo.com>  
**Sent:** Wednesday, August 26, 2020 9:36 PM  
**To:** dencc - City Council; Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment

Dear Mayor and Council Members -

I am writing asking you to vote no on the Group Living Zoning Code amendment. As written, this will result in serious overcrowding, potentially worsening the spread of communicable diseases like COVID, and breakdown of neighborhoods throughout the city. Allowing halfway houses to be put up anywhere means more difficulty with oversight and potentially exposing residents to crime and violence. This amendment is also something that the people of Denver should be allowed to vote on given its magnitude - it should not be decided on by a handful of people.

Thank you.  
Marsha Tharakan

Sent from my iPhone

## Webb, Andrew - CPD City Planner Senior

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**From:** Sherri D Way <sdw13@comcast.net>  
**Sent:** Friday, August 21, 2020 8:24 PM  
**To:** Gail Sykes  
**Cc:** Webb, Andrew - CPD City Planner Senior; City Council District 5; Jammie.Torres@denvergov.org; Hinds, Chris - CC Member District 10 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; District 9; District 1 Comments; jolan.clark@denvergov.org; Black, Kendra A. - CC Member District 4 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; kniechatlarge; Mayorsoffice; Hancock, Michael B. - MO Mayor; Deborah Ortega - Councilwoman At Large; Kashmann, Paul J. - CC Member District 6 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Margo Dolan  
**Subject:** [EXTERNAL] Re: Group Living Zoning Code Amendment

Gail, this is an excellent letter. Thanks very much for sharing it. I will be very interested in what response you receive. Your points are spot on and succinctly stated without hyperbole.

On Aug 21, 2020, at 7:48 PM, Gail Sykes <gailsykes1@gmail.com> wrote:

City Council members, Mayor Hancock and Andrew Webb,

I listened to Wednesday's presentation by Andrew Webb regarding the recommended changes to Denver's Group Living Zoning, and I want to express my strong concerns and opposition to what is happening.

The Committee has lumped together so many major changes in to this proposal that citizens cannot intelligently consider what the overall impact will be to our city.

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Older people are threatened by all of the changes at once, particularly with all of the neighborhood issues we are already facing each and every day, without government support.

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Most of the rentals in my neighborhood have out of state owners who contribute directly to speculative housing price increases, do not care for the properties they own, and do not contribute one thing to our neighborhoods or the fabric of our community. Why are we continuing to encourage more of this type of investment at the expense of our citizens?

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Ignoring our concerns and lumping everything the Committee has proposed under one umbrella is unconscionable.

Council representatives and mayor Hancock, I ask that you do the right thing for Denver and it's citizens, and reject the Committee's rezoning proposal.

Respectfully,

Gail Sykes  
WWP



## Webb, Andrew - CPD City Planner Senior

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**From:** Elizabeth Stokka <bstokka@gmail.com>  
**Sent:** Monday, August 24, 2020 2:36 PM  
**To:** Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] Residential rezoning and Group Living Amendment

Dear Mr. Hancock,

I am very opposed to the residential zoning that is apparently in the beginning stages of going forward on 1st and Colorado Blvd in N. Cherry Creek. The affordable housing units are not mentioned on the public notice signs, just the change from 3 to 5 stories. I am shocked that this provision is being slipped into the rezoning request. Our property values will certainly be affected if this goes forward. This should have been placed into 2 separate amendments and is extremely complicated.

My understanding is that this Group Living Amendment is being supported by the Group Living Advisory Committee or also known as GLAC. It has been recently brought to my attention that over 75% of its members and stakeholders have financial ties to for-profit group living businesses and organizations. GLAC is a commercial entity that houses convicted felons - not a zoning plan to help individuals/young families afford housing in the city. The city plans on implementing over 5000 of these group living homes to reside in every Denver neighborhood. I feel the city has been hiding the true meaning of this amendment. It appears that the city wants to change the zoning laws to implement 'group living' for convicted felons, most of whom have been convicted of violent assaults, child molestation, sexual assault, robberies and cram as many into a home as possible for profit motives - not to prevent discrimination. If passed, these felons will be living in our neighborhood and some could be placed in homes next to or across from a school.

This is totally unacceptable. Please listen, as our Denver mayor, to all those who have signed petitions, sent emails, called and are extremely concerned.

Respectfully,  
Elizabeth Stokka

720 261 3341

Here are some articles and a podcast about this which you may have already seen.

<https://www.coloradopolitics.com/search/?l=25&sort=relevance&f=html&t=article%2Cvideo%2Cyoutube%2Ccollecion&app=editorial&nsa=eedition&q=Group+living+> <https://omny.fm/shows/steffan-tubbs-show/the-steffan-tubbs-show-june-10-2020-hr-3> <http://glendalecherrycreek.com/2020/03/the-ending-of-single-family-homes-zoning-in-denver/>

## **Webb, Andrew - CPD City Planner Senior**

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**From:** Margo Dolan <dolanmargo@gmail.com>  
**Sent:** Wednesday, August 26, 2020 9:26 PM  
**To:** kevinflynn@denvergov.org; Torres, Jamie C. - CC Member District 3 Denver City Council; kendrablack@denvergov.org; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; Webb, Andrew - CPD City Planner Senior; michaelhancock@denvergov.org; Mayorsoffice  
**Subject:** [EXTERNAL] RECUSE FROM VOTE : DENVER GROUP LIVING

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Kniech, Robin Denver City Council

Ortega, Deborah Denver City Council

It is a clear and obvious conflict of interest to have these representatives vote on a plan they have helped develop and mold.

It is not possible for Robin and Debbie to separate their investment in developing this plan from looking at it independently on behalf of the taxpayers. For the sake of good and transparent government either they must recuse themselves or the city council and the mayor must exclude them from voting on the Group Living Proposal.

Thank you

Margo Dolan

## Webb, Andrew - CPD City Planner Senior

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**From:** Ivan London <ivan.london01@gmail.com>  
**Sent:** Wednesday, August 26, 2020 9:53 AM  
**To:** Laura London  
**Cc:** Herndon, Christopher J. - CC Member District 8 Denver City Coun; Kashmann, Paul J. - CC Member District 6 Denver City Council; dencc - City Council; denvercouncil5@denver.org; District 9; District 1 Comments; jamie.torres@denver.org; Clark, Jolon M. - CC Member District 7 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; kniechatlarge; Mayorsoffice; Hancock, Michael B. - MO Mayor; Deborah Ortega - Councilwoman At Large; Gilmore, Stacie M. - CC XA1405 President Denver City Council  
**Subject:** [EXTERNAL] Re: NO to Group Living Zoning Code Amendment

Councilpersons, Mayor, Public Officials:

I am writing separately to submit as my public comment the comments we have previously submitted to Mr. Webb and the Planning Board. I am strongly opposed to the Text Amendment that would change the Group Living and related standards.

We live in Congress Park. We submitted public comment objecting to all proposed changes that would relax household and group-living standards during the prior comment period. This comment builds on our prior comment, and we continue to be against the City's proposal to relax the household and group-living standards by amending Article 11 of the Zoning Code. *First*, the Comment Log demonstrates that the clear majority of the public comments oppose the proposed relaxation of the household and group-living standards. In the media, those of us who care about our downtown Denver neighborhoods have been characterized as elitist, racist, unsympathetic "NIMBY" complainers. But it is disappointing, incorrect and misleading for the City Council and Planning Board to smear the downtown-neighborhood residents this way. Even worse, the Planning Board has continued this tactic on its website. For example, in response to well-reasoned comments that demonstrate a heartfelt disapproval of the proposal to increase the number of criminals that reside near children in Denver's residential neighborhoods, the Planning Board has chosen to state, "Zoning shouldn't discriminate based on type of person." Of course zoning should not discriminate based on type of person. Primarily, Zoning Code Article 11 requires the Planning Board to "Promote continued economic development *while mitigating the potential for adverse impacts on surrounding properties, surrounding residential uses and neighborhoods*, and the physical environment." The residents of downtown neighborhoods—including those who made public comments disapproving the relaxation of the standards—care about this intent, and the Comment Log reflects that care. They have chosen to live in Denver's already densely populated, diverse, urban neighborhoods rather than homogeneous suburban neighborhoods. It is inappropriate and unacceptable for the Planning Board intentionally to mischaracterize the well-meaning residents as bigots to delegitimize their earnest, meaningful and well-reasoned concerns.

*Second*, the Planning Board has provided no evidence that the proposed relaxation of standards will ensure relief to persons experiencing homelessness. Denver's downtown residents are not preventing or trying to prevent the City from addressing and ending homelessness. Based on Denver's experience—rather than abstract national studies—there is no reason to believe that relaxing Denver's household and group-living standards in its downtown, residential neighborhoods will get "those experiencing homelessness, trying to get sober or who have other special needs" into homes. The Planning Board provides no argument otherwise.

*Third*, emergent needs from the current COVID-19 pandemic further demonstrate that the community needs healthy and safe residential housing. The Planning Board cites the COVID-19 pandemic as a reason *for* putting more unrelated persons into houses (indoors, in close proximity to each other) together. That is *unbelievable*. Instead of being believable, the Planning Board's recitation of COVID-19 as a basis for relaxing household and group-living standards appears opportunistic. And, in that regard, it is embarrassing.

The proposed relaxation of household and group-living standards will allow landlords to prey on the upcoming wave of evictions and place more than five unrelated adults *and any number of relatives* into each house. The crowding will lead to additional COVID-19 illnesses and deaths in Denver. It does not provide safe living spaces for children. If the Planning Board is being sincere in its attempt to address COVID-19, then it must come up with a plan that will not allow predatory landlords

to pack their rental units with those who have become most vulnerable during this heartbreaking, incredible time of economic instability. Our most vulnerable, underserved persons deserve more from the City.

*Fourth*, we are worried that the Planning Board and media have intentionally dropped the community-corrections issues from coverage of the proposal to relax the household and group-living standards. And we continue to be troubled by the Planning Board's insistence that the proposal to relax the standards is about affordable housing when it is really about the City's inability to deal with its community-corrections troubles. Among other things, drug use continues to be a significant problem in Denver, and the City Council and Planning Board should address it outside of this proposal. The Planning Board's willingness to create hubs for criminal activity near children and schools in Denver simply is not the solution. The people of Denver said so years ago when it they demanded a moratorium on new community-corrections houses in downtown Denver neighborhoods. Denver's downtown residents are right to be worried about the amount of transient community members that may have drug, criminal or sex-offender backgrounds. It is shocking that the Planning Board would willingly introduce known adverse impacts to Denver's children in their residential neighborhoods.

*Fifth*, the current proposal neglects to meaningfully explain how this regulation would be enforced, and it does not provide a funding plan for enforcement. If the City will not enforce its current household and group-living standards and must relax them (according to the Planning Board), then why should Denver's residents expect the City to enforce even the relaxed standards? Denver's residents deserve more.

*Sixth*, to understand better how Denver enforces its current safe-housing regulations, we respectfully request that the Planning Board post all of the safe-housing violations cited in 2019 and, if any are available, 2020 on its Group Living website. We are worried (especially in light of the Planning Board's own statements as reflected in our prior comment) that the City does not implement true oversight of the household, group living and other safety standards that are already in place. And a refusal to police the current standards is no reason to relax them. Denver's residents deserve more.

*Seventh*, it is misleading for the Planning Board on its website to cite the State's group-home statute in support of relaxing the City's household and group-living standards. That statute rightly focuses on providing the needed care for "persons with intellectual and developmental disabilities," "persons sixty years of age or older" and "persons with behavioral or mental health disorders." It focuses on special classes of persons who need special care; but even the Denver camping-ban case did not find that persons experiencing homelessness are a special class of person, and the statute does not invite a chaotic wholesale relaxation of household and group-living standards.

*Eighth*, we continue to be puzzled by Planning Board's insistence that Denver should aspire to the same futility in dealing with homelessness as its so-called "peer cities." The "research on group living in peer cities" provides no explanation why this is a basis for change in Denver, or how this aspiration would benefit Denver. If the Planning Board is holding out these "peer cities" as successfully ending homelessness, then the Planning Board should also explain *how* these "peer cities" have ended homelessness.

*Ninth*, for reference purposes, I will restate our prior comment below and request that the board completely answer all questions that were included in the INC ZAP letter dated March 27, 2020 (<https://www.denverinc.org/inc-zap-letter-to-andrew-webb-cpd/>).

We are against the City's proposal to relax the household and group-living standards by amending Article 11 of the Zoning Code.

Here is our prior comment:

We are against the City's proposal to relax the household and group-living standards by amending Article 11 of the Zoning Code.

*First*, there is no good reason to relax the standards. The primary intent of Article 11 (reflected in section 11.1.1.1(A)) is to promote economic development in Denver "while mitigating the potential for adverse impacts on surrounding properties, surrounding residential uses and neighborhoods."

The City proposes to relax the standards "to reflect the evolution of lifestyles" and provide housing for vulnerable populations, not to promote economic development or mitigate adverse impacts to residential uses. The City's Overview and Frequently Asked Questions documents do not mention economic development at all, and provide only a circular, conclusory statement that "treating eight unrelated adults living together substantially differently from eight related adults living together does not result in reduced impacts."

Further, the City's Open House presentation undermines the argument that there is an "evolution of lifestyles." According to that document, "89% of Denver households contain just one or two adults – this follows national trends *and is not expected to change dramatically*.... Census data shows there are currently approximately 72 homes with 8 or more people in Denver. *We do not expect a major change in the way people choose to live together*." (emphasis mine). The City's own statements indicate that there is no "evolution" to address. And they suggest instead that the City is merely catering to a small group of persons who may be violating the current rules, but that the City has no intent to enforce the current rules. That is not good.

Accordingly, the City has not shown a justification for relaxing the household and group-living standards in the Zoning Code, or that its *stated* justification is reasonable.

On the other hand, there are clear concerns that relaxing household and group-living standards will result in “adverse impacts on surrounding properties, surrounding residential uses and neighborhoods.” The proposal would adversely affect single-family neighborhoods in many ways, including:

- increased crime,
- increased noise,
- increased traffic and resulting threats to children and other pedestrians and bicycle-riders,
- increased trash and vandalism, and
- reduced parking availability.

For example, if the City permits more people to live in a constrained space like one of Denver’s urban, residential neighborhoods, then there will necessarily be more traffic, resulting in more threats to the safety of children in the neighborhood. The City has made no statements in its publicly available documents that it has any meaningful intent to mitigate the potential for this and the other certain adverse impacts. Sadly, the proposal would surely reduce the likelihood that neighborhood residents—including families in neighborhoods like ours, Congress Park—are invested in the long-term successes of their communities.

The City’s publicly available documents waive off these concerns. For example, the City’s response to noise and maintenance concerns is that “Noise and maintenance and other potential issues stemming from a larger household will continue to be governed by the Denver Revised Municipal Code and will not change.” Similarly, with respect making the already-bad parking problems worse, the City says only that it will “find solutions as problems arise.” But there is no logical basis for ignoring these concerns or just putting them off. All the City has really said is that the City will not “evolve” its zoning enforcement commensurate with its relaxed zoning standards. That is not a satisfactory explanation or outcome.

Further, the City’s suggestion that it should relax the household and group-living standards because *other* Western US cities have relaxed standards is also unpersuasive. The Peer Cities Table shows, for example, that “Most California Cities” do not limit the number of adults in a single-family home, that Seattle allows 8 adults, and that other West Coast cities (like San Diego) allow 6 adults. But Denver should not aspire to be like those cities. Those cities’ “decades of misguided and faulty policies” have made homelessness a serious problem, leading to “open-air drug markets in San Francisco, crowded encampments in Los Angeles, and tent cities in Seattle.” And California’s creation of the “Rehab Riviera” has pushed families out of residential neighborhoods. We do not want Denver to model itself after these California and other West Coast cities, which have collectively become the epicenter of homelessness and futility.

*Second*, we simply disagree with the City’s statements that this proposal will not “give an opening to unscrupulous landlords to buy up large houses and rent out rooms.” That is exactly what it will do. This proposal will incentivize landlords to maximize their profit per square foot without regard to long-term goals of neighboring homeowners who are deeply invested in the quality-of-life in their neighborhoods. And cramming multiple people into shared spaces while purporting to help them has not provided a solution to homelessness, it has just led to abuse of vulnerable populations.

*Third*, we understand that the Zoning Code also sets forth the City’s intent to “Accommodate the special housing needs of segments of the resident population.” Of course, zoning codes should not (and cannot) discriminate. And we applaud the City’s attempts to address its growing homelessness problem by promoting affordable housing. But the City cannot pursue this intent by imposing adverse impacts on surrounding properties, surrounding residential uses and neighborhoods. And the proposal to relax the household and group-living standards in the Zoning Code is not *really* about affordable housing. This proposal is *really* about enabling the City to permit more halfway houses in its residential neighborhoods because (1) current zoning limits new locations and (2) existing halfway houses are non-conforming. The City should be clear about its intent and the *unintended* circumstances: *we do not believe that increasing the number of criminals that reside near children in residential neighborhoods serves the City’s permissible intent.* It specifically disservices the City’s intent in Article 11 to mitigate the potential for adverse impacts on surrounding properties, surrounding residential uses and neighborhoods. Despite their potentially well-meaning missions, halfway houses bring criminal activity into neighborhoods. That is why the City prohibited new halfway houses from beginning operations in Denver residential neighborhoods a decade ago. That has not changed.

The City’s publicly available documents do not reflect *any* serious intent by the City to mitigate *the certain* adverse impacts that new halfway houses would have on Denver’s beautiful residential neighborhoods. Nor do they reflect how increasing the number of halfway houses in Denver’s residential neighborhoods will serve the primary goal of the community-corrections program, which is to *improve* public safety. Yet anecdotally and observationally, it appears that there is little funding in Denver for oversight of halfway houses, and police do not appear to take seriously *the current* property-crime and drug-crime problems in Denver’s central residential neighborhoods. Deregulation is not an acceptable substitute for promoting safe cities through policing. The City has crossed this bridge before as reflected in Zoning Code section 11.2.10.1(B). But if the City crosses back, then families will flee to the suburbs, which would only create more socioeconomic challenges in Denver. Essentially, the proposed amendments reflect a changed value judgment by the City of Denver: rather than seeking to keep families in the City’s residential neighborhoods, the City now wants to relocate the City’s families away from the City’s residential neighborhoods in favor of halfway houses. This change in values is saddening.

Lastly, we are concerned that the text of the proposed amendments to the Zoning Code does not appear to be available through Denver “Group Living” website, [https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Group\\_Living.html](https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments/Group_Living.html), last accessed Feb. 26, 2020, and <https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/text-amendments.html>, same. Our understanding is that the proposed amendments will be available to review on that website “in late February/early March.” The Planning Board absolutely should not take up or consider in any way the merits of the proposed amendments until the effected communities have had a full and fully informed opportunity to review the text of the proposed amendments to Article 11 and any other articles in the Zoning Code.

On Wed, Aug 26, 2020 at 9:41 AM Laura London <[lkvlondon@gmail.com](mailto:lkvlondon@gmail.com)> wrote:

My husband and I live in Congress Park with our three young children.

There are too many changes in this single proposal providing little opportunity for the impacted community to understand the impacts holistically. We ask for you to vote NO to this Amendment.

The Planning Board has provided no evidence that the proposed relaxation of standards will ensure relief to persons experiencing homelessness. We continue to be puzzled by the Planning Board’s insistence that Denver should aspire to the same futility in dealing with homelessness as its so-called “peer cities.” If the Planning Board is holding out these “peer cities” as successfully ending homelessness, then the Planning Board should also explain how these “peer cities” have ended homelessness.

The proposed relaxation of household and group-living standards will allow landlords to prey on the upcoming wave of evictions and place more than five unrelated adults **and any number of relatives** into each house. It does not provide safe living spaces for children. Our most vulnerable, underserved persons deserve more from the City.

The Planning Board’s willingness to create hubs for criminal activity near children and schools in Denver simply is not the solution to correctional facility demands. The people of Denver said so years ago when they demanded a moratorium on new community-corrections houses in downtown Denver neighborhoods. It is shocking that the Planning Board would willingly introduce known adverse impacts to Denver’s children in their residential neighborhoods.

We are against the City’s proposal to relax the household and group-living standards by amending Article 11 of the Zoning Code.

Thank you,  
Laura London

**Webb, Andrew - CPD City Planner Senior**

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**From:** Kathy Ried <kathymried@gmail.com>  
**Sent:** Tuesday, August 25, 2020 3:21 PM  
**To:** Mayorsoffice  
**Subject:** [EXTERNAL] No To Group Living Zoning Code Amendment

Dear Mayor Hancock,

I am opposed to Denver's amendment to the Zoning Code for group living arrangements as written. I also believe the 3 issues, group living, residential care and community corrections should be addressed individually and separately as each has its own requirements and challenges.

I believe everyone has the right to safe and affordable housing but I am opposed to the number of unrelated adults and their families that the Planning Dept is proposing. I believe the number of unrelated adults and their families that can live in a home should be based on the number of bedrooms/bathrooms.

Once again I am not opposed to the group living concept. My intellectually disabled sister lived in a residential care facility for over 35 years and I certainly can appreciate integrating intellectually and physically disabled children and adults in neighborhood settings. I do believe integrating corrections clients deserves much more discussion.

I would ask you to "put the brakes on this proposal" and treat each group living situation as a separate proposal with more involvement from city residents. At this point I feel as though the Planning Department is moving faster than necessary. Denver's affordable housing crisis as well as homelessness is not going to be solved by this amendment. I do not believe the Planning Department has shown adequate proof that this has overall improved the affordability of housing in other large metropolitan areas.

Kathy Ried  
2850 S Eaton Way  
Denver, CO 80227

## **Webb, Andrew - CPD City Planner Senior**

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**From:** Brandon Fosbinder <brandon.fosbinder@gmail.com>  
**Sent:** Tuesday, August 25, 2020 2:03 PM  
**To:** District 1 Comments; 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; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Council; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; dencc - City Council; Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment

I would like to thank the Denver City Council and LUTI Committee for this opportunity to share my thoughts on the proposed Group Living Zoning Code Amendment. I am a resident of District 5.

I applaud your desire to make housing affordable in the City of Denver. The proposed Group Living Zoning Code Amendment which allows up to 10 unrelated persons to live in a single-family residence is a short-sighted plan that does nothing but stuff people into a box and call it affordable housing.

Denver needs to have diverse neighborhoods within the City, and single-family neighborhoods are one of those diverse neighborhoods. These neighborhoods result in stability. Your proposal will encourage short-term residents who will not have a long-term connection to our neighborhoods.

Additionally, the proposal would eliminate the requirement for Correctional Facilities to be located at least 1,500 feet away from schools, which is troubling because liquor stores, marijuana dispensaries and gun stores all will still have minimum distance requirements. Does the Denver City Council value parolees, homeless people, and drug addicts over our most precious asset – our children?

**Group living and residential facilities are two VERY distinct issues which should be addressed individually and not lumped together.**

- Group living is based on the square footage of the house, the new proposal allowing up to 10 people to live in a 2,600 square foot home. This is nothing more than a flophouse. 260 square feet is the size of a motel room.
  - While I believe that having two (2) unrelated persons is antiquated, ten is also not acceptable.
- Residential facilities are based on total lot size. Facilities serving 11 or more people must be located on parcels that are greater than 12,000 square feet. The majority of these parcels are obviously in single-family neighborhoods. With the elimination of the 1,500 foot requirement to stay away from schools, you are setting a very dangerous precedent.

I implore you as City Leaders to LEAD – that means making the hard decisions and not pandering to the vocal “one-size-fits-all”. I expect you to vote against this harmful proposal and start again by unbundling these complex issues.



Regards

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Brandon

720/320-7965

## Webb, Andrew - CPD City Planner Senior

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**From:** Seery Maggio <seerymaggio@yahoo.com>  
**Sent:** Tuesday, August 25, 2020 1:59 PM  
**To:** District 1 Comments; 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; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Council; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; dencc - City Council; Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment

Dear Denver City Council and Mayor Hancock,  
I would like to thank the Denver City Council and LUTI Committee for this opportunity to share my thoughts on the proposed Group Living Zoning Code Amendment. I own property in both District 5 and 6.

As a civic-minded citizen, I applaud your desire to make housing affordable in the City of Denver. However, the proposed Group Living Zoning Code Amendment which allows up to 10 unrelated persons to live in a single-family residence is a short-sighted plan that does nothing but stuff people into a box and call it affordable housing.

Denver needs to have diverse neighborhoods within the City, and single-family neighborhoods are one of those diverse neighborhoods. These neighborhoods result in stability. Your proposal will encourage short-term residents who will not have a long-term connection to our neighborhoods.

Additionally, the **proposal would eliminate the requirement for Correctional Facilities to be located at least 1500 feet away from schools**. Does the Denver City Council value parolees, homeless people, and drug addicts over our most precious asset – our children?

**Group living and residential facilities are two VERY distinct issues which should be addressed individually and not lumped together.**

- Group living is based on the square footage of the house, the new proposal allowing up to 10 people to live in a 2,600 square foot home. This is nothing more than a flophouse.
- Residential care facilities are based on total lot size. Facilities serving 11 or more people must be located on parcels greater than 12,000 square feet. The majority of these parcels are obviously in single-family neighborhoods. With the elimination of the 1500 foot requirement to stay away from schools, you are setting a very dangerous precedent and will destroy single-family neighborhoods.

I implore you as City Leaders to LEAD – that means making the hard decisions and not pandering to the vocal “one-size-fits-all”. I expect you to vote against this harmful proposal and start over by separating these complex issues to address them individually. Additionally, I urge you to put these issues to a city-wide vote. Taxpayers ought to have an actual say in how their neighborhoods are treated.

Thank you,

Seery Fosbinder

Cc:

District 1 Amanda P. Sandoval

District 2 Kevin Flynn District 3 Jamie Torres District 4 Kendra Black District 5 Amanda Sawyer District 6 Paul Kashmann District 7 Jolon Clark District 8 Christopher Herndon District 9 Candi CdeBaca District 10 Chris Hinds District 11 Stacie Gilmore At-Large Robin Kniech At-Large Deborah "Debbie" Ortega Mayor Michael Hancock

## Webb, Andrew - CPD City Planner Senior

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**From:** Amy Reynolds <amyb.reynolds@gmail.com>  
**Sent:** Thursday, August 27, 2020 5:23 AM  
**To:** District 1 Comments; Flynn, Kevin J. - CC Member District 2 Denver City Council; jaime.torres@denvergov.org; Black, Kendra A. - CC Member District 4 Denver City Council; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Council; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kneitchatl@denvergov.org; Deborah Ortega - Councilwoman At Large; Hancock, Michael B. - MO Mayor; Mayorsoffice; dencc - City Council  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment

Members of the LUTI Committee; Members of City Council and Mayor Hancock,

I am a life-long resident of Denver and we have lived in our modest home in Southwest Denver 39 years. We live in Council District 2, which is 39% white and 61% people of color. I am the member of a multi-racial family, we celebrate a gay couple, an ex-addict and a convicted felon among our family members. We are acutely aware of the struggles on all of these fronts as are our neighbors. Our community, Glenbrook, struggles with zoning issues (trailers, waist-high weeds, poorly maintained trees, etc.), especially since March. We are hard-working people. Our block alone organically represents almost all of the groups included in this amendment-people of color, convicted felons, people with mental illness, seniors, addicts. We don't need additional strife in our neighborhood to deal with. We don't want or have to "be trained" or meet with people from the City on how to deal with a new population of people struggling with life-we already have plenty of that.

A few reminders to all of you as this horrific amendment lunges forward:

- There are approximately 214 Registered Neighborhood Organizations and Homeowners Associations in the City of Denver, The Denver City Planning office presented to only 25 of those organizations (page 28), which is 1% of those organizations-a shameful statistic from anyone's perspective. Andrew Webb actually seemed proud of that effort as well as his offer to present to other groups in the Spring of 2020 (page 28). Someone should tell him we're in the midst of a global pandemic that started early March 2020. Certainly the Denver City Council is aware of the communication and physical barriers, emotional and financial stress your constituents are enduring-the timing for this amendment to be socialized, reviewed and understood by Denver residents could not be worse.

- Denver City Council is not the Planning Board, not the Department of Corrections. You are elected officials, not appointed by the Mayor. You are not listening to us-the people in your districts. The Mayor, Councilwoman Kneicht and special interest groups who are not directly impacted by this amendment are driving the bus and you need to slam the brakes on this amendment. Also note that Boulder is not part of the city of Denver. Clearly Andrew Webb is confused on that matter as he allowed people and organizations from Boulder to publicly opine on this issue taking precious speaking time from Denver residents during the last City Planning meeting. We were shocked-did he think we wouldn't notice?

- On Monday, August 5, 2019 in an 8-4 vote (Councilman Kashmann didn't vote), Denver City Council voted to terminate the "Community Corrections" halfway housing contract with CoreCivic. You had no alternate plan. You've extended the contract until June 2021. The plan looks like you're releasing over 500 convicted felons in halfway houses across the city of Denver in residential neighborhoods. If that's not the plan, now would be the time to communicate what the plan is. These felons come from all over Colorado; please tell me how this will improve our neighborhoods? Don't push this on Denver residents-you made the decision to go in a different direction, now fix it without jeopardizing the safety of our Denver neighborhoods.

- I am not opposed to allowing co-op housing in the heart of the City, but that is a tiny piece of the proposal that is buried amid host of cost complex actions also being proposed. Do the people in Cap Hill realize they could have up to 40 convicted felons and drug addicts living next door or was that fact conveniently left out of the campaign by the City Planner's office to garner Capitol Hill neighborhood support? The City Planner's proposal will shove too many people in houses (we've yet to find out the maximum, dependents or who will oversee all of the different populations), allow six parked cars ANYWHERE on the property (yes, the front yard), and will turn our Denver neighborhoods into a sea of rental homes. Adding to that complex proposal is housing for convicted felons, seniors, drug and alcohol addicts, the homeless, people in need of transitional living-could it be more complex? Although the Planning Office is happy to propose the zoning amendment, it is very clear that they have NO stake in the downstream impact and unfunded mandates this brings to other Denver departments much less Denver residents and businesses. No one has the answers to the multiple questions raised. Some of you have looked to us for answers, suggestions. We're 30 days from a final reading on this complex amendment.

Please stop this amendment from moving forward and vote to oppose it. There are too many known and unintended consequences to approving it and there is not enough time to sort it all out by the end of September. It's too complex (at 174 pages last count) and the timeline is too tight. Do the right thing and stop this craziness. Don't discount or devalue our voices or our neighborhoods. From Southwest Denver to Montbello there are outcries to stop this amendment from moving forward for so many reasons. I hear them and are listening-are you?

Respectfully,  
Amy Reynolds

## Webb, Andrew - CPD City Planner Senior

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**From:** Lynn Wagner <lynn.wagner@yahoo.com>  
**Sent:** Thursday, August 27, 2020 10:28 AM  
**To:** Herndon, Christopher J. - CC Member District 8 Denver City Coun  
**Cc:** District 1 Comments; 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; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] NO to GroupLiving Amendment

Dear Councilman Herndon,

I am writing to you today to express my opposition both for the content and non-transparent rushing of group housing amendment in Denver.

I have copied other city council members as I want them to know you have not responded to your constituents— let alone even acknowledged our correspondence to you.

This entire process is rushed and underhanded,  
What assurance do we have that your voluntary service on the LUTI does not have any financial interests in either prisons, group living or development.

Even the modified group living arrangement is unsafe and will make our cities and neighborhoods out of character, crowded and of even higher crime than currently (I live in East Colfax)

- Occupancy MUST be tied to the number of legal bedroom —no more than 2 per bedroom —period. No slippery “unlimited relatives”
- Number of bathrooms must be legislated — we cannot have landlords coming in, increasing rent and not improving properties.

? What plans are made for fair and just improvements of city infrastructure? Increased people impacts our systems, but property taxes will not adequately fund the tenements that the GL plan is welcoming.

In sum, this amendment is too large, too complicated and has not been democratically discussed in the midst of a pandemic.

We are many. We will be writing to the mayor. We whole object to this amendment and it's process

respectfully,

Lynn Wagner  
1655 Tamarac St

Denver 80220

## Webb, Andrew - CPD City Planner Senior

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**From:** Margo Dolan <dolanmargo@gmail.com>  
**Sent:** Wednesday, August 26, 2020 9:23 PM  
**To:** kevinflynn@denvergov.org; Torres, Jamie C. - CC Member District 3 Denver City Council; kendrablack@denvergov.org; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; Webb, Andrew - CPD City Planner Senior; michaelhancock@denvergov.org; Mayorsoffice  
**Subject:** [EXTERNAL] Opposition to Rezoning - GROUP LIVING

City Council members, Mayor Hancock and Andrew Webb,

I listened to Wednesday's presentation by Andrew Webb regarding the recommended changes to Denver's Group Living Zoning, and I want to express my strong concerns and opposition to what is happening.

The Committee has lumped together so many major changes into this proposal that citizens cannot intelligently consider what the overall impact will be to our city.

The Committee says new zoning regulations will "simplify" the Zoning code for the city. I disagree, . It will, in fact, create a quagmire for citizens and make it impossible for us to address our neighborhood's needs.

ENFORCEMENT: The proposed zoning changes push enforcement and monitoring of zoning regulations onto the citizens while absolving the city zoning agencies of any responsibility for the effects of the changes. Citizens have been told we can call 311 or the police for help on violations.

What involved citizens are hearing and being sensitive to is what affects them - not the holistic body of changes being proposed and what this re-zoning proposal ultimately means for our communities.

Some people are concerned that the current definition of unrelated adults and their families is discriminatory to the LGBTQ community and that it does not recognize current societal norms or desire for communal living.

**They support the zoning proposal.**

Older people are threatened by all of the changes at once, particularly with all of the neighborhood issues we are already facing each and every day, without government support.

**They do not support the zoning proposal.**

Homeowners and neighborhood communities are rightfully concerned about overcrowding, residential care facilities, homeless shelters, and prison facilities in the neighborhoods without clear and defined rules regarding density, proximity to schools and community gathering places ,

**They do not support the recommended changes.**

Many people support pieces of the bill, but we cannot currently consider or support them separately. I believe this is exactly what the special interests driving this initiative want - chaos, ignorance and apathy that will ensure approval of their initiative without allowing citizens to address each piece intelligently. This feels very much like what is happening to citizens on a national level, and is flat out wrong.

The "data", as we are consistently hearing from the Committee, is that it's good (!) for our neighborhoods to encourage: Severe overcrowding of single family residences without bathroom or minimum square footage requirements; unregulated and unlicensed halfway houses, residential care, nursing, rehab and correctional



facilities without regard for children and home owners' well being; and expanded congregate living (rent by the room).

I believe the Committee is paving the way for: overcrowding of neighborhoods and public services for the enrichment of landlords and real estate speculators, profiting by private investors for the unregulated care of our most vulnerable citizens needing nursing and rehabilitation services, price gouging and profiting by investors of private prison expansion (that WE tax payers will also be paying for) and, of course, Air B&B.

And for all of this "progress" under the guise of "affordable housing and helping the homeless", we tax payers and citizens who have built these desirable neighborhoods to live in get to monitor and deal with the inevitable abuses and problems that will result.

A selling point for the Committee is that Seattle, Portland, Washington DC and other cities have this progressive model in place and it's the way to go for Denver. This conclusion is based on naivety and / or stupidity. Denver is not those cities nor do we want to be.

In response to safety concerns voiced by citizens, Mr. Webb stated that city code requires sprinklers and other safety installations. Therefore, we can be assured that domiciles under the new zoning proposal will conform to safety and fire codes.

These building codes apply to new build, not to existing structures. Old domiciles will not need to update and conform, just as current homeowners are "grandfathered" in on other unsafe situations such as illegal apartments that don't meet current zoning requirements.

Most of the rentals in my neighborhood have out of state owners who contribute directly to speculative housing price increases, do not care for the properties they own, and do not contribute one thing to our neighborhoods or the fabric of our community. Why are we continuing to encourage more of this type of investment at the expense of our citizens?

WE are the economic base for Denver city initiatives. WE are the fabric that holds community together and makes Denver a city that people of all ages want to live in. WE are Denver residents. Ignoring our concerns and lumping everything the Committee has proposed under one umbrella is unconscionable.

Council representatives and mayor Hancock, I ask that you do the right thing for Denver and it's citizens, and reject the Committee's rezoning proposal.

--

Thanks,  
Margo Dolan  
West Wash Park  
Denver Colorado

## Webb, Andrew - CPD City Planner Senior

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**From:** Nancy Bell <nancytallentbell@gmail.com>  
**Sent:** Wednesday, August 26, 2020 12:31 PM  
**To:** Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment

To: City Council member

We are totally against the proposal Group Living Zoning Code Amendment race to the bottom.

First, These three items, group living, halfway houses, and residential care, should be unbundled.

Second, while the council touts the great job they have done communicating this proposal to its constituents, we have found the opposite to be true. In fact, I feel the city Planning Committee has been intentionally hiding this proposal from Denver voters.

Third, We do not want halfway houses for felons in single-family neighborhoods. The city cancelled its contracts with GEO Group and CoreCivic. Now they want to foist that expense and responsibility onto the residential neighborhoods.

Fourth, 40 people will be allowed in residential care living - homeless shelters, halfway houses, etc - on properties of 12,000 sf. There are thousands of lots that size in Denver.

Fifth, There will be no supervision of any of these halfway houses since they will all be "use by right."

Since these items affect every citizen of Denver, we absolutely should be able to vote separately on these proposals.

Our homeowners association, Cranmer Park/Hilltop is against these proposals.

Larry and Nancy Bell  
360 Fairfax St  
Denver CO 80220

## Webb, Andrew - CPD City Planner Senior

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**From:** Laura London <lklvlonon@gmail.com>  
**Sent:** Wednesday, August 26, 2020 9:41 AM  
**To:** District 1 Comments; Flynn, Kevin J. - CC Member District 2 Denver City Council; jamie.torres@denver.org; denvercouncil5@denver.org; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; District 9; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; dencc - City Council; Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment

My husband and I live in Congress Park with our three young children.

There are too many changes in this single proposal providing little opportunity for the impacted community to understand the impacts holistically. We ask for you to vote NO to this Amendment.

The Planning Board has provided no evidence that the proposed relaxation of standards will ensure relief to persons experiencing homelessness. We continue to be puzzled by the Planning Board's insistence that Denver should aspire to the same futility in dealing with homelessness as its so-called "peer cities." If the Planning Board is holding out these "peer cities" as successfully ending homelessness, then the Planning Board should also explain how these "peer cities" have ended homelessness.

The proposed relaxation of household and group-living standards will allow landlords to prey on the upcoming wave of evictions and place more than five unrelated adults **and any number of relatives** into each house. It does not provide safe living spaces for children. Our most vulnerable, underserved persons deserve more from the City.

The Planning Board's willingness to create hubs for criminal activity near children and schools in Denver simply is not the solution to correctional facility demands. The people of Denver said so years ago when they demanded a moratorium on new community-corrections houses in downtown Denver neighborhoods. It is shocking that the Planning Board would willingly introduce known adverse impacts to Denver's children in their residential neighborhoods.

We are against the City's proposal to relax the household and group-living standards by amending Article 11 of the Zoning Code.

Thank you,  
Laura London

## Webb, Andrew - CPD City Planner Senior

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**From:** Barbara Gish <barbaragish@hotmail.com>  
**Sent:** Saturday, August 22, 2020 1:34 PM  
**To:** Mayorsoffice  
**Subject:** [EXTERNAL] Group living and homelessness

City Council members, Mayor Hancock and Andrew Webb,

After listening to the presentation by Andrew Webb regarding the recommended changes to Denver's Group Living Zoning, and I want to express my strong concerns and opposition to what is happening.

The Committee has lumped together so many major changes in to this proposal that citizens cannot intelligently consider what the overall impact will be.

The proposed zoning changes push enforcement and monitoring of zoning regulations on to the citizens while absolving the city zoning agencies of any responsibility for the effects of the changes. Citizens have been told we can call 311 or the police for help on violations.

What involved citizens are hearing and being sensitive to is what affects them - not the total body of changes being proposed and what this re-zoning proposal ultimately means for our community.

Younger people are in favor of this proposal as it will help with their needs for affordable housing.

Older people are threatened by all of the changes and how it will affect city services, safety, property values, etc. They do not support the zoning proposal.

Homeowners and neighborhood communities are rightfully concerned about overcrowding, residential care facilities, homeless shelters, and prison facilities in the neighborhoods without clear and defined rules regarding density, proximity to schools and community gathering places , They do not support the recommended changes.

Many people support pieces of the bill, but we cannot currently consider or support them separately. I believe this is exactly what the special interests driving this initiative want - chaos, ignorance and apathy that will ensure approval of their initiative without allowing citizens to address each piece intelligently. This feels very much like what is happening to citizens on a national level, and is flat out wrong.

The "data", as we are consistently hearing from the Committee, is that it's good (!) for our neighborhoods to encourage: Severe overcrowding of single family residences without bathroom or minimum square footage requirements; unregulated and unlicensed halfway houses, residential care, nursing, rehab and correctional facilities without regard for children and home owners' well being; and expanded congregate living (rent by the room).

The Committee is paving the way for: overcrowding of neighborhoods and public services for the enrichment of landlords and real estate speculators, profiting by private investors for the unregulated care of our most vulnerable citizens needing nursing and rehabilitation services, price gouging and profiting by investors of private prison expansion (that WE tax payers will also be paying for).

And for all of this "progress" under the guise of "affordable housing and helping the homeless", we tax payers and citizens who have built these desirable neighborhoods to live in get to monitor and deal with the inevitable abuses and problems that will result.

WE are the economic base for Denver city initiatives. WE are the fabric that holds community together and makes Denver a city that people of all ages want to live in. WE are Denver residents.

You are ignoring our concerns and lumping everything the Committee has proposed under one umbrella.

I ask that you do the right thing for Denver and it's citizens, and reject the Committee's rezoning proposal and/ or amend by not lumping all issues into this proposal.

Thank you,  
Barbara Gish

Sent from my iPhone

## Webb, Andrew - CPD City Planner Senior

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**From:** Gail Sykes <gailsykes1@gmail.com>  
**Sent:** Friday, August 21, 2020 7:48 PM  
**To:** Webb, Andrew - CPD City Planner Senior; City Council District 5; Jammie.Torres@denvergov.org; Hinds, Chris - CC Member District 10 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; District 9; District 1 Comments; jolan.clark@denvergov.org; Black, Kendra A. - CC Member District 4 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; kniechatlarge; Mayorsoffice; Hancock, Michael B. - MO Mayor; Deborah Ortega - Councilwoman At Large; Kashmann, Paul J. - CC Member District 6 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council  
**Cc:** Margo Dolan; sdw13@comcast.net  
**Subject:** [EXTERNAL] Group Living Zoning Code Amendment

City Council members, Mayor Hancock and Andrew Webb,

I listened to Wednesday's presentation by Andrew Webb regarding the recommended changes to Denver's Group Living Zoning, and I want to express my strong concerns and opposition to what is happening.

The Committee has lumped together so many major changes in to this proposal that citizens cannot intelligently consider what the overall impact will be to our city.

The Committee says new zoning regulations will "simplify" the Zoning code for the city. This is blatantly untrue. It will, in fact, create a quagmire for citizens and make it impossible for us to address our neighborhood's needs.

The proposed zoning changes push enforcement and monitoring of zoning regulations on to the citizens while absolving the city zoning agencies of any responsibility for the effects of the changes. Citizens have been told we can call 311 or the police for help on violations.

What involved citizens are hearing and being sensitive to is what affects them - not the holistic body of changes being proposed and what this re-zoning proposal ultimately means for our communities.

Some people are concerned that the current definition of unrelated adults and their families is discriminatory to the LGBTQ community and that it does not recognize current societal norms or desire for communal living. They support the zoning proposal.

Older people are threatened by all of the changes at once, particularly with all of the neighborhood issues we are already facing each and every day, without government support. They do not support the zoning proposal.

Homeowners and neighborhood communities are rightfully concerned about overcrowding, residential care facilities, homeless shelters, and prison facilities in the neighborhoods without clear and defined rules regarding density, proximity to schools and community gathering places ,  
They do not support the recommended changes.

Many people support pieces of the bill, but we cannot currently consider or support them separately. I believe this is exactly what the special interests driving this initiative want - chaos, ignorance and apathy that will ensure approval of their initiative without allowing citizens to address each piece intelligently. This feels very much like what is happening to citizens on a national level, and is flat out wrong.

The “data”, as we are consistently hearing from the Committee, is that it's good (!) for our neighborhoods to encourage: Severe overcrowding of single family residences without bathroom or minimum square footage requirements; unregulated and unlicensed halfway houses, residential care, nursing, rehab and correctional facilities without regard for children and home owners’ well being; and expanded congregate living (rent by the room).

Let me simplify - the Committee is paving the way for: overcrowding of neighborhoods and public services for the enrichment of landlords and real estate speculators, profiting by private investors for the unregulated care of our most vulnerable citizens needing nursing and rehabilitation services, price gouging and profiting by investors of private prison expansion (that WE tax payers will also be paying for) and, of course, Air B&B.

And for all of this “progress” under the guise of “affordable housing and helping the homeless”, we tax payers and citizens who have built these desirable neighborhoods to live in get to monitor and deal with the inevitable abuses and problems that will result.

A selling point for the Committee is that Seattle, Portland, Washington DC and other cities have this progressive model in place and it's the way to go for Denver. This conclusion is based on naivety and / or stupidity. Denver is not those cities nor do we want to be.

In response to safety concerns voiced by citizens, Mr. Webb stated that city code requires sprinklers and other safety installations. Therefore, we can be assured that domiciles under the new zoning proposal will conform to safety and fire codes.

These building codes apply to new build, not to existing structures. Old domiciles will not need to update and conform, just as current homeowners are “grandfathered” in on other unsafe situations such as illegal apartments that don't meet current zoning requirements.

Most of the rentals in my neighborhood have out of state owners who contribute directly to speculative housing price increases, do not care for the properties they own, and do not contribute one thing to our neighborhoods or the fabric of our community. Why are we continuing to encourage more of this type of investment at the expense of our citizens?

WE are the economic base for Denver city initiatives. WE are the fabric that holds community together and makes Denver a city that people of all ages want to live in. WE are Denver residents. Ignoring our concerns and lumping everything the Committee has proposed under one umbrella is unconscionable.

Council representatives and mayor Hancock, I ask that you do the right thing for Denver and it's citizens, and reject the Committee's rezoning proposal.

Respectfully,

Gail Sykes  
WWP

## Webb, Andrew - CPD City Planner Senior

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**From:** Elizabeth Stamm <e.stamm@comcast.net>  
**Sent:** Wednesday, August 26, 2020 1:59 PM  
**To:** District 1 Comments; 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; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Council; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; dencc - City Council; Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] group living

All,

I oppose the Group Living Zoning Code Amendment.

The majority of Denver residents with whom I speak are livid about the proposed zoning changes, which will be devastating to our family centered neighborhoods. I am sure it's not relevant to you, but many of us have lived in our neighborhoods for more than 25-30 years and have put our lives, love and investments into our homes. We worked hard for many years, saved our money and eventually were able to buy a home. We have raised our children and grandchildren in this neighborhood. We know our neighbors, trust them and take care of them when they need us. Your proposed changes upend all of our lives and not for the better.

There are so many reasons I oppose these zoning changes!

Here's one of many: Apparently, Andrew Webb just acknowledged that the 1500 ft distance requirement from correctional facilities and schools would be abolished with this amendment because there are "too many schools". This was not a widely publicized change.

I'm sure you are well aware of the opposition to the muddy language in the bill and the manner in which the public was kept in the dark until the last moment as this was pushed through.

I have read that significant numbers of Group Living Advisory Committee members involved in these changes have a financial interest in these changes. I was surprised in one of the zoom meetings I "attended", by the comment, "How will we make any money if the fire code requires sprinklers?".

This has gone on for more than two years and still, so many Denver residents are unaware of what is in store for them.



Sincerely,

Elizabeth Stamm

**Webb, Andrew - CPD City Planner Senior**

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**From:** Nancy Bell <nancytallentbell@gmail.com>  
**Sent:** Thursday, August 27, 2020 8:32 AM  
**To:** dencc - City Council; Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL] Kniech and Ortega RECUSE on voting on Denver Group Living Proposal

I firmly believe that the Denver City Council and Mayor Hancock should insist that the following Denver city council members recuse themselves from voting on the Denver Group Living Proposal coming before the city council for vote in October, 2020. Kniech, Robin Denver City Council Ortega, Deborah Denver City Council It is a clear and obvious conflict of interest to have these representatives vote on a plan they have helped develop and mold. It is not possible for Robin and Debbie to separate their investment in developing this plan from looking at it independently on behalf of the taxpayers. For the sake of good and transparent government either they must recuse themselves or the city council and the mayor must exclude them from voting on the Group Living Proposal. Respectfully,  
Larry and Nancy Bell  
Fairfax St  
Denver, CO 80220

## Webb, Andrew - CPD City Planner Senior

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**From:** Paul Guthrie <paul@awdallas.com>  
**Sent:** Tuesday, August 25, 2020 2:37 PM  
**To:** District 1 Comments; Flynn, Kevin J. - CC Member District 2 Denver City Council; City Council District 5; Herndon, Christopher J. - CC Member District 8 Denver City Coun  
**Cc:** 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; District 9; Mayorsoffice; Hancock, Michael B. - MO Mayor; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; denc - City Council  
**Subject:** [EXTERNAL] No Group Living

I am writing to let you know that I am opposed to the Group Living Plan. I recently returned to Denver from Dallas, TX. Denver has changed, but your Group Living plan will not help the homeless or the those who need to share a home. It will ruin the neighborhoods. My career is in real estate. You change the code and you change the neighborhoods. You change the neighborhoods you will encourage people to move out of Denver and you will lose your tax base. Companies will also begin moving out. It will be a disastrous spiral. In the end you will not be helping the homeless or those that need support. Your plan will add even more homeless. Your plan needs a rehaul. There are better ways to develop a city.  
Paul and Amy Guthrie

[TREC's Consumer Protection Notice](#)  
[TREC Information About Brokerages](#)

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Regards,  
[Paul Guthrie](#)  
AvenueWest Real Estate Broker Owner  
**(214) 729-1916 direct**  
(214) 754-7171 office



## Webb, Andrew - CPD City Planner Senior

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**From:** DIANA LAMBE <dianalambe@hotmail.com>  
**Sent:** Tuesday, August 25, 2020 6:53 PM  
**To:** Hancock, Michael B. - MO Mayor; dencc - City Council; Mayorsoffice  
**Subject:** [EXTERNAL] NO to Group Living Amendment

Please listen to the majority for once! I heard during the Zoning online meeting from a committee member that the comments they received were **65% against** and 35% for...

I've lived through an exact example of what you want to make legal: I have since moved to another house in 80210, but my old address (2377 S Humboldt Street) I lived next to a small home that was scraped and rebuilt as a huge mansion. That mansion was then rented out to 8+ school kids by the developer of that house. My small bungalow was next to a monstrosity full of partying kids. My visitors couldn't park in front of my house and the parties got out of hand. Only I had to work the next morning when they partied all night. I finally had to call the city to remove them and thank God they did.

**DON'T ACT LIKE THIS STUFF DOESN'T HAPPEN – IT DOES AND DID – TO ME!!**

But what would I do now that it would be legal? The way you are planning to cram people into homes with this amendment is outrageous and unthinkable in the time of Covid-19.

As it stands now, the only people who have anything to lose is the homeowners who have spent so much money maintaining their homes only to possibly find a halfway house next door, or loads of people filling up a small house and filling the street with cars.

Of course the special interest groups want this – they only see the upside for them. But what about the people on the other side of this transaction – the downside? That would be the MAJORITY of people currently living in these neighborhoods.

I heard the members of the COOP housing groups cry (they truly cried because they think it will sway people) and say what a wonderful thing it was for them, and you listen to them but not the homeowners who have spent their life savings on the biggest asset they will ever own and watch it deteriorate. Why do I work and pay taxes if you are going to ruin the biggest asset I own? Do I need to get on a call and cry too? Is that what is driving decisions now here in Denver?

You must vote against this amendment – it isn't what Denver homeowners want and you are listening to special interests over the people who made Denver a clean and safe place to live.

## Webb, Andrew - CPD City Planner Senior

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**From:** Richard Boehm <Richard.Boehm@live.com>  
**Sent:** Wednesday, August 26, 2020 10:32 AM  
**Subject:** [EXTERNAL] NO to Group Living Zoning CChris.Hinds@denvergov.orgode Amendment

I and many others reject the bulk of your proposal which nothing but a terrible plan for some people to rake in profits and destroy the integrity of the Neighborhoods. I've added some points below elaborating on these issues:

- The proposed zoning changes push enforcement and monitoring of zoning regulations on to the citizens while absolving the city zoning agencies of any responsibility for the effects of the changes. Citizens have been told we can call 311 or the police for help on violations.
- The Committee says new zoning regulations will “simplify” the Zoning code for the city. This is blatantly untrue. It will, in fact, create a quagmire for citizens and make it impossible for us to address our neighborhood’s needs.
- The Committee has lumped together so many major changes in to this proposal that citizens cannot intelligently consider what the overall impact will be to our city.
- The “data”, as we are consistently hearing from the Committee, is that it's good (!) for our neighborhoods to encourage: Severe overcrowding of single family residences without bathroom or minimum square footage requirements; unregulated and unlicensed halfway houses, residential care, nursing, rehab and correctional facilities without regard for children and home owners’ well being; and expanded congregate living (rent by the room). This is so much horseshit to justify tenement housing which hasn’t worked well in large cities. A selling point for the Committee is that Seattle, Portland, Washington DC and other cities have this progressive model in place and it’s the way to go for Denver. This conclusion is based on naivety and / or stupidity. Denver is not those cities nor do we want to be.
- Let me simplify - the Committee is paving the way for: overcrowding of neighborhoods and public services for the enrichment of landlords and real estate speculators, profiting by private investors for the unregulated care of our most vulnerable citizens needing nursing and rehabilitation services, price gouging and profiting by investors of private prison expansion (that WE tax payers will also be paying for) and, of course, Air B&B.
- These building codes apply to new build, not to existing structures. Old domiciles will not need to update and conform, just as current homeowners are “grandfathered” in on other unsafe situations such as illegal apartments that don’t meet current zoning requirements. **There should be not grandfathering on safety issues**
- Most of the rentals in my neighborhood have out of state owners who contribute directly to speculative housing price increases, do not care for the properties they own, and do not contribute one thing to our neighborhoods or the fabric of our community. Why are we continuing to encourage more of this type of investment at the expense of our citizens?

Try listening to your constituents and not the moneyed interests bribing you.

Richard Boehm  
303.329.8999

## Webb, Andrew - CPD City Planner Senior

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**From:** Carter Henry <carthank12@gmail.com>  
**Sent:** Wednesday, August 26, 2020 2:02 PM  
**To:** District 1 Comments; 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; City Council District 5; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Council; District 9; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large; dencc - City Council; Hancock, Michael B. - MO Mayor; Mayorsoffice  
**Subject:** [EXTERNAL]

All,

I oppose the Group Living Zoning Code Amendment.

The majority of Denver residents with whom I speak are livid about the proposed zoning changes, which will be devastating to our family centered neighborhoods. I am sure it's not relevant to you, but many of us have lived in our neighborhoods for more than 25-30 years and have put our lives, love and investments into our homes. We worked hard for many years, saved our money and eventually were able to buy a home. We have raised our children and grandchildren in this neighborhood. We know our neighbors, trust them and take care of them when they need us. Your proposed changes upend all of our lives and not for the better.

There are so many reasons I oppose these zoning changes!

Here is one of many: Apparently, Andrew Webb just acknowledged that the 1500 ft distance requirement from correctional facilities and schools would be abolished with this amendment because there are "too many schools". This was not a widely publicized change.

I'm sure you are well aware of the opposition to the muddy language in the bill and the manner in which the public was kept in the dark until the last moment as this was pushed through.

I have read that significant numbers of Group Living Advisory Committee members involved in these changes have a financial interest in these changes. I was surprised in one of the zoom meetings I "attended", by the comment, "How will we make any money if the fire code requires sprinklers?".

This has gone on for more than two years and still, so many Denver residents are unaware of what is in store for them.

Sincerely,

Henry Carter

**TO: All City Officials,**

I am opposed to the Group Living Zoning Code amendment (GLA) and I am asking you to vote **NO** against this measure. The amended proposal does not address the many concerns homeowners and residents have and the issues that will result from it.

Trying to solve Denver's homeless population and housing affordability issues using this proposal will merely create many issues and problems for the impacted neighborhoods. The City of Denver would be exchanging one set of problems while creating another set of problems and destroying our neighborhoods in the process.

It is a fallacy to think this proposal will make housing more affordable. As witnessed in other cities that tried this form of up-zoning, the cost of rent and housing did **NOT** decrease in those cities. Why in the world would Denver make the same mistakes?

***GLA Proposal Will Create Negative Impacts on Neighborhoods***

***No one would welcome the negative impacts of this proposal in their neighborhoods:***

- ✓ Allow up to 10 UNRELATED adults, with unlimited relatives to each, per residence
- ✓ Allow 6 vehicles per residence
- ✓ Allow community corrections houses for 1-40 convicted felons
- ✓ Allow 24/7 homeless shelters for 1-40 people
- ✓ Allow sober living homes (alcohol/drugs) for 1-40 people
- ✓ Greatly increased traffic, noise, trash, and congestion
- ✓ Strain on aging infrastructure (water lines, sewer lines)
- ✓ Safety concerns for you, your children, and your pets
- ✓ Lack of interest in maintaining properties
- ✓ Diminished interaction with neighbors
- ✓ Lower property values
- ✓ Commercialization of single-family neighborhoods as investors/operators buy properties instead of owner-occupants

***GLA Creates High Density and Overpopulation and Another Set of Issues***

The proposal would create unbelievable over-crowding and parking issues by allowing, at least 5 and up to 10 unrelated individuals to live in a single-family unit plus all their relatives and all the cars they own.

Most of single-family homes in Platt Park were built to house 2 adults + their children. Additionally, if an ADU (accessory dwelling unit) is built on the same property that would further increase the density this one single housing unit. This increase in population is far too dense for Platt Park and many other neighborhoods to absorb.

This proposal would increase the density, congestion, and parking issues. Our once relatively safe, single-family homes and neighborhood would become be infiltrated with **rental flop houses** for illegal immigrants and criminal activity would increase in any number of ways from theft, burglary, drugs, gangs, and prostitution.

Our quaint residential Platt Park neighborhood blocks would mirror cheap and sleazy motels with unkept yards, and the activities that occur at those establishments. The years of financial investment we made into our homes would be diminished and placed in jeopardy.



### ***GLA Proposal is Too Broad***

A 175-page proposal is difficult for anyone to digest, especially Denver citizens whose jobs are not in city government nor with an organization standing to directly benefit from the proposed zoning changes. The proposal should be presented and voted on by sections rather than a single, sweeping vote. This will allow Board and City Council members to vote for parts that make sense for their constituents and vote against parts that are not acceptable to their constituents.

### ***GLA Proposal Process Circumvents 2010 Zoning Code***

This draft proposal is rushed and an accelerated, backdoor attempt to circumvent the purpose of the current single family residential zoning in Platt Park (and other neighborhoods) that my neighborhood colleagues and I fought very hard to accomplish over **7 long years (2003 – 2010)** and also during the city-wide rezoning, which was finalized in December 2010.

We were finally able to secure the single family residential zoning for most of existing homes in Platt Park and as **outlined in Blueprint Denver for Platt Park**, to help protect the value of our homes, prevent density and parking issues from getting out-of-control, and lessen urban crimes that continue to increase in our neighborhood.

The street grid and blocks, the density of the housing stock, the typical square footage of Platt Park homes, were designed for single family density not over-crowded 'Group Living'. Limiting the number of unrelated residents (2) in a single-family home unit serves the purpose to control congestion in these closely built neighborhoods.

It appears Denver officials and CPD **do not want to honor** the hundreds of hours spent by hundreds and hundreds of residents on the rezoning efforts and who were involved for years in the most recent city-wide rezoning process, but instead are inclined to rush this proposal through the process. It leads me to believe the City of Denver solicited massive neighborhood participation and negotiations in the 2010 city-wide rezoning input process, but apparently had no intentions of honoring it knowing it could and would circumvent important sections of the final rezoning document in the future by merely manipulating words and definitions and by "legislating it into oblivion".

The proposed 'convenient' rewording of the definition of a single-family home unit for the sole purpose of circumventing the current zoning code in our neighborhoods, and which hundreds of homeowners spent hundreds of hours to help craft, is alarming and deeply troubling to say the least. This process lacks the thorough and thoughtful analysis of the 2010 Zoning Code Update.

Passing this proposal would send the signal to the Denver's residential single family home owners-residents, that the mayor, city planners, and City Council did not want to solve the homeless population and housing affordability issue by further creating and encouraging affordable housing and using other viable solutions. It would send the signal the rezoning efforts participated in by the hundreds is to be ignored by the few.

### ***Where is Analysis and Data for the GLA?***

To date CPD has not provided an analysis (and the data) showing that the GLA won't overburden neighborhoods already at risk of, or undergoing, gentrification and displacement. For its comparison CPD used Vancouver, CAN. Canada has 1/11 of the population of the USA. I question this comparison in spite of Vancouver, CAN having a similar population. How countries with a fraction of population of the USA and different laws and rules solve housing affordability issues may be vastly different.

The proposal lacks actual financial analysis to demonstrate the viability of the proposal. Taxpayers should not bear the burden of a lack of thorough analysis. Something that may seem to work in one city is not reason enough to say (a) it actually works and (b) it would work in Denver.

A city-wide policy, which is far reaching should be based on **proven research and facts**. CPD has not provided the details on any city that has implemented this type of change and *where it **made housing more affordable and accessible***. There is ample evidence to show it will do just the opposite.

Denver CPD repeatedly stated the majority of Front Range cities allow 5 unrelated adults. However, the chart in Appendix B shows **only 8 of the 21 Front Range cities** list “5” unrelated adults. So how is 8 of 21 a ‘majority’ as CPD claims?

### ***Broad Community Input NOT Solicited from Homeowners & Residents or Majority of RNOs***

In spite of the GLA proposal having far reaching and long-lasting negative implications, CPD did **not** solicited broad community input from homeowners and residents from across the city when **compared to the 2010 Zoning Code update**. One source listed the City of Denver having *78 official and 12 non-official* neighborhoods. The GLA Amendment Summary document (in .pptx) lists 25 RNOs, which were provided presentations. However, 5 of those presentations were given to the **same** RNO. The CPD presentation was provided to a *mere 20 RNOs*, while the *remaining 70 RNOs and residents received nothing*.

Andrew Webb stated during the Planning Board presentation, CPD would provide a presentation to an RNO, “if an RNO invited CPD”. I would argue if the RNO leadership does not understand why they should invite CPD, it is not likely they will do so. A concerted effort should have been made towards all the RNOs **explaining in detail** the proposal’s extreme importance, especially when so many Denver are having to make significant adjustments in their lives due to Covid-19. If a ‘generic, non-descriptive email or letter’ was sent, RNO leadership would be unable to best understand what is at stake. This is a disservice to the RNOs, the neighborhoods, and the citizens they represent.

### ***Lack of Transparency to the Denver Community at Large***

There are over 134,000 single family homes in Denver who would be impacted by this proposal. The City Planning Department (CPD) stated it and Group Living Advisory Committee (GLAC) started its evaluation **two years ago**, and **yet** the first notice sent to the Registered Neighborhood Organizations (RNOs) occurred in February 2020.

If Denver officials wanted to be transparent about this project, the RNOs would have been notified and provided detailed communications about its potential ramifications, and **equally** included in the process starting two years ago, and **not after** the evaluation and action plan was already ‘**concluded**’ by GLAC.

Instead, Denver RNOs, homeowners, and residents were unknowing held in the dark for what was to come. Unlike the non-for-profit, YIMBY, which established itself in Denver **two years ago** and obviously with advanced notice from its members who served on GLAC.

### ***GLAC Lacked Adequate Neighborhood Representation***

This proposal is backed by planners and organizations who are vested in their own PERSONAL and/or organizational interests and NOT the interests of the people. Homeowners, Residents, and RNOs, **did not** have **equal** representation at the GLAC table nor were not afforded it.

**According to Denver.gov website:**

*"The committee represented a broad cross-section of community members, registered neighborhood organization (RNO) representatives, group-living service providers and clients, elected officials, design professionals and other stakeholders, to ensure a public process that included multiple perspectives and walks of life."*

A review of the committee members reveals that the **balance** of neighborhood representatives versus group-living service providers, elected officials, and design professionals is **skewed** heavily towards the latter (65% from for-profit or non-profit businesses, 18% from Denver government, and 19% from neighborhoods). Neighborhood input should be equally balanced when making decisions that directly impact homeowners and others who have chosen to live in specific neighborhood classifications.

Recent analysis of GLAC and the Denver Planning Board further reveals the self-interest of the committee and Board members:

- Members of GLAC who also are on the Denver Planning Board: After seeing this, I'm no longer surprised that Denver Planning Board approved the proposal.
- Members of GLAC and Denver Planning Board who are members of the YIMBY non-profit organization
- Members of GLAC involved in specific areas of real estate investing who stand to profit specifically from these changes moving forward
- Members of GLAC working for for-profit businesses that stand to profit from these changes moving forward
- Members of GLAC who spoke during the community input session at the Denver Planning Board meeting while presenting themselves as "regular citizens" rather than revealing themselves as member so the very committee that created the proposal

**Article in The Glendale-Cherry Creek Chronicle**

**The impacts of: "The Ending of Single-family Homes Zoning in Denver"**

<http://glendalecherrycreek.com/2020/03/the-ending-of-single-family-homes-zoning-in-denver/>

***"...over 75% of the members and stakeholders in the GLAC (Group Living Advisory Committee) have ties to the for-profit group living businesses and organizations."***

*...."While increasing the number of people landlords can legally charge rent to, the amendments could potentially make Denver prime target for corporate investors and foreign interests. The changes could cause yet another spike in residential property values, but then, as the rooming houses fill up, values could quickly decline due to the lack of parking, noise, overcrowding, safety issues and sanitation concerns. In recent years, measures similar to what the GLAC is proposing for Denver have been passed in Seattle, Atlanta, and Chicago. While Seattle's housing crunch is well documented. Perhaps it is not common knowledge that many homes in the city were bought by investors who divided up living rooms and garages to turn multi-bedroom homes into dormitory-like dwellings for up to 12 renters. In Atlanta, the loose definition of household is being exploited by outside and foreign investors who are turning neighborhoods and districts full of by-the-room renters with little stability and no protections..... with only one bathroom for the entire domicile."*

Andrew Webb **did not deny** those serving on GLAC had conflicts of interest when asked by Chris Hinds on August 24, 2020

***From:** "Hinds, Chris - CC Member District 10 Denver City Council" Date: Monday, August 24, 2020 at 2:58 PM To: "Webb, Andrew - CPD City Planner Senior" Cc: Elizabeth Stokka Subject: FW: [EXTERNAL] Residential rezoning and Group Living Amendment*

***Mr. Webb,***

*".....Where can I go to find information about the Group Living Advisory Committee members? I would like to verify whether 75% of its members have financial ties to for-profit Group Living businesses and organizations.*

***WEBB:** I've attached a list of Group Living Advisory Committee members. All were volunteers who were recommended to us as subject matter experts by RNOs, housing providers, council members and other stakeholders, and were chosen to provide a breadth of real-world experience with the zoning code."*

### **Conflicts of Interest**

GLAC members (and others) who have conflicts of interest regarding this proposal should have not been serving on the GLAC. Furthermore, Denver Planning Board, City Council members, their family members, or friends should **not** stand to benefit (financially or otherwise) from this proposal as it would represent a clear conflict of interest.

### **GLAC Lacked Diversity**

Making decisions on issues meant to improve the lives of certain populations requires involvement from those populations. A review of the advisory committee reveals a lack of diversity among the committee members, which is ironic given the current talking points used by the committee. How can the committee say it is working in the best interest of those populations if individuals from those populations aren't represented on the advisory committee?

### **Communication about the Revised Proposal and the New Input Process Unclear**

The most recent round of changes up for discussion was not as well publicized as the original proposal. The communications that were sent stated that there would be a "30-day comment period," but those communications did not include the start date of the comment period nor the end date. The communications also failed to tell citizens that any comments submitted before the start date of the new comment period would not be included in the new packets to Zoning Board members and city council members for consideration.

Next Door post put up by the City of Denver for this latest revision did not have an enabled comment feature, which is not a standard procedure for other City of Denver posts on this site. I asked multiple times about this and was told it was not a priority for the Community and Planning Development communications team. In fact, Denverite opposed to this was told specifically that **"we're not going to reach everyone and that's not our goal."** (direct quote from the Director of Communications)

### **Letters of Opposition**

*Over 80% of comments submitted to the advisory committee opposed the original proposal.* For the revised proposal, Denver Community Planning and Development skewed the summary numbers of feedback collected, leaving out of their for/against count the 1500+ letters of opposition collected via change.org while including the few hundred letters collected via the national YIMBY organization.

### **GLA Proposal Benefits Exclusive Neighborhoods & Trashes Lower-Middle Income Neighborhoods**

Average houses in Country Club are 3-5 million, in Washington Park they are about 2 million so each of the 5 individuals would need a significant cash just to rent in those neighborhoods. That is not going to happen. This is going to make the exclusive neighborhoods more exclusive and turn everything else into a dump in Denver. Exclusive neighborhoods (i.e. Country Club, the Mansions on East 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> Avenues, etc.) would remain untouched. Denver's wealthy and its 1% would remain buffered in their multi-million, dollar mansions and exclusive neighborhoods.

Additionally, the Group Living proposal is unlikely to impact those neighborhoods, which are located even further away from the downtown Denver (i.e. Stapleton, Lowry, etc.), due to distance from the city center. Rather the proposal protects the wealthy and exclusive neighborhoods of Denver and will burden and trash lower and middle-income neighborhoods.

This proposal targets **vulnerable** lower and middle-income neighborhoods and for those owning and living in homes closest to the downtown. It is those neighborhoods that would be negatively and inequitably impacted by the current proposal. (see Appendix A, Source: Blue Print Denver maps).

### **Next Door Post by a Person of Color ("B.L." in University Neighbors)**

*"We bought three years ago so no, not when prices were low. I am a POC, so I know fully about segregation and racism in all areas of life not just housing. And news flash to you, the overwhelming majority of landlords who are being protected and whose interests are being advanced with this zoning change are....white. So please stop pretending that POC are going to be the "beneficiaries" of these changes. Their communities will be the ones opened to high density housing while Cherry Creek and other wealthy white neighborhoods will remain free from the impacts brought about by these changes.*

*Rather than increase number in house let renters share the tax write off with the landlords. All three rental properties on my block are mortgage free for the landlords. Yet rents were increased on two that changed tenants. You only see placing the burden on existing homeowners as the solution while protecting landlords who are a major part of the current housing problem. More money in their pockets is the focus of this zoning change. They benefit, no one else, including those who are being warehoused as a solution to problems that far exceed putting a roof over one's head. At the crux of the homeless problem for most adult males is drugs/alcohol and the inability to maintain employment. Putting them into group living situations on a smaller scale than current shelters does nothing to address the alcohol and drug abuse. Current shelters won't even allow them in if there is active abuse occurring. Using COVID-19 as the reason to move forward with this zoning change is disingenuous at a time when less density in a living situation is safer for all involved.*

*You make many assumptions about people you don't know to stay on your high horse. This is about landlords being unregulated in the rents that are charged. If we took your attitude that it is just "free market capitalism" at play then your argument fails on needing to adjust zoning laws to make it more affordable for those that have been shut out of those markets. Take your argument to the extreme, let them move to communities where the rents are cheaper, and they can afford them. If homeless advocates think that group living was the best way to address someone remaining sober, then why does the abuse get them booted out of a shelter and put out onto the streets? Because those are the people out on the streets - active users.... For full disclosure. I'm retired. Our entire life savings is in the home we own. yes I do want to protect that investment, and we put a lot of time, effort and money into maintaining what we own for our benefit and those who live in our neighborhood, including the landlords who are derelict in*

*maintenance of their properties. If my experience wasn't so negative, I wouldn't be opposed to higher density, but you go by experience to form your opinions.*

*....There are many people just like you who pretend to know what is best for POC all the while promoting ideas that ultimately cause POC communities the greatest harm. I think the woman doth protest too much.*

*Labeling me NIMBY does not change the fact that the homeless problem is complex, and once again the solution to address it will be to zone high density housing in the same neighborhoods that always bear the brunt of social experiments to save the wealthy neighborhoods from seeing the homeless in downtown Denver and messing with their LoDO restaurant experiences, and throwing more cash at landlords who are a tad bit angry right now that their eviction options have been thwarted."*

### **Group Living Amendment Exempts 20% of Denver's Land Mass**

The Group Living Proposal exempts property designated under Amendment 59, which is approximately **20%** of the land mass of Denver, including areas of Stapleton and Lowry. Why was the land under Amendment 59 even exempted from the 2010 Zoning Code Update nearly a decade ago?

### **Denver Zoning Map**

<https://denvergov.org/Maps/map/zoning>

***It appears the claims of 'equity' attached to the Group Living Zoning amendment are misplaced.***

- Who owns this land? Who lives on this land? How is the land used?
- Why is it exempt? Why should it remain exempt?
- Why did CPD's presentations fail to disclose this during its presentations?

### **Zoning Code Amendment 59**

<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/denver-zoning-code/former-chapter-59.html>

### **Sec. 59-2. - Former chapter 59.**

[https://library.municode.com/co/denver/codes/code\\_of\\_ordinances?nodeId=TITIIREMUCO\\_CH59ZO](https://library.municode.com/co/denver/codes/code_of_ordinances?nodeId=TITIIREMUCO_CH59ZO)

Chapter 59 of the Denver Revised Municipal Code as filed with the Denver City Clerk on 20<sup>th</sup> day of May 2010, at City Clerk Filing No. 10-512, ("Former Chapter 59"), shall remain in full force and effect for any land not rezoned to zone districts in the Denver Zoning Code. No changes shall be enacted to the provisions of the former [chapter 59](#) after June 25, 2010.

### **Proposal Abolishes the 1500 ft Distance Requirement from Correctional Facilities and Schools**

Currently, correction and residential care facilities are allowed by permit. Correction facilities or juvenile delinquent or other at-risk group living requiring supervision has a distance requirement of 200 linear feet from each other. The GLA removes the permit and all distance requirements. As a note, the Community Corrections Facility Association is opposed to the Amendment.

Andrew Webb acknowledged the 1,500 ft distance requirement from correctional facilities and schools would be abolished with this amendment because there are "too many schools".

### **Criminal Recidivism in Colorado –**

#### **[Colorado Prosecutors File A Record Number of Felonies](#)**

*Colorado's 50 percent recidivism rate is a full 10 percentage points higher 40 percent National Avg.*

*"That's an extremely lethal recidivism rate," stated, Tom Raynes heads the Colorado District Attorney's Council. Feb 4, 2019. (see Appendix C - Colorado Crime Statistics)*

The GLA proposal could force neighbors to flee Denver in search of safer communities.

Look what is happening in New York City:

[NYC moms fleeing Upper West Side amid crime and chaos](#)

[NYC 'illegally' placed pedophiles near Upper West Side playground](#)

The GLA proposal places criminals and pedophiles into our neighborhoods and near vulnerable populations, such as children and the elderly. Placing criminals in half-way houses in our neighborhoods is unsafe. We already have plenty of crime in our neighborhoods now, from criminals "passing through the neighborhoods" looking for opportunities.

The GLA proposal would criminals in proximity to us every single day and jeopardizes our daily safety! Criminals in half-way would be able to watch us and our houses to monitor our comings and goings, then steal or break into our homes and even worse, assault us.

***Dozens of Crimes and Suspicious Activity Have Regularly Posted on Next Door in My Area***

08/09/2020 - Neighbor in Washington Park East

[Home break in.](#) *Neighbors: This morning at 10:30 an intruder entered my home on Virginia. Our side gate by the sidewalk was open because my husband was mowing the front lawn and our doors to our home were unlocked. I came downstairs and startled him - he ran East on Virginia. The Denver Police officers were so helpful. Fortunately, he did not have time to take anything. Please keep your fences and homes locked, even, and especially if you are home. Take care neighbors. I have reported this information to the police.*

***Denver Population Growth***

The City of Denver has known for decades about the population growth rate. However, when I drive through Denver, I see nothing, but new and expensive apartments and/or condos built throughout. I wonder who in the world can afford to live there, I know I can't! Where are all the affordable housing units talked about and touted for years by the City of Denver?

***GLA Disperses but Does Not Solve Denver's Problems***

Spreading or diluting Denver's problems throughout all the neighborhoods does not to solve them. The same problems will persist and continue to grow regardless unless addressed. I agree with this statement written by another Denverite from District 6 who opposes the Group Living Proposal:

*"The Group Home approach reflects a lazy, non-creative, and foolish approach to issues that demand intellect and commonsense - spread the problem and pander to certain ideologues and constituents, while doing nothing to address the mental illness, drug abuse, and hopelessness of those on the streets, or cramming more people into homes and neighborhoods where the infrastructure is lacking..."*

The citizens of Denver should not be used a scapegoat to solve what the City of Denver ignored for over two decades. The homeless population and the housing affordability issues should not be **dumped** into our neighborhoods leaving us as homeowner-residents to endure and deal with the maddening consequences of it all.

The homeowners and residents who toiled for years to afford and create a safe home and sense of community do not want unsafe, unhealthy, neighborhoods. The Group Living Proposal will make our neighborhoods less safe and quite possible dangerous to live there.

### ***Ageism in Denver***

The proposal in its current form does not adequately address the specific concerns voiced in the original feedback sessions, during Planning Board meetings, and in letters. In fact, *the only word that comes to mind when I think about how community opposition from all neighborhoods in Denver has been treated is "disdain."* GLAC originally dismissed feedback that opposed the proposal, saying only old, white people from Southmoor opposed.

As more and more neighborhoods across Denver learned about this proposal, residents of all ages and races are coming out in opposition. Don't believe me? Listen to the recording of the eight-hour Denver Planning Board meeting from August 19, 2020.

On a side note, dismissing feedback based on race and age is racist and ageist, neither of which should be tolerated by Denver government. On this issue of age in particular, I suggest you think instead about "life stage" instead of focusing on a number. People have different needs in different life stages and Denver should have neighborhoods that best meet residents' needs based on where they are in life. Where someone is in life is not about age but about mindset, which means anyone can be at any life stage regardless of their age. A one-size-fits-all model that fits the narrative of people in one life stage is not appropriate for others who are in a different life stage.

### ***Covid-19 Impacts***

Currently, large groups of residents cannot gather in public spaces due to Covid-19 social distancing recommendations. Covid-19 is disrupting the neighborhoods ability to share information or assemble. This proposal is so impactful it should be postponed until residents and homeowners can safely assemble in large groups without worry or risk of infection.

### ***My Story***

For many years I no longer frequent the Denver downtown library due to the homeless sleeping at the tables and the drug addicts shooting up in the vicinity. There are other areas in Denver I do not go to because of the crime rate in that area. Several years ago, I was assaulted at an RTD stop by an intellectually disabled man who was joy-riding the bus line and as an RTD male bus driver watched and did nothing to help. I no longer take RTD buses.

Neighbors in Platt Park report their cars stolen, pilfered cars with smashed, bikes taken, garages broken into and possessions stolen and house break-ins. Video cameras record criminals stealing packages from front porches and in the middle of the night checking to see if front doors have been left unlocked, has mail been left unretrieved, and if there is anything in the neighbors' backyards for the taking.

In Platt Park, I have seen men walking down the middle of the street in Platt Park pulling on car door handles looking for an unlocked vehicle to steal or pilfer. I have run across drug addicts in the alley behind me. Two houses on my block have been broken into twice each. One neighbor on another block had all four tires stolen by the thieves and posted a photo. The crime list is endless.

Another homeowner (white) on my block lives in a property he cannot afford and was nearly foreclosed. He takes in questionable and shady roommates or borders (white). Neighbors have noticed the trail of guests that park and quickly come and go from the house. A few years ago, as I exited my car, I heard gunshots in front of me. I witnessed a man run from this homeowner's house and leap across the front porch onto the front yard with another man in fast pursuit. I had to dodge back in my car to take cover lest I be shot.



The men ran across the street and were fighting in the yards of two homes and on the sidewalk. One man ended on top of the other and began spraying pepper spray directly into the second's face. Meanwhile a third man exited the house and was standing in the middle of the road with his arm stretched out holding a gun and pointing it directly at the front door the homeowner's house and shouting people in the house. While they were distracted, I quickly ran from my car into my house. I found out later, the men with guns were bounty hunters in pursuit of a criminal. This homeowner still lives on my block and no one trusts him or talks to him.

I keep my doors locked and do not open the door to strangers that knock. Now, when I walk in Platt Park, I carry pepper spray, a personal alarm, and a cell phone. When I park my car at my house I watch for potential predators. It wasn't like this when I first moved here 20 years ago. Crime is increasing.

Beside the homeowner mentioned above, my block alone has a least FOUR rental properties.

***What will my neighborhood be like if the GLA on steroids is passed?***

- FOUR rental properties X 5 Unrelated adults = 20 adults
- + all their family members = Unlimited number of adults and children
- + all their cars.

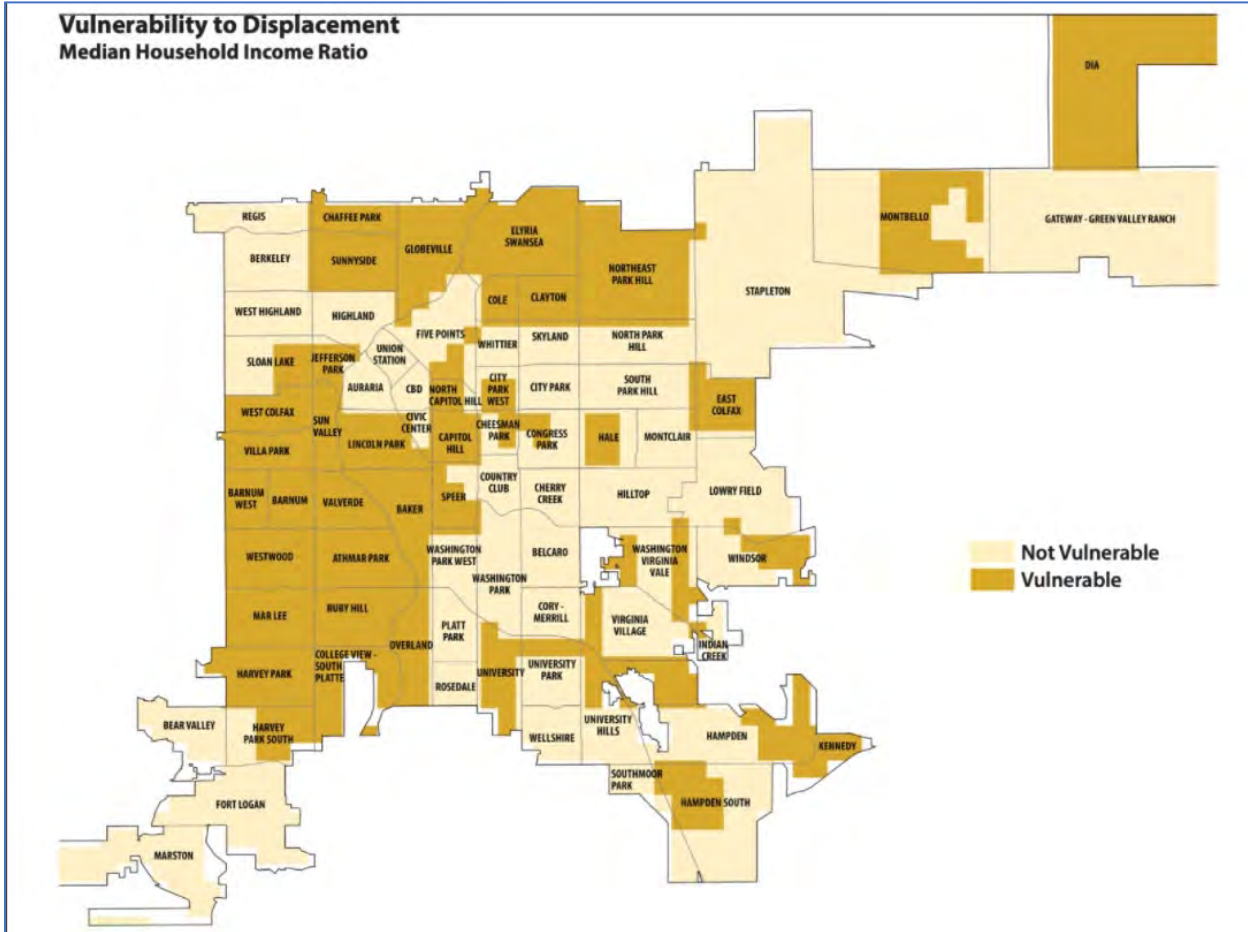
Will I need place security bars all my windows, should I purchase and carry a handgun for protection, will I to be too afraid to walk in my neighborhood in the evening, or will crime and density force me to move to a safer community.

***The GLA TOO EXTREME.***

Just because this was attempted another city in the USA does not mean it is right for every city and every neighborhood across America.

Regards,  
Donna Krentz  
1232 South Lincoln Street  
Denver, CO

## Appendix A - Source: Blueprint Denver maps



## Appendix B – Group Living Proposal

## Peer Cities Review: Unrelated Adults Allowed in Single Unit

2	3	4	5	6	8	Unlimited
Denver	Boulder	Aurora	Arvada	Austin, TX	Seattle, WA	Most California Cities
Englewood	Commerce City	Brighton	Castle Rock	Bend, OR	Vancouver, WA	Bend, OR
	Fort Collins	Golden	Colorado Springs	San Diego, CA*		
	Littleton	Northglenn	Lakewood	Spokane, WA		
	Loveland	Thornton	Longmont	Portland, OR		
	Wheat Ridge	Westminster	Parker			
	Salt Lake City, UT	Las Vegas, NV	Unincorporated Adams Co.			
	Minneapolis, MN	*Boston, MA	Unincorporated Arapahoe Co			
		New Orleans, LA	Albuquerque, NM			
			Boise, ID			
			Kansas City, MO			
			Oklahoma City, OK			
			Phoenix, AZ			
			Portland, OR			

Notes:

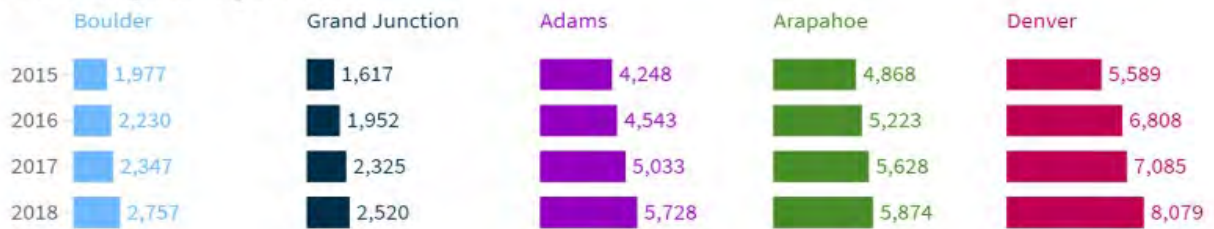
\*More under certain circumstances

All cities surveyed permit unlimited family members

Nearly all regulated by Dwelling Unit

## Appendix C - Colorado Crime Statistics

### Climbing Felony Cases



CPR News

Data: Colorado Division of Criminal Justice

### Colorado Crime per 100,000



CPR News

Data: Colorado Division of Criminal Justice

**From:** [Planning Services - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] GRoup homes comments  
**Date:** Wednesday, August 26, 2020 11:20:23 AM

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**From:** Margot Wynkoop <mfwynkoop@gmail.com>  
**Sent:** Wednesday, August 19, 2020 9:04 AM  
**To:** Planning Services - CPD <PlanningServices@denvergov.org>  
**Subject:** [EXTERNAL] GRoup homes comments

I just sent an e mail without my name or address.  
Margot Wynkoop, 111 S Monroe St, B202, Denver, CO 80209.  
I sold my W Wash. Park house several years ago to a family  
with 3 young children. That would not have happened with a  
group home in my block.

Let me add that we have Neighborhood Safety programs in  
this neighborhood (and my old one) we know who lives here.  
Group homes tend to be more transient--people tend to come  
and go and it creates a less safe environment.

Thank you.

**From:** [Planning Services - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] No to Group Living Code Amendment  
**Date:** Wednesday, August 26, 2020 4:17:59 PM

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**From:** Nancy Bell <nancytallentbell@gmail.com>  
**Sent:** Wednesday, August 26, 2020 3:27 PM  
**To:** Planning Services - CPD <PlanningServices@denvergov.org>  
**Subject:** [EXTERNAL] No to Group Living Code Amendment

We are totally against the proposal Group Living Zoning Code Amendment race to the bottom.

First, These three items, group living, halfway houses, and residential care, should be unbundled.

Second, while the council touts the great job they have done communicating this proposal to its constituents, we have found the opposite to be true. In fact, I feel the city Planning Committee has been intentionally hiding this proposal from Denver voters.

Third, We do not want halfway houses for felons in single-family neighborhoods. The city cancelled its contracts with GEO Group and CoreCivic. Now they want to foist that expense and responsibility onto the residential neighborhoods.

Fourth, 40 people will be allowed in residential care living - homeless shelters, halfway houses, etc - on properties of 12,000 sf. There are thousands of lots that size in Denver.

Fifth, There will be no supervision of any of these halfway houses since they will all be "use by right."

Since these items affect every citizen of Denver, we absolutely should be able to vote separately on these proposals.

Our homeowners association, Cranmer Park/Hilltop is against these proposals.

Larry and Nancy Bell  
360 Fairfax St  
Denver CO 80220

**From:** [Richter, Baily - MO Executive Assistant](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Contact the Mayor request confirmation  
**Date:** Wednesday, August 19, 2020 4:22:28 PM

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**To:** Mayorsoffice <mayorsoffice@denvergov.org>

**Subject:** Contact the Mayor request confirmation

<b>Name</b>	Jane Prancan
<b>Email Address</b>	<a href="mailto:jprancan@comcast.net">jprancan@comcast.net</a>
<b>Zip Code</b>	80218
<b>Select a topic</b>	Other
<b>Agency/Department</b>	Community Planning & Development
<b>Comments</b>	Dear Mayor Hancock:

First let me thank you for your comments regarding the "proposal" put forth outside of the normal process by Cdebaca to abolish the Denver Police Department. Not only is this absurd, but her behavior generally and at the Council meeting was reprehensible. Thankfully the Council (or most of them) recognized the problems with process and content. So again, thanks.

I am now watching the Denver Planning Board meeting regarding group living. One thing that strikes me is who is Andrew Webb? Is he a civil service employee who is paid with my tax money? If so, I am shocked that he is not objective rather than advocates for this, some would say, ill-advised proposal. I would expect that he should be objective but he clearly is not. Nor has he been throughout the process. I attended one of the only four community meetings (none in the bulk of the city from City Park to Virginia Village/University/Hampden from Speer to Lowry/Windsor. Interesting that they ignored most of the City.) Nonetheless, I did attend one of the meetings and was shocked that

unless people were supportive of the proposal, their questions were not allowed or ignored. Maybe he wants this to pass, but I'd expect at least a bit objectivity and equal time to those opposed.

Can you please let me know? Thanks.

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This email was sent to [mayorsoffice@denvergov.org](mailto:mayorsoffice@denvergov.org) as a result of a form being completed.  
[Click here](#) to report unwanted email.



**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13213394  
**Date:** Tuesday, August 25, 2020 10:24:13 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 1:15 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13213394



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<b>Name</b>	Chris Miller
<b>Address</b>	342 N Sherman St
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80203
<b>Email</b>	<a href="mailto:christopher.ryan.miller@gmail.com">christopher.ryan.miller@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Text Amendment



<b>Name of Project</b>	Group Living
<b>Would you like to express support for or opposition to the project?</b>	Strong support
<b>Your comment:</b>	<p>While there are many reasons to support the implementation of the updated group living plans, I am particularly concerned with the loss of absence of voice, and democracy, for those living outside of Denver but still in the metro area.</p> <p>Those who are displaced or priced out from living within Denver's city limits cannot have a say in the occupancy and land use rules that still impact them.</p> <p>The only way for those priced out of city limits to have a voice in that is to have allies who will speak for them, relying on sympathy and generosity of those within the community.</p> <p>It is the very least that I can do to welcome others with open arms, and to speak out in support of the freedom to choose what roof one has over their head.</p> <p>Thank you for listening, Chris Miller</p>

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13213460  
**Date:** Tuesday, August 25, 2020 10:24:30 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 1:29 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13213460



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<b>Name</b>	Judith Case
<b>Address</b>	10081 E Cornell Ave
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80231
<b>Email</b>	<a href="mailto:jjrcase@msn.com">jjrcase@msn.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

---

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

Strong opposition

---

**Your  
comment:**

We are writing to unequivocally oppose the zoning changes that the Denver City Council is proposing In regards to allowing group living in our neighborhoods.

We love our Southeast Denver neighborhood, Hampden Heights East. When it was developed in 1968, it won a national award for its foresighted arrangement providing a safe and healthy lifestyle for families. We love that there are nearby schools and shopping, open space, and lots of families who have made lifelong friends. It has been a joy to have neighbors of all ethnicities, and we have loved them all!

Our friends used to live in Seattle, a city that has been used as a comparison in Denver city charts. They left a beautiful neighborhood. Then Seattle passed its version of group home living zoning. A few years later when they visited, they did not recognize their once-lovely area. It had been taken over by poorly-maintained group homes and ruined. Why would we want this for our now fragile city of increasing crime, violence and neutered police force?

Please do not promote this zoning change. We would hope that you and the rational members of our City government would see the folly of making this change or anything like it.

Respectfully  
Judy and John Case

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13213579  
**Date:** Tuesday, August 25, 2020 10:24:40 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 1:50 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13213579



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**Name** Andrew T.

**State** Colorado

**Email** [stfu999@yahoo.com](mailto:stfu999@yahoo.com)

**Agenda item you are commenting on:** Rezoning

**Would you like to express support for** Strong opposition

**or  
opposition  
to the  
project?**

**Your**

**comment:**

I am opposed to the zoning change to increase density in Denver neighborhoods. Instead of working with developers, city planners and lenders to build more affordable housing, some members of the City council have expressed support for the lazy option of just cramming more people into existing homes. This zoning change has the potential to ruin existing single-family neighborhoods. The amendment would increase the number of unrelated adults who can live together to eight or more. Individual family homes could be turned into boarding houses for week-to week and month-to-month renters. Properties could be turned into group living facilities for the homeless, community corrections (halfway houses) and special care. As the number of residents' increase, so does the number of cars, noise, overcrowding and safety problems.

What is behind this zoning change? In a word, money. It has been reported that many of the Group Living Advisory Committee (GLAC) members have ties to for-profit group living businesses and organizations. These for-profit groups are not concerned about Denver neighborhoods. Instead their motivation is increasing the number of people landlords can legally charge rent to. Measures comparable to what GLAC is proposing has been passed in other cities. In those cities, single-family homes were purchased by investors who turned them into dormitory-like dwellings and group living facilities. And what was the result in these cities? Neighborhoods were ruined as renters moved in and homeowners moved out. Members of the Denver council have a choice to make. Are you going to protect single-family neighborhoods or ruin them? Are you going to stand with Denver homeowners or investors? Do the right thing and vote to not amend the Group Living Code.

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13213756  
**Date:** Tuesday, August 25, 2020 10:25:08 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 2:50 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13213756



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<b>Name</b>	Susan Payne
<b>Address</b>	472 S High St
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80209
<b>Email</b>	<a href="mailto:szqp472@yahoo.com">szqp472@yahoo.com</a>
<b>Agenda item you are commenting on:</b>	Text Amendment

<b>Name of Project</b>	Group Living
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	I am not against allowing 5 unrelated people in one residence. I am strongly opposed to allowing an unlimited number of related people in one house. It will change the neighborhood and the city and result in a number of unintended consequences, such as parking problems and wear and tear on the neighborhood.

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13213802  
**Date:** Tuesday, August 25, 2020 10:25:20 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 3:06 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13213802



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<b>Name</b>	Maureen Owen
<b>Address</b>	2255 S Acoma St.
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80223
<b>Email</b>	<a href="mailto:mkowen18@gmail.com">mkowen18@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Text Amendment



<b>Name of Project</b>	Group Living
<b>Would you like to express support for or opposition to the project?</b>	Strong support
<b>Your comment:</b>	<p>I am unable to make it to the planning board hearing today, but I wanted to express my support for this change, especially with the vastly exacerbated housing crisis we are in now. This is an opportunity to bring our city into line with the rest of the country and to stop telling people who their family should be and how they can live. I appreciate that some edits were made in these text edits to allow more nuance in the determination of the limits for people per home, but I think that this is an area the City should step back on regulating entirely since I could have 10 children in my 4 bedroom house and no additional square footage or parking requirements are added. This seems inequitable. I would also urge every one of you to watch Councilwoman Kniech's discussion on race/zoning and the connection to our current regulations because it is a great reminder that our regulations are not made to be race neutral and that lens needs to be used when making decisions. Thank you for approving this text amendment.</p>

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13214012  
**Date:** Tuesday, August 25, 2020 10:25:33 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 4:20 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13214012



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<b>Name</b>	LARRY BOHNING
<b>Address</b>	130 N. PEARL STREET #1508
<b>City</b>	DENVER
<b>State</b>	Colorado
<b>ZIP code</b>	80203
<b>Email</b>	<a href="mailto:LLBOHNING@HOTMAIL.COM">LLBOHNING@HOTMAIL.COM</a>
<b>Agenda item you are commenting on:</b>	Text Amendment

<b>Name of Project</b>	PROPOSED CHANGE TO GROUP LIVING
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	<p>I AM STRONGLY OPPOSED TO THE PROPOSED GROUP LIVING AMENDMENT. THE PROPOSAL TO AMEND TO ALLOW AN UNLIMITED NUMBER OF RELATIVES, NO MATTER HOW REMOTE A RELATIVE, WOULD ALLOW HUGE NUMBERS OF PEOPLE TO RESIDE IN ONE DWELLING. WITH COVID-19 NO DOUBT BEING A SERIES PUBLIC HEALTH CONCERN FOR THE FORESEABLE FUTURE, I BELIEVE THE CITY AND STATE PUBLIC HEALTH DEPARTMENTS SHOULD BE ASKED TO STUDY THE POSSIBLE HEALTH RISKS OF ALLOWING LARGE NUMBERS OF PEOPLE LIVING UNDER ONE ROOF AS ALLOWED BY THIS PROPOSAL. I BELIEVE IT IS IMPERATIVE TO DO THIS AS THE PRESENT PROPOSAL WOULD ESSENTIALLY RESULT IN ESTABLISHING COMMUNAL PETRI DISHES FOR COMMUNITY SPREAD OF THE CORONAVIRUS THROUGHOUT THE DENVER METRO AREA. IN MY OPINION, TO ENACT THIS PROPOSAL TO GROUP LIVING RULES WOULD BE HIGHLY IRRESPONSIBLE.</p>

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13214022  
**Date:** Tuesday, August 25, 2020 10:25:45 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 4:24 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13214022



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<b>Name</b>	Julie Federico
<b>Address</b>	1568 Lincoln Street
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80210
<b>Email</b>	<a href="mailto:sunnyhas2be@msn.com">sunnyhas2be@msn.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

<b>Address of rezoning</b>	The entire city
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	<p>Community Planning Department,</p> <p>Hi</p> <p>I am against the new zoning plan Denver is trying to push through to allow 10 unrelated people living in one house. My concerns are traffic, noise, parking and making my already dense neighborhood even denser. I can barely park outside of my house now I do not want to image the impact of this change on my day to day life. Please consider the communities wishes when looking at this change.</p> <p>Julie Federico</p>

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13214181  
**Date:** Tuesday, August 25, 2020 10:26:00 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 5:52 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13214181



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<b>Name</b>	Bree Davies
<b>Address</b>	257 S Grove Street
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80219
<b>Email</b>	<a href="mailto:breecdavies@gmail.com">breecdavies@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Text Amendment

<b>Name of Project</b>	Group Living
<b>Would you like to express support for or opposition to the project?</b>	Strong support
<b>Your comment:</b>	<p>Hi! I hope it isn't too late to submit my comment on the proposed changes to the group living ordinance. While I'm sad to know the changes have already been watered down a bit, I'm still hopeful we can see adoption of these changes! I'm the product of "group living"; I grew up here in Denver and have always lived in a home of multiple families or with multiple roommates. The ability to live this way allowed my family to support others when they needed shelter and it helped me when I couldn't afford to pay Denver's increasingly unsustainable rents. Living in a shared home is how I was able to establish a career- because I shared a house with others, my housing costs were low, allowing me to do work I believed in while also understanding that my pay might be low, but my housing was always secure. I'm also a recovering alcoholic and would not be here today if it weren't for group living. I want others struggling with substance use, or leaving abusive situations or having been formerly incarcerated to have the option to live in Denver and be able to make their lives around knowing they have stable housing. Please consider ALL of us when you look at group living- it makes for a more inclusive city! Thanks-</p>

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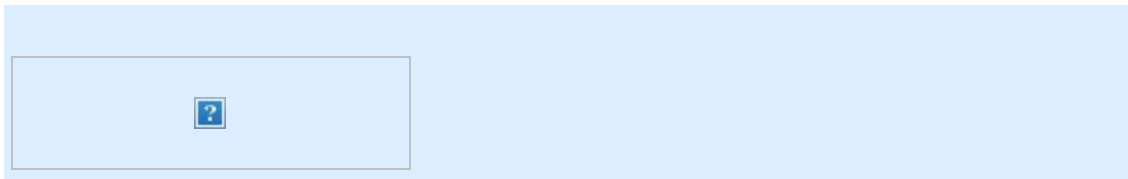




**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13214442  
**Date:** Tuesday, August 25, 2020 10:26:11 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 19, 2020 9:12 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13214442



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<b>Name</b>	Ceil Ingram
<b>Address</b>	6830 MONTVIEW BLVD
<b>City</b>	DENVER
<b>State</b>	Colorado
<b>ZIP code</b>	80207
<b>Email</b>	<a href="mailto:dingram6@gmail.com">dingram6@gmail.com</a>
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	I am opposed to rezoning the old classic

## Denver neighborhoods!!!

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13214718  
**Date:** Tuesday, August 25, 2020 10:26:23 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Thursday, August 20, 2020 3:13 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13214718



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<b>Name</b>	Carrie Worthington
<b>Address</b>	205 S Ivy St
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80224
<b>Email</b>	<a href="mailto:Ofrozen0charlotte0@gmail.com">Ofrozen0charlotte0@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Text Amendment

<b>Name of Project</b>	Text Amendment 7
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	<p>I am absolutely opposed to this amendment which would allow commercialization and development of quiet residential neighborhoods by investment companies, halfway houses for felons and group homes for drug addicts in residential neighborhoods, as well as multiple unrelated adults and their families to live in small single family dwellings without adequate space or sanitation (this is especially ill-advised in the midst of a pandemic).</p> <p>This is an incredibly irresponsible and poorly thought out idea that will negatively impact hardworking, law-abiding families in Denver. Finding reasonably affordable housing is already enough of a problem in Denver, there is no reason to make it even harder and reduce quality-of-life for the decent people who live here.</p> <p>As the parent of a child who struggles with severe post traumatic stress disorder as the result of being the victim of an armed robbery committed when she was alone at her after school retail job at the age of 16, I will have to seriously consider moving out of Denver—my home for most of my life—if this passes and my peaceful neighborhood becomes an overpopulated hangout for criminals and addicts.</p>

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13215606  
**Date:** Tuesday, August 25, 2020 10:26:30 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Thursday, August 20, 2020 9:59 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13215606



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<b>Name</b>	Vicky Gits
<b>State</b>	Colorado
<b>ZIP code</b>	80206
<b>Email</b>	<a href="mailto:victoriagits@comcast.net">victoriagits@comcast.net</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Would you like to express</b>	Strong opposition

**support for  
or  
opposition  
to the  
project?**

---

**Your  
comment:**

This is to express my opposition to changing the Group Living Amendment affecting the Congress Park neighborhood where I live. I believe this would be detrimental to the existing residents who chose the area because of the single-family zoning. It would allow houses to become boarding houses with substantially more traffic and potentially problem tenants. For singles and seniors it is also a safety issue.

---

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13217250  
**Date:** Tuesday, August 25, 2020 10:26:46 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Thursday, August 20, 2020 5:19 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13217250



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<b>Name</b>	Karen M Welch
<b>Address</b>	520 Circle Drive
<b>City</b>	DENVER
<b>State</b>	Colorado
<b>ZIP code</b>	80206
<b>Email</b>	<a href="mailto:welch5280@comcast.net">welch5280@comcast.net</a>
<b>Agenda item you are commenting on:</b>	Other

**Name of Project**      Group Living Proposal

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**Your comment:**      We are strongly against the Group Living Proposal. It goes against the preservation of our historic neighborhood and the efforts of Landmark.

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13221708  
**Date:** Tuesday, August 25, 2020 10:26:59 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Sunday, August 23, 2020 2:55 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13221708



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<b>Name</b>	Bill Hardgrove
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80222
<b>Email</b>	<a href="mailto:ghardgrove@centurylink.net">ghardgrove@centurylink.net</a>
<b>Agenda item you are commenting on:</b>	Other
<b>Name of</b>	Group Homes

## Project

---

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

Strong opposition

---

**Your comment:**

Hey everyone, how about you cease and desist with the social justice warrior routine and leave our tranquil neighborhoods alone. I say that it is shameful and hateful on your part to proffer the disruption and destruction of the quality of life that we taxpayers and property owners worked hard to acquire and maintain.

This plan is an odious, malicious, deliberate attack on the decent citizens of Denver.

I thought nothing would outdo the idiocy of the Denver Gran Prix. This depraved neurotic administrative hobby does.

Test you SJW theories on yourselves and your loved ones. Set up some Animal House type group homes next to you. Bunk some sex offenders, perverts, alkie and druggies in your spare bedroom. Have fifteen cars from the group home take up the block and leak oil. Have your house broken into, vandalized, tagged. Step over passed out drunks and druggies, step over or around piles of excrement and pools of urine. Take this plan and shut it down now, please.

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**From:** [Planningboard - CPD](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13230651  
**Date:** Thursday, August 27, 2020 2:38:35 PM

---

**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, August 26, 2020 7:49 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13230651



**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>	George Baker
<b>Address</b>	9925 w Wagontrail drive
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80123
<b>Email</b>	<a href="mailto:georgebaker9925@comcast.net">georgebaker9925@comcast.net</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition

**Your comment:**

There's hardly any parking now plus we have a federal penitentiary right in our neighborhood

---

This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed.  
[Click here](#) to report unwanted email.



**From:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**To:** [Jody Nielsen](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** Re: [EXTERNAL] Group Living  
**Date:** Wednesday, August 26, 2020 10:41:52 AM

---

Thank you Sylvia,

I am looping in Andrew Webb to make sure your opinion is added to the official record.

Thanks.

**JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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Dial 3-1-1 for City Services

Hablamos Espanol

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On Aug 9, 2020, at 12:12 PM, Jody Nielsen <[jsnielsen@hotmail.com](mailto:jsnielsen@hotmail.com)> wrote:

I strongly oppose group living in our neighborhoods in Denver.

Sylvia Nielsen SW Denver

Sent from my iPhone

**From:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**To:** [Susan Evans](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** Re: [EXTERNAL] I Oppose Group Living Zone Code Changes!  
**Date:** Wednesday, August 26, 2020 12:11:31 PM  
**Importance:** High

---

Thanks Susan. I am looping in Andrew Webb to make sure your comments are included in the official record.

## **JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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On Aug 25, 2020, at 1:22 PM, Susan Evans <[suzooevans@hotmail.com](mailto:suzooevans@hotmail.com)> wrote:

Dear Mayor Hancock and City Council

I am writing to let you know that I oppose every aspect of your Group Living Plan. Do not change the existing code. It will change Denver neighborhoods forever. These changes are not serving the needs of the majority of the citizens and are in fact harming the future of Denver. I am a Denver Native and I fear your plan will ruin the city I treasure and love.

### **Group Living:**

I am disheartened every time I listen to you, the city planners and the city council speak about Group Living. **88% of the people are against this travesty called a plan. YES 88%! You are not listening to the people who pay your salary!** The city planners need to go back to the drawing board! Might I suggest this [article](#) as a better way to develop affordable housing. Additionally, the city planners should have had more diversity on their committee who developed the Group Living plan as well as get their facts straight. Only one person had NO connections to Sober Living,

Correctional Facilities etc. Those on the committee would all benefit from the changes. How is that fair! The City planners were NOT honest or factual in their delivery of the Group Living information. In fact they changed the survey in order to change the numbers to support group living as stated on their website. Plus, Andrew Webb basically hinted on live TV he would not want a correctional facility next to his house. If you change the zoning, correctional facilities should be put next door to every city council person who votes for this and show us how to live with pedophiles and other prisoners and how your value of your home is not dramatically impacted!

I have seen firsthand what a sober living home does to a neighborhood. My Mother's neighborhood was forced by the city to put a sober living home in the neighborhood. All homeowners in the neighborhood signed a petition which was supported by the city council member. They were told it wasn't fair to the sober living people! Not only did it change the neighborhood negatively by increasing traffic and the character of the neighborhood. It has negatively impacted the value of her home by over \$200,000+. Her home is the only thing of value left in her estate. She is 90. After a long illness my father has since passed. I hope the remaining value of her home will offset the costs she will incur for the rest of her life. Assisted Living can range between \$4,000 and \$12,000 a month. That \$200,000 would have helped pay for a year or more of services! Placing a Sober Living home in my parent's small neighborhood has impacted my family greatly and has caused us to consider undesirable options that my mother doesn't deserve! **Your decision wasn't fair to her, a taxpayer!**

My father and her had worked 60 years to afford and pay off their home and paid taxes. Yet it is okay for the city to force the neighborhood to accept this sober living home. The neighborhood was told **NO** by the city. The City planners and City Council said sober living in that neighborhood is only fair, **but how is that fair to my mother? The rights of the sober living were more important than the rights of a hard-working taxpayers who were robbed in their golden years by the city that they supported since 1953.**

Additionally, I am not a racist and the city of Denver is one of the most integrated cities in the Union. It is members of City Council that has called the opposers racists and trying to divide the races to gain support of this radical code change! Get a new tag line and check out the facts!

**Forcing sober living and group living and changing the codes will impact homes values and change neighborhoods forever. Denver will no longer be the desirable place to live and you will be driving out of Denver your taxpayers. Corporations will not want to move here.**

**These new code changes do not produce more affordable housing according to Seattle, Portland and Chicago stats. These propositions allow the minority to be more important than the majority!**

**There are better options to keep our neighborhoods that make Denver and serve the minority. Please do not immolate Seattle, Portland, Chicago, Washington D.C. These cities are failing at an alarming rate! Look what has happened to those cities and the downtown. What is happening in those cities is demonstrating the Behavioral Sink principal or societal collapse. Your awful plan is sending us in that direction! You can do better and let's lead instead of following a path that does not work!**

A Denver Native  
Susan Evans  
372 S. Ogden  
Denver, CO 80209  
303-915-9336



**From:** [Dalton, Kyle A. - CPD City Planner Supervisor](#)  
**To:** [Nancy Bell](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] NO to Group Living Zoning Code Amendment  
**Date:** Wednesday, August 26, 2020 3:43:16 PM  
**Attachments:** [image001.png](#)

---

Dear Larry and Nancy,

Thanks for your message. My colleague Andrew Webb is managing the [group living](#) zoning code amendment so I've copied him to receive your message.

**Kyle A. Dalton, AICP** | Citywide Planning Supervisor  
Community Planning and Development | City and County of Denver  
p: (720) 865.2972 | [kyle.dalton@denvergov.org](mailto:kyle.dalton@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).

**From:** Nancy Bell <nancytallentbell@gmail.com>  
**Sent:** Wednesday, August 26, 2020 3:30 PM  
**To:** Dalton, Kyle A. - CPD City Planner Supervisor <Kyle.Dalton@denvergov.org>  
**Subject:** [EXTERNAL] NO to Group Living Zoning Code Amendment

We are totally against the proposal Group Living Zoning Code Amendment race to the bottom.

First, These three items, group living, halfway houses, and residential care, should be unbundled.

Second, while the council touts the great job they have done communicating this proposal to its constituents, we have found the opposite to be true. In fact, I feel the city Planning Committee has been intentionally hiding this proposal from Denver voters.

Third, We do not want halfway houses for felons in single-family neighborhoods. The city cancelled its contracts with GEO Group and CoreCivic. Now they want to foist that expense and responsibility onto the residential neighborhoods.

Fourth, 40 people will be allowed in residential care living - homeless shelters, halfway houses, etc - on properties of 12,000 sf. There are thousands of lots that size in Denver.

Fifth, There will be no supervision of any of these halfway houses since they will all be "use by right."

Since these items affect every citizen of Denver, we absolutely should be able to vote separately on these proposals.

Our homeowners association, Cranmer Park/Hilltop is against these proposals.

Larry and Nancy Bell  
360 Fairfax St  
Denver CO 80220

**From:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**To:** [Helen Glunz](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** Re: [EXTERNAL] zoning  
**Date:** Wednesday, August 26, 2020 10:46:29 AM

---

Thank you Helen,

I am looping in Andrew Webb to make sure your opinion is added to the official record.

Thanks.

**JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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On Aug 10, 2020, at 2:10 PM, Helen Glunz <[h\\_glunz@comcast.net](mailto:h_glunz@comcast.net)> wrote:

I am very opposed to Denver's group living zoning amendments

Helen Glunz  
80227

**From:** [Peter Droege](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Stop pandering to developers with group living  
**Date:** Friday, August 28, 2020 1:00:37 PM

---

Andrew,  
Developers could care less about the quality of life in Denver neighborhoods so stop pandering to them with group living. When they heard that a recovery house had ten people paying \$1,500/month (\$15,000/month) that was all they needed to hear. They are going to make a fortune and you are taking the lead to help them.

Stop ignoring the people of Denver. This is a DEMOCRACY which means that our votes count.

I am a resident of southwest Denver and would be glad to talk. I used to run a residential drug recovery program and can share what it would be like to have ten unsupervised alcoholics or drug addicts in a house. Not compassionate for anyone involved.

Peter

Peter Droege  
303-519-9533

**From:** [nate](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Community Planning  
**Date:** Monday, August 31, 2020 5:53:52 PM

---

Hi Andrew. I've been a property tax payer to the city of Denver for over ten years. I oppose the group living rules updates and whoever came up with the idea. Denver needs more people having equity in their community, instead of more absentee landlords. New housing stock desperately needs to be built, and this could be accomplished by allowing buildings with much smaller units, ditching outdated parking requirements, and not being frivolous with developers. I think a lot of residents of Denver neighborhoods are already at their limits of how much crime, noise, and drugs they are willing to live around. Absentee landlords running Airbnb party houses, neglected houses with group renters cycling through, and halfway homes, are a recipe for taxpayer base moving to the suburbs.

Respectfully,  
Nate

Sent with [ProtonMail](#) Secure Email.

**From:** [Mimi Pomeranz](#)  
**To:** [Mayorsoffice](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] Covid and the Group Living Proposal  
**Date:** Tuesday, September 08, 2020 3:25:21 PM

---

Dear Denver city council members and Mayor Hancock,

The Center for Disease Control has issued a moratorium on rental evictions until 2021 due to grave concerns about the spread of Covid. Our national government is concerned that, by people being evicted and living in more group situations, the virus will rapidly spread, negatively affect, and even kill citizens.

The current Covid health crisis, alone, should be grounds for Denver city council to postpone its vote on the Denver Group Living proposal until after January, 2021.

How can Denver defy the national concerns of this virus and advocate for more than tripling the number of persons, per domicile, at this very critical and dangerous time in our country?

What up until now has been a very ill advised and politically driven agenda for The Denver Group Living Proposal, has become a potentially deadly situation for Denver and its residents.

If Denver city council does not postpone voting on this measure until the virus is contained, It will be an act of gross negligence on each and every member's part, and the public will judge him or her accordingly.

Respectfully,

Mimi Pomeranz, M.A.  
Certified Parenting Coach  
MSP Peaceful Parenting Coaching  
Mpomeranz@comcast.net  
303-941-9546  
MSPpeacefulparentingcoaching.com

**From:** [Debra Roth](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] denver group housing  
**Date:** Sunday, August 30, 2020 11:34:16 AM

---

Not for this at all!

**From:** [kinunn802@aol.com](mailto:kinunn802@aol.com)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] DENVER ZONING CHANGES  
**Date:** Sunday, September 06, 2020 12:03:01 PM

---

#### OPPOSED TO ZONING CHANGES --2020

We are bought our house as a new build in 1983 in the Glenbrook subdivision which is in District 2.

We are very much **OPPOSED** to the current proposed changes to the zoning in Denver neighborhoods. We have raised our family here and take pride in keeping it remodeled to maintain current property values.

The current zoning already includes 2 unrelated people to live together and this includes unlimited children and other relatives for each of the 2 people. Family dynamics have changed with soaring rental property costs the younger generation can't afford to move out. Extending the number to 10 unrelated people will completely destroy our neighborhoods. We are ready live with streets lined with cars and we don't need people turning their front lawns into parking lots!

Denver already has a large number of group homes used for prison reform, sober living homes and/or homeless shelters throughout District 2. Our neighborhood is not close to any facilities for counseling for individuals let alone Police presence. It appears that you are trying to move the problem from downtown Denver to the suburbs so that Denver doesn't appear to have a problem if it spread throughout the city. This is not the way to handle the situation.

Kathleen Nunn – Glenbrook



**From:** [Tonia Wilson](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] Fwd: Feedback for 9/1 LUTI Meeting - Opposition to Group Living Proposal  
**Date:** Monday, August 31, 2020 5:01:51 PM

---

Hello, Andrew.

My letter below, which I submitted on August 28 at 8:28 am, did not appear in the comment packet for tomorrow's LUTI Meeting. Please add it.

Thank you,

Tonia

Begin forwarded message:

**From:** Tonia Wilson <toniawilson@hotmail.com>  
**Date:** August 27, 2020 at 8:28:37 AM MDT  
**To:** "christopher.herndon@denvergov.org"  
<christopher.herndon@denvergov.org>, "districtone@denvergov.org"  
<districtone@denvergov.org>, "Black, Kendra A. - City Council"  
<Kendra.Black@denvergov.org>, "district9@denvergov.org"  
<district9@denvergov.org>, "paul.kashmann@denvergov.org"  
<paul.kashmann@denvergov.org>, "Jamie.Torres@denvergov.org"  
<Jamie.Torres@denvergov.org>  
**Cc:** "Hancock, Michael B. - MO Mayor" <Michael.Hancock@denvergov.org>  
**Subject:** **Feedback for 9/1 LUTI Meeting - Opposition to Group Living Proposal**

LUTI Committee Members:

I am writing to oppose the Group Living Proposal. The proposal is not an acceptable solution to the affordable housing issue in Denver.

**The proposal is a break in the social contract between Denver government and Denver residents.** When making a choice about where to live either as renters or as homeowners, Denver residents consider a number of factors, such as access to public transportation, proximity to parks and trails, schools, and overall safety. Denver zoning rules protect the character of neighborhoods so that would-be residents feel secure in their housing decisions and generally know what to expect in their surroundings. The zoning changes presented in this proposal pulls the rug out from under residents who moved into Denver's "suburban context" neighborhoods based on the original social contract that provided quiet, safe neighborhoods. Regardless of the perceived origins of the zoning code, current residents (some who bought just last year, some who have been renting for a decade, and some who bought 40 years ago) will be harmed by the

elements of the zoning proposal.

**The proposal is too broad.** A 180+-page proposal is difficult for anyone to digest, especially Denver citizens whose jobs are not in city government nor with an organization standing to directly benefit from the proposed zoning changes. The proposal should be presented and voted on by sections rather than a single, sweeping vote. This will allow LUTI and City Council members to vote for parts that make sense for their constituents and vote against parts that are not acceptable to their constituents.

**The revised proposal does not go far enough to incorporate the community**

**feedback received:** There are over 134,000 single family homes in Denver who would be impacted by this proposal. Over 80% of comments submitted to the advisory committee opposed the original proposal. For the revised proposal, Denver Community Planning and Development skewed the summary numbers of feedback collected, leaving out of their for/against count the 1500+ letters of opposition collected via change.org while including the few hundred letters collected via the national YIMBY organization.

The proposal in its current form does not adequately address the specific concerns voiced in the original feedback sessions, during Planning Board meetings, and in letters. In fact, *the only word that comes to mind when I think about how community opposition from all neighborhoods in Denver has been treated is “disdain.”* GLAC originally dismissed feedback that opposed the proposal, saying only old, white people from Southmoor opposed. As more and more neighborhoods across Denver learned about this proposal, residents of all ages and races are coming out in opposition. Don't believe me? Listen to the recording of the eight hour Denver Planning Board meeting on August 19.

On a side note, dismissing feedback based on race and age is racist and ageist, neither of which should be tolerated by Denver government. On this issue of age in particular, I suggest you think instead about “life stage” instead of focusing on a number. People have different needs in different life stages and Denver should have neighborhoods that best meet residents' needs based on where they are in life. Where someone is in life is not about age but about mindset, which means anyone can be at any life stage regardless of their age. A one-size-fits-all model that fits the narrative of people in one life stage is not appropriate for others who are in a different life stage.

**Communication about the revised proposal and the new input process was not**

**clear:** The most recent round of changes up for discussion was not as well publicized as the original proposal. The communications that were sent stated that there would be a “30-day comment period,” but those communications did not include the start date of the comment period nor the end date. The communications also failed to tell citizens that any comments submitted before the start date of the new comment period would not be included in the new packets to Zoning Board members and city council

members for consideration. The Next Door post put up by the City of Denver for this latest revision did not have an enabled comment feature, which is not a standard procedure for other City of Denver posts on this site. I asked multiple times about this and was told it was not a priority for the Community and Planning Development communications team. In fact, I was told specifically that “we’re not going to reach everyone and that’s not our goal.” (direct quote from the Director of Communications)

**Advisory committee lacks adequate neighborhood representation:** According to your website, “The committee represented a broad cross-section of community members, registered neighborhood organization (RNO) representatives, group-living service providers and clients, elected officials, design professionals and other stakeholders, to ensure a public process that included multiple perspectives and walks of life.” A review of the committee members reveals that the balance of neighborhood representatives versus group-living service providers, elected officials, and design professionals is skewed heavily towards the latter (65% from for-profit or non-profit businesses, 18% from Denver government, and 19% from neighborhoods). Neighborhood input should be equally balanced when making decisions that directly impact homeowners and others who have chosen to live in specific neighborhood classifications.

Recent analysis of GLAC and the Denver Planning Board further reveals the self-interest of the committee and Board members:

- Members of GLAC who also are on the Denver Planning Board: After seeing this, I’m no longer surprised that Denver Planning Board approved the proposal.
- Members of GLAC and Denver Planning Board who are members of the YIMBY non profit organization
- Members of GLAC involved in specific areas of real estate investing who stand to profit specifically from these changes moving forward
- Members of GLAC working for for-profit businesses that stand to profit from these changes moving forward
- Members of GLAC who spoke during the community input session at the Denver Planning Board meeting while presenting themselves as “regular citizens” rather than revealing themselves as member so the very committee that created the proposal

**The advisory committee lacks diversity:** Making decisions on issues meant to improve the lives of certain populations requires involvement from those populations. A review of the advisory committee reveals a lack of diversity among the committee members, which is ironic given the current talking points used by the committee. How can the committee say it is working in the best interest of those populations if individuals from those populations aren’t represented on the advisory committee?

**The proposal lacks actual financial analysis to demonstrate the viability of the proposal.** Not much more to say here other than taxpayers should not bear the burden of a lack of thorough analysis. Something that may seem to work in one city is not reason enough to say (a) it actually works and (b) it would work in Denver.

**Housing community corrections in the same neighborhoods as vulnerable populations is unsafe:** Of greatest concern is the proposed consolidation of community corrections into the same zoning category as other group/residential care

housing, many of which are protected by the Fair Housing Act. First, community corrections is not a protected use under the Fair Housing so should not be “hidden” in zoning alongside other, protected uses. Next, placing an extension of the prison system in the suburban neighborhood context within homes zoned as single family is not appropriate at all, particularly given that our single-family neighborhoods include vulnerable populations, such as children and the elderly. Also unacceptable is the proposal’s lack of spacing, density, and community information meeting requirements for the Type 1 classification. In essence, this would allow a community corrections operator to buy up multiple units within a neighborhood, which certainly would have a negative impact on the surrounding community, including homeowners whose largest personal investments are, in most cases, their homes.

**My personal story:** Several years ago, I was the victim of a crime committed by someone who was on parole at the time. When they finally caught the criminal, the police were able to positively match the criminal to the crime scene on the exact date and time due to the data collected by the ankle monitor he was wearing while committing the crime against me. Because of that experience, the thought of having a group of convicted criminals who are still serving out their sentences living in my neighborhood terrifies me. DPD frequently reminds citizens that most crimes committed are “crimes of opportunity.” This proposal opens up all Denver neighborhoods as potential opportunities for criminals who have proven already that they choose to not live by society’s rules. A community corrections house across from a school? A community corrections house next to the home of an elderly widow? A community corrections house overlooking a park playground? A community corrections house in the neighborhood of someone who has already been a victim once and replays that day in her head every day? Unacceptable.

Regards,

Tonia Wilson  
8101 E Dartmouth Avenue #41  
Denver, CO 80231

**From:** [Susan Williams](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Saturday, September 05, 2020 8:29:09 AM

---

Dear Mayor Hancock, Councilperson Clark, and Andrew Webb:

As you know the CDC has recommended that a moratorium on evictions be in effect for many more months to protect people and communities from Covid 19. Also office buildings, businesses including restaurants and all manor of retail, schools from preschool and daycare to colleges, medical facilities and the list goes on and on have implemented social distancing space plans. It is counterintuitive at this time in our economy and our environment to consider an amendment that would increase the number of legal residents in a single residence.

I implore all of you that have legislative power to vote no on this amendment and to turn your attention to building a safe Denver, a sound Denver, and a more beautiful Denver. In the meanwhile, the planning department should focus on the development of an all encompassing zoning code that covers 100% of the city and allows for neighborhood input and participation all along the way.

Sincerely,  
Susan Williams

--



400 E. THIRD AVE., SUITE 308 | DENVER, CO 80203

O 303.777.0107 | C 303.563.9937

[susanmorrisonwilliams@gmail.com](mailto:susanmorrisonwilliams@gmail.com)

**From:** [L Bell](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Proposal  
**Date:** Wednesday, September 09, 2020 11:37:38 AM

---

Hello Andrew,

My name is Laurie Bell, a voting constituent in Denver. I am writing to express my disapproval of the proposal to change the number of unrelated individuals living in a home in Denver to 10.

I appreciate proponents' intent to use this proposal as a means of tackling income inequality and housing issues. Sadly, I can say from personal experience that this does not alleviate the economic or housing issues for the persons intended.

I witnessed rents increasing and building maintenance decreasing, along with crime spikes as a result of similar programs from where I used to live (San Jose, Ca). Within five years, we could no longer afford the rent hikes, or tolerate the below code/dubious living conditions and declining neighborhoods, and were eventually priced out of our town and state.

I do appreciate Denver's efforts at trying to keep up with being the fastest growing non-coastal metro area, however, if it follows similar efforts to those of my hometown's, I do not see it boding well financially for the city or its residents.

Thank you kindly for taking in and forwarding my comments to the appropriate parties.

Sincerely,  
Laurie Bell

**From:** [lynne.bruning](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living: PSH for reentry justice involved should be classified as Residential Care  
**Date:** Friday, September 04, 2020 7:00:13 AM

---

September 4, 2020

Denver Planning Department,

Permanent Supportive Housing (PSH) for reentry justice involved should be classified as Group Living Residential Care because:

An entire PSH project may be utilized for reentry justice involved renters. These facilities have full time employees that may provide the residents with on-premise treatment and oversight in a similar manner as halfway homes and transitional housing. If classified as Residential Care then developers are required to host a community outreach meeting providing the neighbors the facts, a direct line of communication and the ability to negotiate a Good Neighbor Agreement.

PSH projects serving reentry justice involved renters should be factored into the spacing of community correctional and transitional housing. The architectural requirement of a locking door on each living unit doesn't make the inhabitants any different than any other ex-convict. A locking door may simply be a more cost effective way to eliminate spacing and density requirements which should be both equitable and accountable across all neighborhoods.

PSH developers claim that 30% AMI residents don't have the money to afford a vehicle therefore no parking is required. However, PSH service plans reflect that projects hire full time staff, security and maintenance workers. These employees require on-site parking. Additionally, residents may have regular and frequent visits from personal caregivers and parole officers. Failure to provide parking to employees, visitors and some residents results in undue burden upon the street parking for surrounding neighbors and businesses. If classified as Residential Support these projects would be required to provide parking.

PSH provides on-site treatment, supervision and protective oversight similar to halfway homes and transitional housing. The nature of the project and the clientele these projects serve is essentially the same. Regulations for community outreach, density, spacing and parking should be tied to the project use not to a residents choice of going to a meeting or not.

PSH for reentry justice involved is not what community members consider multifamily housing and the neighbors shouldn't be kept in the dark as to what's being constructed on the adjacent parcel with taxpayer money. Residential Care projects that provide housing and services for 10 - 40 or more reentry justice involved renters impact the neighbors use, enjoyment and future development of their parcels.

Please classify Primary Supportive Housing for reentry justice involved as Residential Care.

Regards,  
Lynne Bruning  
720-272-0956  
[lynnebruning@gmail.com](mailto:lynnebruning@gmail.com)

**From:** [Gwen P](#)  
**To:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living/Group Homes Rezoning  
**Date:** Thursday, September 10, 2020 8:54:48 PM

---

Hello Kevin and Andrew:

Please consider my points as you consider this very important issue:

1. The unlimited members of each of the 5 unrelated people IS NOTHING BUT CRAZY. WHY SET UP SUCH A HORRIBLE SITUATION FOR PEOPLE TO TAKE ADVANTAGE OF -- AND YOU KNOW THEY WILL. THE UNLIMITED PROVISION SHOULD BE STRICKEN.
2. Parking should be considered - its downrightrt ridiculous to be adding more people to a location without considering parking. Why should existing residents pay for this????
3. Without considering these two issues, you are catering to people who have moved to Denver without a thought to the cost of living in lieu of the residents who would like to expect to live in peace.
4. 10-20 people living in a 1600 sq ft house is so ridiculous that as a Planner Andrew, you should be embarrassed to even pose this as an option. What planner in your office would like to live anywhere near this house with 20 occupants?
5. If people can't afford to live in Denver, let them move to North Platte, Nebraska, or maybe Trinidad, Colorado - both nice towns. Also, some great towns in East Tennessee. I should not have to alter my lifestyle because people make foolish decisions and decide they can't afford it here. I bet these same people are spending money on skiing, cigarettes and possibly drugs.

Thank you for your help in advancing citizen input.

***Life is Beautiful***

*Gwen Paton*

*5350 S. Jay Circle, 8H, Littleton, CO*

*423-480-9016-cell*

*303-728-9173-home*



**From:** [DiscoverTheSelf](#)  
**To:** [Mayorsoffice](#)  
**Subject:** [EXTERNAL] No to Group Living Zoning Code  
**Date:** Friday, September 11, 2020 12:31:55 PM

---

Dear Mayor Hancock,

You were elected to represent the constituents, not developers.  
No one I know of in Bear Valley wants group living units in this neighborhood.  
Please stop this action now.  
You are robbing us of the peace and security home ownership affords as well as  
disregarding the civil rights of determination.

David Hoefer  
2836 S Joslin Ct

**From:** [Marissa Metcalf](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for Group Living Changes  
**Date:** Saturday, August 29, 2020 10:22:12 AM

---

Andrew Webb,

I want to voice my support for Denver's group living changes. I value the right of my neighbors and community members to live in families or groups of their own choosing. I believe this proposal is an important and much-needed step toward creating more inclusive, affordable housing. Enacting the proposed changes is especially critical in light of the COVID-19 pandemic; the COVID-19 Eviction Defense Project estimates 100,000 Denver residents could face the prospect of eviction by the end of this year. Please vote to pass this proposal.

Thank you,  
Marissa Metcalf

**From:** [Susan Williams](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Subject:** [EXTERNAL] Zoning Amendment  
**Date:** Thursday, September 03, 2020 10:10:55 AM

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Dear Andrew:

I have recently learned that you are the heading of the zoning amendment project regarding group living. I am opposed to this amendment and have written to both Mayor Hancock and City Councilperson Jolon Clark a number of times to express my concerns.

I just learned that since 2010 it has been a priority of your department to create a comprehensive zoning plan for Denver that includes 100% of the city, and that under Chapter 59, only about 20% of the city is included. I would agree that this is a priority and should be accomplished before any other zoning amendments are passed. Especially with regard to Group Living. I am totally opposed to this and believe it will lead to the total destruction of Denver's character and it's opportunity to be a "great" city. We are handling our growth and development without regard to our historical precedents, and we seem to be on a path of destruction not dissimilar to what happened in the 60's and 70's when ugly apartment buildings replaced the beautiful large homes that were built in Capitol Hill in the late 1800's and at the turn of the century.

I have also recently read that Denver Planning is trying to adopt a plan based on Portland, Oregon's rezoning. Has this been vetted by the citizenry? Who decided upon this approach? I feel the fate of the city is in the hands of a few who are not talking to the citizens.

Also reported, is that you have tried to rush this re-zoning amendment through without involving neighborhood groups, somewhat taking advantage of the Covid stay at home orders. This is wrong. Zoning involves property owners and citizens and we should be involved in this process.

Please explain yourself.

Sincerely,  
Susan Williams

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400 E. THIRD AVE., SUITE 308 | DENVER, CO 80203

O 303.777.0107 | C 303.563.9937

[susanmorrisonwilliams@gmail.com](mailto:susanmorrisonwilliams@gmail.com)

**From:** [Corey Patrick](#)  
**To:** [Mayor's office; Flynn, Kevin J. - CC Member District 2 Denver City Council](#)  
**Subject:** [EXTERNAL] Zoning change/ GLAC  
**Date:** Tuesday, September 08, 2020 3:47:57 PM

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To Denver city council,

I have recently been made aware of the full zoning plan changes Denver plans to make from BV president Richard Saiz. My wife and I are just aghast at the proposed changes. What "good" could possibly come out of this. Putting the public at risk was bad enough with increasing the occupants in housing but making "correctional homes" all over Denver is very bad planning. My wife came from a city in another state where this was implemented over 20 years ago and it was a disaster. I moved to Bear Valley because I grew up in a high crime area of Denver and didn't want my spouse and myself to have to deal with this in our later years.

For the people who say: "This put us in the 21st century" This is just plain wishful thinking and virtue signaling. Moving people around into other neighborhoods who need homes or to be in halfway home doesn't get rid of the problem it only shoves those in need into other areas. To every council member: why not step up to the plate and invite these people in need into your own home to stay long term and tell me how that worked out 10 years from now.

Signed,

Mr. Corey Hesterman

**From:** [Ginger Stookesberry](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Ginger Stookesberry](#)  
**Subject:** [EXTERNAL] Zoning changes  
**Date:** Saturday, August 29, 2020 7:12:58 AM

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August 28, 2020

Dear Mr. Webb,

I do not support the zoning changes for Denver that you are proposing. Denver's neighborhoods are what make this city strong. Neighbors know each other. They look out for each other. Stability is the key component of a desirable neighborhood. Your amendment will create instability in our communities.

Owning a home in a desirable neighborhood is a dream for many people, realized through hard work. A home is often a family's biggest investment and their nest egg for the future. What right do you have to come in to our city and propose outlandish changes to help our out of control homeless situation. Your proposal (created by a board that had very little neighborhood association representation) proposes putting criminals in our midst, adding on-street parking to our already very dense neighborhood and destroying our sense of community.

We moved to the Cheesman Park neighborhood for the beauty and diversity of this neighborhood AS IT IS NOW. Yes, there is room for change: Smaller, well-thought-out incremental changes targeted to commercial or transitional areas. There is no reason to write such a drastic change in our zoning code for our entire city.

For the record, I strongly oppose your Group Living Zoning Amendment.

Sincerely,  
Virginia Stookesberry  
745 Franklin Street  
Denver, CO 80218

Ginger Stookesberry  
Creative Copy  
[ginstookes@comcast.net](mailto:ginstookes@comcast.net)

303 204 3214

## Webb, Andrew - CPD City Planner Senior

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**From:** Corey Patrick <cph80013@yahoo.com>  
**Sent:** Tuesday, September 08, 2020 3:48 PM  
**To:** Mayorsoffice; Flynn, Kevin J. - CC Member District 2 Denver City Council  
**Subject:** [EXTERNAL] Zoning change/ GLAC

To Denver city council,

I have recently been made aware of the full zoning plan changes Denver plans to make from BV president Richard Saiz. My wife and I are just aghast at the proposed changes. What "good" could possibly come out of this. Putting the public at risk was bad enough with increasing the occupants in housing but making "correctional homes" all over Denver is very bad planning. My wife came from a city in another state where this was implemented over 20 years ago and it was a disaster. I moved to Bear Valley because I grew up in a high crime area of Denver and didn't want my spouse and myself to have to deal with this in our later years.

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Signed,

Mr. Corey Hesterman

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [tracysport01@gmail.com](mailto:tracysport01@gmail.com)  
**To:** [Mayorsoffice](mailto:Mayorsoffice)  
**Subject:** Contact the Mayor request confirmation  
**Date:** Thursday, September 10, 2020 3:49:56 PM

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<b>Name</b>	tracy brisch
<b>Email Address</b>	<a href="mailto:tracysport01@gmail.com">tracysport01@gmail.com</a>
<b>Zip Code</b>	80214
<b>Select a topic</b>	Other
<b>Agency/Department</b>	Other
<b>Comments</b>	<p>The change proposed from 2 unrelated people living together to more than that should be further researched.</p> <p>A single family home should have to file a license permit (like liquor) whereas neighbors within the area are given notice of the filing and have a say to the exception increasing the limit (stated in the license permit) for a designated amount of time subject to renewal only if standards are met without complaints from police or code.</p> <p>A suitable designated area on a trial basis should be considered as well. Old buildings could be updated for this purpose.</p> <p>Opening the floodgate to higher density should not be taken lightly in suburban areas. Not having adequate plumbing facilities for numerous people is a concern, along with parking, noise and trash generated.</p> <p>Denver should take a back seat and not ignite this matter attracting everyone in the country like happened with marijuana.</p> <p>Thank you for your consideration in this matter.</p>

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[Click here](#) to report unwanted email.





**From:** [Proofpoint TRAP](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] Group Living is a Scheme to Defraud  
**Date:** Wednesday, September 09, 2020 5:52:19 PM

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**Message has been released from quarantine:**

This email has now been released from quarantine by Proofpoint Threat Response based on the IT Email Security policy.

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**From:** Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>  
**Sent:** Wednesday, September 9, 2020 8:08:09 PM  
**To:** Proofpoint TRAP <ProofpointTRAP@denvergov.org>  
**Subject:** FW: [EXTERNAL] Group Living is a Scheme to Defraud

**Message has been quarantined:**

This email has been quarantined by Proofpoint Threat Response based on the IT Email Security policy.

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**From:** Charles Dickinson <info@email.actionnetwork.org>  
**Sent:** Saturday, August 29, 2020 6:02:02 PM  
**To:** Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>  
**Subject:** [EXTERNAL] Group Living is a Scheme to Defraud

Andrew Webb,

The Denver "Group Living" zoning change proposals are a cleverly designed campaign to open the door to profiteers hoping to place community corrections and addiction treatment homes into established Denver neighborhoods, something that they cannot do under the existing zoning regulations. The issue is being disguised by commercial interests as an affordable housing issue to gain sympathy and support. I urge you to limit the number number of unrelated people living in a home to no more than 4, and to enact legislation to prevent unregulated commercialization of Denver neighborhoods.

Charles Dickinson  
dickinsonc@gmail.com  
4003 S Rosemary Way  
Denver, Colorado 80237



**From:** [Weigle, Elizabeth K. - CPD City Planner Senior](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] Reality Check- EAP and Group Living  
**Date:** Thursday, September 10, 2020 3:26:39 PM  
**Attachments:** [image001.png](#)

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FYI.

**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:** Erik Stark <er.ik@comcast.net>  
**Sent:** Thursday, September 10, 2020 5:26 AM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior <Elizabeth.Weigle@denvergov.org>; Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Coun <Christopher.Herndon@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver City Council <Deborah.Ortega@denvergov.org>  
**Cc:** District 9 <District9@denvergov.org>; denvereastneighborhoodsfirst@gmail.com; zoningplanning@denverinc.org  
**Subject:** [EXTERNAL] Reality Check- EAP and Group Living

#### Reality Check

As I celebrated my 57<sup>th</sup> birthday the other day, I realized that Denver wasn't the city I grew up in and knew like the back of my hand. The city I grew to love and appreciate more and more over time. It wasn't the city that had hidden charm everywhere, beautiful parks that were returned to glory, amazing old neighborhoods, mom and pop restaurants and haunts all over, or distinct communities that were listened to by their City Council members. It was a city that had become a diminishing quality of life for all those who had lived here for years. A city that was disappearing down its ever growing bad decision-making process. Taking stock of all this now as a Denver native, I look out and see in an eye-popping short time, an unrecognizable city. A city with more people, more cars, more traffic, more congestion, more pollution, more flooding due to more impervious ground cover, more heat island effect as climate change worsens, more scrapes, more gentrification, more homeless, more government cronyism and corruption, more selling out to money, more expensive and unaffordable homes, apartments, mortgages and rents, more and more expensive mass transit systems, less parkland per capita and getting worse every day, less social and economic diversity,

less affordability, less responsive and open government, less listening, less common sense, less thoughtful decision making, less satisfaction, and less quality of life across the board. One has to finally ask- what are you doing? Decision makers for Denver. So-called Representatives. What are you doing?? You seem to be trapped in your own bad paradigms.

I am for change. I am for adapting. I am for growing. I am for inclusion. I am for thoughtfulness. I am for engagement. I am for progress. I am not for big money. I am not an elitist. I am not a racist. I am not a backward looking conservative. I know the best is yet to come. I know we have to heal the past. I know we have to make things better. I know none of that is happening due to any of the decisions being made for our communities by this Mayor or his Administration or most of the City Council (there are a few welcome standouts). This is the reality we are living in now. For most of you, we are no longer your constituents.

Your constituents are the people who are coming. And the people who aren't even here yet. The people who haven't even voted for you yet. They are your priority. You plan for them. You don't plan for us. We're treated like an impediment. We're in the way. Old thinkers. We're not the ones who actually helped make Denver a better, and such desirable place to live. Who tended old yards handed down to them from previous generations who also did the same with loving care. We aren't those who inspired meaningful and sensible change in neighborhoods as the culture changed and society developed along new and interesting lines. Who managed to help create one of the most desirable places to live in the country. Who have been here perhaps even before you were. We're aren't anything to actually be valued or much desired. We aren't your constituents anymore. Not really. We vote for ghosts, pretending they'll represent us. How you adopted this corporate value system, devoid of your civic duty of responsible government, is beyond me. Truly.

So now we have the East Area Plan. The latest greatest plan without a plan. We were told it wasn't being done really for more affordability. We were told it wasn't being done because of the BRT; it would happen regardless of that. So why was it being done? Oh yea. Density. Because of the housing shortage. Tens of thousands of houses and apartments short. If you build it, they will come. But why here? We were told that density was supposed to go in along the transit lines. They even had a name for it. Transit Oriented Development. TOD. But wait, we don't, and won't ever, have a light rail line going through East Colfax. But we do have the I-70 corridor, the I-25 corridor, the I-225 corridor, the Santa Fe corridor, the East Hampden Ave corridor, the 470 loop, etc., that all have areas of cheaper land, often with warehouses or other commercial uses, and all with transit lines not affected by traffic sitting nearby. Yet we have a housing shortage. Why is that? Because even though these corridors have some development in some areas, developers know they really want to build in the older established areas because that's where people want to be. They can make more money, charge more money, build more money in the areas that are more "desirable", and all under the guise that that's where people are going so we have to build more density there. If you build it, they will come. Of course, affordability has never been a part of this contrived equation.

Since Denver has gone from about 470,000 to 730,000 in the last 30 years (over 50% increase) and increased 130,000 in just the last 10, affordability has plummeted. More and more people and less and less affordability. Prices have gone through the roof. We've built up to the sky, mass constructing multi-colored boxes everywhere and turning Denver into a giant Rubik's Cube, while at the same time scraping entire blocks of neighborhoods of old starter homes and replacing them with boxes next to boxes on top of boxes, all costing as much or more than the home they replaced, while devastating character, history, quality, craftsmanship, and the soul of communities, for the hierarchy of money, density, and development. What a terrible and colossal joke. We've densified, stripped, sterilized, and upzoned, with zero affordability across the city. A true developer's wet dream. And people still say with a straight face that density will help deal with affordability. Really? Show me where that's happened again? I can show you everywhere that it hasn't happened. We have over a dozen years of unplanned, unmanaged, reckless growth for communities to disprove most of the notions still regurgitated by the City and its YIMBY adherents. The pissant incentives devised to encourage affordability never quite materialized into anything even close to adequate, while linkage fees became a gimmick allowing developers to get out of building anything actually affordable. Other than a few stigmatized multi-unit low income boxes slapped up here and there, Denver is a disgrace when it comes to how construction has been allowed to run roughshod over the concept of affordability, all with the Mayor's blessing and much of the Council's as well. And we're supposed to simply trust you now?

The latest gimmick is we must develop our last few remaining open spaces to finally have affordable housing. A concern that was never in place to begin with for the tens of thousands of other homes and apartments built over the last decade. Here yet another propaganda-based giveaway to developers, who hold the carrot of affordable housing over the masses once more, if only they'll give them yet even more of the most desirable places to develop. And all without a mandate, of course. If you want actual affordability, you have to mandate it. Of course. Like 20% of all developments must be built at cost. Houses, apartments, condos, townhomes, 20% at cost. A 20% hit on profits. But you'd also have to change state law and piss off developers. Oh well. Can't do that. That would take leadership, vision, bold steps, true answers, all which is lacking in this city government. But we still have plenty of useless "incentives" that don't really amount to much and aren't really designed to anyway. That's the East Area Plan. What's also still missing from the East Area Plan, besides a rational reason for actually needing to build more density right here when so many other areas next to transportation lines haven't been developed yet, is addressing any of the major concerns within the proposal itself. All those pesky things brought up by residents when they finally demanded much larger, more open meetings with the city, still haven't really been addressed. The latest proposal still lacks dedicated open space and park land, in an area that is truly deficient in both, in a city that is also truly deficient per capita and getting worse in comparison to other cities, and all the end result of jamming more people and development into the same space without also dedicating with equal veracity more open space and park land to accommodate them. Also missing from the East Area Plan is any rock solid conservation of old, more affordable homes. Developers will likely find the "incentives" don't add up to the cost of turning an old cottage or bungalow into a duplex, and it would likely be cheaper and they'd make more money by scraping and putting in cheap boxes. Nothing really will prevent them from doing this if they want to, particularly if you upzone the area. They've only done this everywhere else in the city when given the chance. And, of course, the plan doesn't address actual affordability issues since there's no real controls on what can be charged for anything built. Just more "incentives". The plan still doesn't consider what will happen to the side streets through these neighborhoods if the BRT is actually built because no real studies were ever done to address this, the naïve assumption that somehow the BRT will absorb the lost auto lanes on a one for one basis. The plan encourages ADU's while failing to acknowledge that the vast majority of ADU's being built or used right now are being used for short term rentals because that brings in a lot more money than long term rentals do. Again, affordability or housing options not really being helped because there's no mandate to use them for longer term rentals or more affordable housing. There's still scant acknowledgment that adding thousands of new residents will clog the streets more, both with parking and travel, again the naïve assumption that somehow people won't bring as many cars to the neighborhood per capita as exists now, if there's more density. Meanwhile, even with all the light rails, commuter rails, and buses existing all over the city, ridership is down (and true pre-Covid) and driving is up, thanks in large part to one of the most expensive mass transit systems around, and the lack of schedule reliability and timeliness in getting from one area to another in less time than it takes to drive, even with the worsening car clog everywhere. I am highly pro-mass transit. But the ineptitude running RTD and turning what should be the best system around into what it is now takes massive amounts of talent. Bad talent.

The East Area Plan is long on complicated plans and theories but short on specifics of how it's actually going to work. That usually means there's lots of loopholes for developers to get around and do what they actually want to do, which is to mimic what has happened at Sloan Lake. Boxes, next to boxes, on top of boxes. And still no affordability.

The Group Living proposal is another wonky plan devoid of common sense or concern for neighborhoods, or people, really. How can anyone say with a straight face that the average 3 bedroom 2 bath house should be able to have 8 to 10 unrelated adults living in it, not including any number of other relatives that can also live there, and this is all rational? 8 to 10 unrelated adults can easily become twice that with relatives including children. What are the sleeping arrangements in these homes? Submarine bunk beds? What are the hygienic conditions in a scenario like this, especially for children and the elderly? What happens if one person gets sick? Can't wait to see how intimate relations are going to happen. If only half the adults have cars (a number far below average), that's 4 to 5 cars per household. Probably more like 6 or 7, per house. Where do they all park? In the required "off-street" parking? Good luck enforcing that. Most will park on the city streets. I'm not against allowing more unrelated adults to live in homes. That would help the housing and affordability crisis in Denver. But can any of this ever be done without going to such

incomprehensible extremes? How about cutting the number in half? That at least approaches something more like rational thinking. Perhaps the high numbers are really a roundabout way to justify eventual upzoning of entire neighborhoods, a goal for some on Council (and certainly for developers). If people are spilling out of houses and the conditions in some homes are getting a bit sketchy, clearly more dwellings on each lot to help divide them up better is the divine solution. Yea, sure.

Along with all this are Residential Care proposals. This includes shelters, community correction or half-way houses, sober living, etc. Yes, indeed, everyone does “deserve a second chance”. But what everyone also deserves is oversight. Enforcement. Proper staffing to ensure rules are being followed. Instead what it appears is neighborhoods must largely take on this role now. To vastly increase the number of eligible locations and facilities for all of these uses means it is highly unlikely the City will stay on top of it as much as they should. If you are going to move these types of arrangements into neighborhoods of all types, you are now responsible to ensure they are following all the rules and functioning properly. You. The City. The City Council. The Administration. Not the neighborhoods. It doesn’t mean they can’t be welcome. It does mean you can’t abrogate your responsibilities out of “goodness” or “kindness” and lots of lofty pie in the sky notions, under the grandest notion of all that it will just work out. Fingers crossed and say a few Hail Mary’s. Where’s the staffing going to come from to ensure all of these types of facilities are in fact doing everything they’re supposed to? Where are the support systems for neighborhoods if things don’t go quite as planned? Do we blame the neighborhoods, and the neighbors, for not being welcoming enough? “NIMBY’s!” What would be more reassuring is a requirement in the code that all facilities like these moving into neighborhoods must have City oversight and including proper staffing to accomplish such things as spot checks, unannounced visits, monitoring, rapid response to community concerns or incidences, etc. Not seeing any of that in the proposal anywhere creates just the tiniest amount of concern. Just bring it in... and hope for the best. All under the notion that it’s the right thing to do. It could be. But like all things the City proposes these days, it’s long on lofty ideals, but short on specifics on how to intelligently, and realistically, bring it to fruition with the highest probability of success and support of the community.

One final note to all of you, from a long time Denver resident. All of the Council. All of CPD. The Mayor. His Administration. All of you are pushing for these changes, particularly the EAP, at a time when people are massively distracted. That is in itself massively unethical, bordering on corrupt and immoral. So while people are distracted with real world concerns like COVID, job insecurities, the economy, online schooling, the election (and probably the most important one in their lives), protests against police brutality, etc., you decide to push a massive change to the living plan for entire neighborhoods in east Denver. You do it under the notion of how “important”, “urgent”, and “necessary” it is. What it actually is unconscionable. One thing is clear. When the dust settles and people begin to understand what was passed when they weren’t able to give it the needed attention, due to all the other things that absolutely required their full attention, you will likely be called out. People will be appalled that it just had to be pushed at this incomparably stressful time, when people were dealing with things no one ever imagined anyone would have to deal with. No amount of justifications on your part will likely pass muster and people will instead probably see it for what it is. An end run. I would hope you all have higher standards for your legacy, and indeed, for actually representing your constituents. Particularly those who elected you.

Erik Stark  
Denver, CO

## Webb, Andrew - CPD City Planner Senior

---

**From:** Corey Patrick <cph80013@yahoo.com>  
**Sent:** Tuesday, September 08, 2020 3:48 PM  
**To:** Mayorsoffice; Flynn, Kevin J. - CC Member District 2 Denver City Council  
**Subject:** [EXTERNAL] Zoning change/ GLAC

To Denver city council,

I have recently been made aware of the full zoning plan changes Denver plans to make from BV president Richard Saiz. My wife and I are just aghast at the proposed changes. What "good" could possibly come out of this. Putting the public at risk was bad enough with increasing the occupants in housing but making "correctional homes" all over Denver is very bad planning. My wife came from a city in another state where this was implemented over 20 years ago and it was a disaster. I moved to Bear Valley because I grew up in a high crime area of Denver and didn't want my spouse and myself to have to deal with this in our later years.

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Signed,

Mr. Corey Hesterman

**From:** [Paige Burkeholder](#)  
**To:** [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [amanda.sandoval@denvgov.org](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] VOTE NO! Amendment #7  
**Date:** Thursday, August 27, 2020 11:46:32 AM

---

Dear LUTI Committttee:

This letter is to ask you to send the Group Living Zoning Code Amendment #7 back to Community Planning and Development (CPD) to start this entire process over from the beginning.

This letter outlines the numerous problems in the process to this point and why there is a high level of distrust now existing with many Denver residents that actually know and understand the many nuances of this proposed Amendment. There still are many Denver residents that are not even aware of the proposed Amendment, due to lack of communication, lack of public dialog and media presence. Because off all the layers of problems in the process listed below, it should be very easy for you to vote NO and send this back to Community Planning and Development!

Here are the many problems and steps along the way that caused the zoning amendment process to be very flawed:

- This GL Amendment:
  - is too broad and complex trying to change too many items in one large and difficult to understand amendment. The document is about 180 pages long and difficult for RNOs and residents to interpret and fully understand.
  - it is trying to change too many things in one Amendment. This should have been unbundled as recommend by INC.
  - increases the number of unrelated adults to 5 with a maximum of 10 PLUS all related relatives allowing still too many people in a residential home.
  - increases the number of unrelated adults to 11-40 plus related relatives on 12,000 sq. ft. lots. This again is way too many people in a residential neighborhood home for a variety of reasons: change in neighborhood characters, parking, noise, trash, infrastructure concerns, landlords packing house for money vs. community of the neighbor, etc. Those issues have not been adequately addressed. Parking allows a maximum of 6 cars on a lot which could create gravel front lawns to park vehicles, changing the character of the community.



- did not offer sufficient options to address over crowding, noise, trash, etc. This will be placed on neighbors and the only solution offered was calling 311. Not an effective solution.
- is changing Residential Care from Type of use to the Size of the facility.lot - this just doesn't make sense. FIVE **elderly women** sharing a home is just NOT the same as **5 college boys** OR **5 homeless people** with addiction and mental health issues OR **5 convicted felons** still in the prison system! The issues that homeless folks and convicted felons bring to a residential, family oriented community are just **NOT** the same and should NOT be treated as such.
- 
- The Community Planning and Development process and methodology was handled poorly and thus, this GL Amendment was not crafted for best intentions for ALL Denver residents due to:
  - This initiative was started by the current administration and a couple of city council members to address homeless and community corrections.
  - Group Living Advisory Committee (GLAC):
    - was comprised of an overwhelming majority of special interest folks either in the area of non-profit or for-profit concerns wanting this type of change in the City of Denver. How did this committee, as created, represent ALL Denver residents?
    - only included 8 Denver residential homeowner representatives....a very small percentage of the total committee! Only one representative, Mr. Bill Rutherford, met the characteristic of a traditional Denver home owner and was present at the majority of the meetings. (Others were not!). It is interesting that Mr. Rutherford was the **ONLY** person on the GLAC that voted NO in moving this forward.
    - did not include any minority neighborhoods into the discussion. Did you hear the several Montbello residents' passionate comments at the Planning Board meeting and their very valid concerns? Why have those neighborhoods been ignored?
    - the GLAC included two City Council members (Ortega and Kniech) that were the champions this initiative. These Council Members are At-Large and should represent ALL Denver residents, but were instead representing their own personal initiatives and those of a small following.
    - ignored all the hundreds of comments made submitted by Denver residents. Yes, we actually counted...over 80% of the comments during this period were **OPPOSED** to the GL Amendment, yet only small changes were made and this process continued forward.

- Communication from CPD was limited and controlled with:
  - disingenuous communication without clearly stating the Amendment was to put homeless shelters and convicted felon housing in residential neighborhoods...that was NOT clearly stated in email communication, presentations, Nextdoor posts, email correspondence or on CPD's website.
  - CPD scheduling only a handful of neighborhood meetings in the City. These meetings were held in the evening when it is hard for working families to attend. I think more people would have attended if the communication about the meeting included the significant changes proposed in the Amendment.
  - the meeting I attend had a tone of "we are going through the motions" and people felt not listened to or heard by City representative. The presentation by Mr. Webb was longer than the time allowed for comments and was stopped exactly at 8 pm even though people had more comments and questions. Residents attending were "talked down" to by the moderator and city planners. The moderator especially was condescending in manner and talked to residents basically as children. No more CPD initiated meetings were scheduled or planned for communities despite overwhelming questions and concerns.
  - RNO's either receiving a very limited amount of communication or NO communication at all from CPD. With only a small percentage of RNO's responding back to CPD, one would think that CPD would reach out to see if communication was received and if there were questions. CPD works for Denver residents and the follow up with RNOs was severely lacking in the process.
  - emails, CPD posts to Nextdoor and public comment did not clearly explain the community corrections and homeless shelter component.
  - CPD's most recent post to Nextdoor did NOT allow for public comment. This did not allow robust for communication by Denver residents across the City about the Amendment during a period of limited in person interaction or group gathering to Covid-19.
  - INC's comments and recommendations NOT thoroughly addressed. Only very limited answers or no answers were provided back to the INC/ZAP letter.
  - Community Corrections NOT brought into the process. Community Corrections input to the discussion about placing convicted felons in residential neighborhoods and potential

impacts should have been vital to be included in this discussion.

- Councilwoman CdeBaca tweeting on 2/26/28 that “*Group living meeting #3 in Southmoor Park adjacent to Cherry Hills and there is literally not a single other person of color in audience. Someone asked about how code change disregard the restictive covenants exclude certain pops which attracted them to purchasing here.*” That is not correct as no one stated that they did not want to live in a neighborhood with people of color. Councilwoman CdeBaca also tweeted several more biased and incorrect comments in that thread about SE Denver residents. It is shameful that not ONE City Council Member called her out publicly on this tweet! The SE Denver community is represented many races and ethnic backgrounds.
- The Denver Planning Board Committee on 8/19/2020 continued to move this process forward to LUTI when it should have been sent back to Community Planning and Development due to the following:
  - continued to ignore the overwhelming NEGATIVE responses to the Amendment. CPD ignored the 1,581 petition signatures that were submitted from Denver tax-paying residents plus the hundreds of passionate, detailed and articulate letters from across the City. There is a small and consistent group of people that support this amendment, but thousands that do NOT!
  - reduced the time that Denver residents could comment from 3 minutes to only 2 minutes, but allowed Councilwoman Kniech to speak for a full 15 minutes prior and after citizen comment periods to promote her biased agenda on this Amendment.
  - allowed two special interest GLAC committee members to speak on their profitable cooperative without identifying that they were on the GLAC.
  - this committee and subsequent vote was comprised of several members that supported this initiative as participants on the GLAC. That seems a bit biased and shouldn’t be acceptable in the process.
  - Comments and recommendations by INC/ZAP, which were developed by a much more broad based group of people reflecting the Denver community, were not thoroughly considered and discussed in this process. These recommendations were basically ignored.
- This has been made a race issue instead of what if really is: a housing issue! It is unfortunate that it has been proposed to be about race at all. Yes, there

were definitely wrongs made in the past in both zoning and lending, but that is NOT true today and is not really what this Amendment is all about. To say so is disingenuous and just not true! Many people, of all races, are tired of being called racist and discriminatory when opposing this zoning Amendment. If this Amendment was truly about race, CPD would have included more people of color and minority neighborhoods in the discussion from the beginning. That was just not done nor did not appear to be even considered. Councilwoman Kneich's "*Race and Zoning*" Zoom meeting continued to perpetuate this dialog to further divide our City during times of national unrest. People live where they CHOOSE to live based on the desire of a type of community, amenities offered and funds available to spend on housing.

- There has been discussion that Denver needs to plan for affordable housing. That is true, but Denver should just state the real truth: That it created and approved developer housing to support the exciting growth of business in Denver and supported higher end housing and apartments to meet that need. Prior to the recent unrest and Covid-19, downtown Denver was an exciting and thriving city that people enjoyed living, working and playing in. The City of Denver chose to support growth for the housing needs of businesses and their employees. Definitely not all employees. And not this Amendment has become a "bandaid" solution to remedy current situation of the lack of affordable housing at the cost of tax paying citizens over decades that helped to build this amazing City!

Denver has so many unique and wonderful neighborhoods! That is why so many people choose to live and work in our wonderful City! Changing the structure and make up of Denver neighborhoods will permanently impact Denver in a negative way and I am sure that this is not what you want for either your constituents and your families.

Please listen to the many thousands of voices throughout Denver that have voice opinions, wrote letters and signed petitions asking for a NO VOTE on Amendment #7. Thank you!

Sincerely,

Paige L. Burkeholder  
4022 South Newport Way  
Denver, CO 80237

**From:** [Peter Droege](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Stop pandering to developers with group living  
**Date:** Friday, August 28, 2020 1:00:37 PM

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Andrew,  
Developers could care less about the quality of life in Denver neighborhoods so stop pandering to them with group living. When they heard that a recovery house had ten people paying \$1,500/month (\$15,000/month) that was all they needed to hear. They are going to make a fortune and you are taking the lead to help them.

Stop ignoring the people of Denver. This is a DEMOCRACY which means that our votes count.

I am a resident of southwest Denver and would be glad to talk. I used to run a residential drug recovery program and can share what it would be like to have ten unsupervised alcoholics or drug addicts in a house. Not compassionate for anyone involved.

Peter

Peter Droege  
303-519-9533

**From:** [nate](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Community Planning  
**Date:** Monday, August 31, 2020 5:53:52 PM

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Hi Andrew. I've been a property tax payer to the city of Denver for over ten years. I oppose the group living rules updates and whoever came up with the idea. Denver needs more people having equity in their community, instead of more absentee landlords. New housing stock desperately needs to be built, and this could be accomplished by allowing buildings with much smaller units, ditching outdated parking requirements, and not being frivolous with developers. I think a lot of residents of Denver neighborhoods are already at their limits of how much crime, noise, and drugs they are willing to live around. Absentee landlords running Airbnb party houses, neglected houses with group renters cycling through, and halfway homes, are a recipe for taxpayer base moving to the suburbs.

Respectfully,  
Nate

Sent with [ProtonMail](#) Secure Email.

**From:** [Mimi Pomeranz](#)  
**To:** [Mayorsoffice](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] Covid and the Group Living Proposal  
**Date:** Tuesday, September 08, 2020 3:25:21 PM

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Dear Denver city council members and Mayor Hancock,

The Center for Disease Control has issued a moratorium on rental evictions until 2021 due to grave concerns about the spread of Covid. Our national government is concerned that, by people being evicted and living in more group situations, the virus will rapidly spread, negatively affect, and even kill citizens.

The current Covid health crisis, alone, should be grounds for Denver city council to postpone its vote on the Denver Group Living proposal until after January, 2021.

How can Denver defy the national concerns of this virus and advocate for more than tripling the number of persons, per domicile, at this very critical and dangerous time in our country?

What up until now has been a very ill advised and politically driven agenda for The Denver Group Living Proposal, has become a potentially deadly situation for Denver and its residents.

If Denver city council does not postpone voting on this measure until the virus is contained, It will be an act of gross negligence on each and every member's part, and the public will judge him or her accordingly.

Respectfully,

Mimi Pomeranz, M.A.  
Certified Parenting Coach  
MSP Peaceful Parenting Coaching  
Mpomeranz@comcast.net  
303-941-9546  
MSPpeacefulparentingcoaching.com

**From:** [Debra Roth](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] denver group housing  
**Date:** Sunday, August 30, 2020 11:34:16 AM

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Not for this at all!



**From:** [kinunn802@aol.com](mailto:kinunn802@aol.com)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] DENVER ZONING CHANGES  
**Date:** Sunday, September 06, 2020 12:03:01 PM

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#### OPPOSED TO ZONING CHANGES --2020

We are bought our house as a new build in 1983 in the Glenbrook subdivision which is in District 2.

We are very much **OPPOSED** to the current proposed changes to the zoning in Denver neighborhoods. We have raised our family here and take pride in keeping it remodeled to maintain current property values.

The current zoning already includes 2 unrelated people to live together and this includes unlimited children and other relatives for each of the 2 people. Family dynamics have changed with soaring rental property costs the younger generation can't afford to move out. Extending the number to 10 unrelated people will completely destroy our neighborhoods. We are ready live with streets lined with cars and we don't need people turning their front lawns into parking lots!

Denver already has a large number of group homes used for prison reform, sober living homes and/or homeless shelters throughout District 2. Our neighborhood is not close to any facilities for counseling for individuals let alone Police presence. It appears that you are trying to move the problem from downtown Denver to the suburbs so that Denver doesn't appear to have a problem if it spread throughout the city. This is not the way to handle the situation.

Kathleen Nunn – Glenbrook

**From:** [Tonia Wilson](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] Fwd: Feedback for 9/1 LUTI Meeting - Opposition to Group Living Proposal  
**Date:** Monday, August 31, 2020 5:01:51 PM

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Hello, Andrew.

My letter below, which I submitted on August 28 at 8:28 am, did not appear in the comment packet for tomorrow's LUTI Meeting. Please add it.

Thank you,

Tonia

Begin forwarded message:

**From:** Tonia Wilson <toniawilson@hotmail.com>  
**Date:** August 27, 2020 at 8:28:37 AM MDT  
**To:** "christopher.herndon@denvergov.org"  
<christopher.herndon@denvergov.org>, "districtone@denvergov.org"  
<districtone@denvergov.org>, "Black, Kendra A. - City Council"  
<Kendra.Black@denvergov.org>, "district9@denvergov.org"  
<district9@denvergov.org>, "paul.kashmann@denvergov.org"  
<paul.kashmann@denvergov.org>, "Jamie.Torres@denvergov.org"  
<Jamie.Torres@denvergov.org>  
**Cc:** "Hancock, Michael B. - MO Mayor" <Michael.Hancock@denvergov.org>  
**Subject:** Feedback for 9/1 LUTI Meeting - Opposition to Group Living Proposal

LUTI Committee Members:

I am writing to oppose the Group Living Proposal. The proposal is not an acceptable solution to the affordable housing issue in Denver.

**The proposal is a break in the social contract between Denver government and Denver residents.** When making a choice about where to live either as renters or as homeowners, Denver residents consider a number of factors, such as access to public transportation, proximity to parks and trails, schools, and overall safety. Denver zoning rules protect the character of neighborhoods so that would-be residents feel secure in their housing decisions and generally know what to expect in their surroundings. The zoning changes presented in this proposal pulls the rug out from under residents who moved into Denver's "suburban context" neighborhoods based on the original social contract that provided quiet, safe neighborhoods. Regardless of the perceived origins of the zoning code, current residents (some who bought just last year, some who have been renting for a decade, and some who bought 40 years ago) will be harmed by the

elements of the zoning proposal.

**The proposal is too broad.** A 180+-page proposal is difficult for anyone to digest, especially Denver citizens whose jobs are not in city government nor with an organization standing to directly benefit from the proposed zoning changes. The proposal should be presented and voted on by sections rather than a single, sweeping vote. This will allow LUTI and City Council members to vote for parts that make sense for their constituents and vote against parts that are not acceptable to their constituents.

**The revised proposal does not go far enough to incorporate the community**

**feedback received:** There are over 134,000 single family homes in Denver who would be impacted by this proposal. Over 80% of comments submitted to the advisory committee opposed the original proposal. For the revised proposal, Denver Community Planning and Development skewed the summary numbers of feedback collected, leaving out of their for/against count the 1500+ letters of opposition collected via change.org while including the few hundred letters collected via the national YIMBY organization.

The proposal in its current form does not adequately address the specific concerns voiced in the original feedback sessions, during Planning Board meetings, and in letters. In fact, *the only word that comes to mind when I think about how community opposition from all neighborhoods in Denver has been treated is “disdain.”* GLAC originally dismissed feedback that opposed the proposal, saying only old, white people from Southmoor opposed. As more and more neighborhoods across Denver learned about this proposal, residents of all ages and races are coming out in opposition. Don't believe me? Listen to the recording of the eight hour Denver Planning Board meeting on August 19.

On a side note, dismissing feedback based on race and age is racist and ageist, neither of which should be tolerated by Denver government. On this issue of age in particular, I suggest you think instead about “life stage” instead of focusing on a number. People have different needs in different life stages and Denver should have neighborhoods that best meet residents' needs based on where they are in life. Where someone is in life is not about age but about mindset, which means anyone can be at any life stage regardless of their age. A one-size-fits-all model that fits the narrative of people in one life stage is not appropriate for others who are in a different life stage.

**Communication about the revised proposal and the new input process was not**

**clear:** The most recent round of changes up for discussion was not as well publicized as the original proposal. The communications that were sent stated that there would be a “30-day comment period,” but those communications did not include the start date of the comment period nor the end date. The communications also failed to tell citizens that any comments submitted before the start date of the new comment period would not be included in the new packets to Zoning Board members and city council

members for consideration. The Next Door post put up by the City of Denver for this latest revision did not have an enabled comment feature, which is not a standard procedure for other City of Denver posts on this site. I asked multiple times about this and was told it was not a priority for the Community and Planning Development communications team. In fact, I was told specifically that “we’re not going to reach everyone and that’s not our goal.” (direct quote from the Director of Communications)

**Advisory committee lacks adequate neighborhood representation:** According to your website, “The committee represented a broad cross-section of community members, registered neighborhood organization (RNO) representatives, group-living service providers and clients, elected officials, design professionals and other stakeholders, to ensure a public process that included multiple perspectives and walks of life.” A review of the committee members reveals that the balance of neighborhood representatives versus group-living service providers, elected officials, and design professionals is skewed heavily towards the latter (65% from for-profit or non-profit businesses, 18% from Denver government, and 19% from neighborhoods). Neighborhood input should be equally balanced when making decisions that directly impact homeowners and others who have chosen to live in specific neighborhood classifications.

Recent analysis of GLAC and the Denver Planning Board further reveals the self-interest of the committee and Board members:

- Members of GLAC who also are on the Denver Planning Board: After seeing this, I’m no longer surprised that Denver Planning Board approved the proposal.
- Members of GLAC and Denver Planning Board who are members of the YIMBY non profit organization
- Members of GLAC involved in specific areas of real estate investing who stand to profit specifically from these changes moving forward
- Members of GLAC working for for-profit businesses that stand to profit from these changes moving forward
- Members of GLAC who spoke during the community input session at the Denver Planning Board meeting while presenting themselves as “regular citizens” rather than revealing themselves as member so the very committee that created the proposal

**The advisory committee lacks diversity:** Making decisions on issues meant to improve the lives of certain populations requires involvement from those populations. A review of the advisory committee reveals a lack of diversity among the committee members, which is ironic given the current talking points used by the committee. How can the committee say it is working in the best interest of those populations if individuals from those populations aren’t represented on the advisory committee?

**The proposal lacks actual financial analysis to demonstrate the viability of the proposal.** Not much more to say here other than taxpayers should not bear the burden of a lack of thorough analysis. Something that may seem to work in one city is not reason enough to say (a) it actually works and (b) it would work in Denver.

**Housing community corrections in the same neighborhoods as vulnerable populations is unsafe:** Of greatest concern is the proposed consolidation of community corrections into the same zoning category as other group/residential care

housing, many of which are protected by the Fair Housing Act. First, community corrections is not a protected use under the Fair Housing so should not be “hidden” in zoning alongside other, protected uses. Next, placing an extension of the prison system in the suburban neighborhood context within homes zoned as single family is not appropriate at all, particularly given that our single-family neighborhoods include vulnerable populations, such as children and the elderly. Also unacceptable is the proposal’s lack of spacing, density, and community information meeting requirements for the Type 1 classification. In essence, this would allow a community corrections operator to buy up multiple units within a neighborhood, which certainly would have a negative impact on the surrounding community, including homeowners whose largest personal investments are, in most cases, their homes.

**My personal story:** Several years ago, I was the victim of a crime committed by someone who was on parole at the time. When they finally caught the criminal, the police were able to positively match the criminal to the crime scene on the exact date and time due to the data collected by the ankle monitor he was wearing while committing the crime against me. Because of that experience, the thought of having a group of convicted criminals who are still serving out their sentences living in my neighborhood terrifies me. DPD frequently reminds citizens that most crimes committed are “crimes of opportunity.” This proposal opens up all Denver neighborhoods as potential opportunities for criminals who have proven already that they choose to not live by society’s rules. A community corrections house across from a school? A community corrections house next to the home of an elderly widow? A community corrections house overlooking a park playground? A community corrections house in the neighborhood of someone who has already been a victim once and replays that day in her head every day? Unacceptable.

Regards,

Tonia Wilson  
8101 E Dartmouth Avenue #41  
Denver, CO 80231

**From:** [Susan Williams](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendment  
**Date:** Saturday, September 05, 2020 8:29:09 AM

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Dear Mayor Hancock, Councilperson Clark, and Andrew Webb:

As you know the CDC has recommended that a moratorium on evictions be in effect for many more months to protect people and communities from Covid 19. Also office buildings, businesses including restaurants and all manor of retail, schools from preschool and daycare to colleges, medical facilities and the list goes on and on have implemented social distancing space plans. It is counterintuitive at this time in our economy and our environment to consider an amendment that would increase the number of legal residents in a single residence.

I implore all of you that have legislative power to vote no on this amendment and to turn your attention to building a safe Denver, a sound Denver, and a more beautiful Denver. In the meanwhile, the planning department should focus on the development of an all encompassing zoning code that covers 100% of the city and allows for neighborhood input and participation all along the way.

Sincerely,  
Susan Williams

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400 E. THIRD AVE., SUITE 308 | DENVER, CO 80203

O 303.777.0107 | C 303.563.9937

[susanmorrisonwilliams@gmail.com](mailto:susanmorrisonwilliams@gmail.com)

**From:** [L Bell](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Proposal  
**Date:** Wednesday, September 09, 2020 11:37:38 AM

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Hello Andrew,

My name is Laurie Bell, a voting constituent in Denver. I am writing to express my disapproval of the proposal to change the number of unrelated individuals living in a home in Denver to 10.

I appreciate proponents' intent to use this proposal as a means of tackling income inequality and housing issues. Sadly, I can say from personal experience that this does not alleviate the economic or housing issues for the persons intended.

I witnessed rents increasing and building maintenance decreasing, along with crime spikes as a result of similar programs from where I used to live (San Jose, Ca). Within five years, we could no longer afford the rent hikes, or tolerate the below code/dubious living conditions and declining neighborhoods, and were eventually priced out of our town and state.

I do appreciate Denver's efforts at trying to keep up with being the fastest growing non-coastal metro area, however, if it follows similar efforts to those of my hometown's, I do not see it boding well financially for the city or its residents.

Thank you kindly for taking in and forwarding my comments to the appropriate parties.

Sincerely,  
Laurie Bell

**From:** [lynne.bruning](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living: PSH for reentry justice involved should be classified as Residential Care  
**Date:** Friday, September 04, 2020 7:00:13 AM

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September 4, 2020

Denver Planning Department,

Permanent Supportive Housing (PSH) for reentry justice involved should be classified as Group Living Residential Care because:

An entire PSH project may be utilized for reentry justice involved renters. These facilities have full time employees that may provide the residents with on-premise treatment and oversight in a similar manner as halfway homes and transitional housing. If classified as Residential Care then developers are required to host a community outreach meeting providing the neighbors the facts, a direct line of communication and the ability to negotiate a Good Neighbor Agreement.

PSH projects serving reentry justice involved renters should be factored into the spacing of community correctional and transitional housing. The architectural requirement of a locking door on each living unit doesn't make the inhabitants any different than any other ex-convict. A locking door may simply be a more cost effective way to eliminate spacing and density requirements which should be both equitable and accountable across all neighborhoods.

PSH developers claim that 30% AMI residents don't have the money to afford a vehicle therefore no parking is required. However, PSH service plans reflect that projects hire full time staff, security and maintenance workers. These employees require on-site parking. Additionally, residents may have regular and frequent visits from personal caregivers and parole officers. Failure to provide parking to employees, visitors and some residents results in undue burden upon the street parking for surrounding neighbors and businesses. If classified as Residential Support these projects would be required to provide parking.

PSH provides on-site treatment, supervision and protective oversight similar to halfway homes and transitional housing. The nature of the project and the clientele these projects serve is essentially the same. Regulations for community outreach, density, spacing and parking should be tied to the project use not to a residents choice of going to a meeting or not.

PSH for reentry justice involved is not what community members consider multifamily housing and the neighbors shouldn't be kept in the dark as to what's being constructed on the adjacent parcel with taxpayer money. Residential Care projects that provide housing and services for 10 - 40 or more reentry justice involved renters impact the neighbors use, enjoyment and future development of their parcels.

Please classify Primary Supportive Housing for reentry justice involved as Residential Care.

Regards,  
Lynne Bruning  
720-272-0956  
[lynnebruning@gmail.com](mailto:lynnebruning@gmail.com)



**From:** [Gwen P](#)  
**To:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living/Group Homes Rezoning  
**Date:** Thursday, September 10, 2020 8:54:48 PM

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Hello Kevin and Andrew:

Please consider my points as you consider this very important issue:

1. The unlimited members of each of the 5 unrelated people IS NOTHING BUT CRAZY. WHY SET UP SUCH A HORRIBLE SITUATION FOR PEOPLE TO TAKE ADVANTAGE OF -- AND YOU KNOW THEY WILL. THE UNLIMITED PROVISION SHOULD BE STRICKEN.
2. Parking should be considered - its downrightrt ridiculous to be adding more people to a location without considering parking. Why should existing residents pay for this????
3. Without considering these two issues, you are catering to people who have moved to Denver without a thought to the cost of living in lieu of the residents who would like to expect to live in peace.
4. 10-20 people living in a 1600 sq ft house is so ridiculous that as a Planner Andrew, you should be embarrassed to even pose this as an option. What planner in your office would like to live anywhere near this house with 20 occupants?
5. If people can't afford to live in Denver, let them move to North Platte, Nebraska, or maybe Trinidad, Colorado - both nice towns. Also, some great towns in East Tennessee. I should not have to alter my lifestyle because people make foolish decisions and decide they can't afford it here. I bet these same people are spending money on skiing, cigarettes and possibly drugs.

Thank you for your help in advancing citizen input.

***Life is Beautiful***

*Gwen Paton*

*5350 S. Jay Circle, 8H, Littleton, CO*

*423-480-9016-cell*

*303-728-9173-home*

**From:** [DiscoverTheSelf](#)  
**To:** [Mayorsoffice](#)  
**Subject:** [EXTERNAL] No to Group Living Zoning Code  
**Date:** Friday, September 11, 2020 12:31:55 PM

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Dear Mayor Hancock,

You were elected to represent the constituents, not developers.  
No one I know of in Bear Valley wants group living units in this neighborhood.  
Please stop this action now.  
You are robbing us of the peace and security home ownership affords as well as  
disregarding the civil rights of determination.

David Hoefer  
2836 S Joslin Ct

**From:** [Marissa Metcalf](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for Group Living Changes  
**Date:** Saturday, August 29, 2020 10:22:12 AM

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Andrew Webb,

I want to voice my support for Denver's group living changes. I value the right of my neighbors and community members to live in families or groups of their own choosing. I believe this proposal is an important and much-needed step toward creating more inclusive, affordable housing. Enacting the proposed changes is especially critical in light of the COVID-19 pandemic; the COVID-19 Eviction Defense Project estimates 100,000 Denver residents could face the prospect of eviction by the end of this year. Please vote to pass this proposal.

Thank you,  
Marissa Metcalf

**From:** [Susan Williams](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Subject:** [EXTERNAL] Zoning Amendment  
**Date:** Thursday, September 03, 2020 10:10:55 AM

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Dear Andrew:

I have recently learned that you are the heading of the zoning amendment project regarding group living. I am opposed to this amendment and have written to both Mayor Hancock and City Councilperson Jolon Clark a number of times to express my concerns.

I just learned that since 2010 it has been a priority of your department to create a comprehensive zoning plan for Denver that includes 100% of the city, and that under Chapter 59, only about 20% of the city is included. I would agree that this is a priority and should be accomplished before any other zoning amendments are passed. Especially with regard to Group Living. I am totally opposed to this and believe it will lead to the total destruction of Denver's character and it's opportunity to be a "great" city. We are handling our growth and development without regard to our historical precedents, and we seem to be on a path of destruction not dissimilar to what happened in the 60's and 70's when ugly apartment buildings replaced the beautiful large homes that were built in Capitol Hill in the late 1800's and at the turn of the century.

I have also recently read that Denver Planning is trying to adopt a plan based on Portland, Oregon's rezoning. Has this been vetted by the citizenry? Who decided upon this approach? I feel the fate of the city is in the hands of a few who are not talking to the citizens.

Also reported, is that you have tried to rush this re-zoning amendment through without involving neighborhood groups, somewhat taking advantage of the Covid stay at home orders. This is wrong. Zoning involves property owners and citizens and we should be involved in this process.

Please explain yourself.

Sincerely,  
Susan Williams

--



400 E. THIRD AVE., SUITE 308 | DENVER, CO 80203

O 303.777.0107 | C 303.563.9937

[susanmorrisonwilliams@gmail.com](mailto:susanmorrisonwilliams@gmail.com)

**From:** [Corey Patrick](#)  
**To:** [Mayor's office; Flynn, Kevin J. - CC Member District 2 Denver City Council](#)  
**Subject:** [EXTERNAL] Zoning change/ GLAC  
**Date:** Tuesday, September 08, 2020 3:47:57 PM

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To Denver city council,

I have recently been made aware of the full zoning plan changes Denver plans to make from BV president Richard Saiz. My wife and I are just aghast at the proposed changes. What "good" could possibly come out of this. Putting the public at risk was bad enough with increasing the occupants in housing but making "correctional homes" all over Denver is very bad planning. My wife came from a city in another state where this was implemented over 20 years ago and it was a disaster. I moved to Bear Valley because I grew up in a high crime area of Denver and didn't want my spouse and myself to have to deal with this in our later years.

For the people who say: "This put us in the 21st century" This is just plain wishful thinking and virtue signaling. Moving people around into other neighborhoods who need homes or to be in halfway home doesn't get rid of the problem it only shoves those in need into other areas. To every council member: why not step up to the plate and invite these people in need into your own home to stay long term and tell me how that worked out 10 years from now.

Signed,

Mr. Corey Hesterman

**From:** [Ginger Stookesberry](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Ginger Stookesberry](#)  
**Subject:** [EXTERNAL] Zoning changes  
**Date:** Saturday, August 29, 2020 7:12:58 AM

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August 28, 2020

Dear Mr. Webb,

I do not support the zoning changes for Denver that you are proposing. Denver's neighborhoods are what make this city strong. Neighbors know each other. They look out for each other. Stability is the key component of a desirable neighborhood. Your amendment will create instability in our communities.

Owning a home in a desirable neighborhood is a dream for many people, realized through hard work. A home is often a family's biggest investment and their nest egg for the future. What right do you have to come in to our city and propose outlandish changes to help our out of control homeless situation. Your proposal (created by a board that had very little neighborhood association representation) proposes putting criminals in our midst, adding on-street parking to our already very dense neighborhood and destroying our sense of community.

We moved to the Cheesman Park neighborhood for the beauty and diversity of this neighborhood AS IT IS NOW. Yes, there is room for change: Smaller, well-thought-out incremental changes targeted to commercial or transitional areas. There is no reason to write such a drastic change in our zoning code for our entire city.

For the record, I strongly oppose your Group Living Zoning Amendment.

Sincerely,  
Virginia Stookesberry  
745 Franklin Street  
Denver, CO 80218

Ginger Stookesberry  
Creative Copy  
[ginstookes@comcast.net](mailto:ginstookes@comcast.net)

303 204 3214

## Webb, Andrew - CPD City Planner Senior

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**From:** Corey Patrick <cph80013@yahoo.com>  
**Sent:** Tuesday, September 08, 2020 3:48 PM  
**To:** Mayorsoffice; Flynn, Kevin J. - CC Member District 2 Denver City Council  
**Subject:** [EXTERNAL] Zoning change/ GLAC

To Denver city council,

I have recently been made aware of the full zoning plan changes Denver plans to make from BV president Richard Saiz. My wife and I are just aghast at the proposed changes. What "good" could possibly come out of this. Putting the public at risk was bad enough with increasing the occupants in housing but making "correctional homes" all over Denver is very bad planning. My wife came from a city in another state where this was implemented over 20 years ago and it was a disaster. I moved to Bear Valley because I grew up in a high crime area of Denver and didn't want my spouse and myself to have to deal with this in our later years.

For the people who say: "This put us in the 21st century" This is just plain wishful thinking and virtue signaling. Moving people around into other neighborhoods who need homes or to be in halfway home doesn't get rid of the problem it only shoves those in need into other areas. To every council member: why not step up to the plate and invite these people in need into your own home to stay long term and tell me how that worked out 10 years from now.

Signed,

Mr. Corey Hesterman



**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [tracysport01@gmail.com](mailto:tracysport01@gmail.com)  
**To:** [Mayorsoffice](mailto:Mayorsoffice)  
**Subject:** Contact the Mayor request confirmation  
**Date:** Thursday, September 10, 2020 3:49:56 PM

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<b>Name</b>	tracy brisch
<b>Email Address</b>	<a href="mailto:tracysport01@gmail.com">tracysport01@gmail.com</a>
<b>Zip Code</b>	80214
<b>Select a topic</b>	Other
<b>Agency/Department</b>	Other
<b>Comments</b>	<p>The change proposed from 2 unrelated people living together to more than that should be further researched.</p> <p>A single family home should have to file a license permit (like liquor) whereas neighbors within the area are given notice of the filing and have a say to the exception increasing the limit (stated in the license permit) for a designated amount of time subject to renewal only if standards are met without complaints from police or code.</p> <p>A suitable designated area on a trial basis should be considered as well. Old buildings could be updated for this purpose.</p> <p>Opening the floodgate to higher density should not be taken lightly in suburban areas. Not having adequate plumbing facilities for numerous people is a concern, along with parking, noise and trash generated.</p> <p>Denver should take a back seat and not ignite this matter attracting everyone in the country like happened with marijuana.</p> <p>Thank you for your consideration in this matter.</p>

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This email was sent to [mayorsoffice@denvergov.org](mailto:mayorsoffice@denvergov.org) as a result of a form being completed.  
[Click here](#) to report unwanted email.



**From:** [Proofpoint TRAP](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] Group Living is a Scheme to Defraud  
**Date:** Wednesday, September 09, 2020 5:52:19 PM

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**Message has been released from quarantine:**

This email has now been released from quarantine by Proofpoint Threat Response based on the IT Email Security policy.

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**From:** Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>  
**Sent:** Wednesday, September 9, 2020 8:08:09 PM  
**To:** Proofpoint TRAP <ProofpointTRAP@denvergov.org>  
**Subject:** FW: [EXTERNAL] Group Living is a Scheme to Defraud

**Message has been quarantined:**

This email has been quarantined by Proofpoint Threat Response based on the IT Email Security policy.

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**From:** Charles Dickinson <info@email.actionnetwork.org>  
**Sent:** Saturday, August 29, 2020 6:02:02 PM  
**To:** Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>  
**Subject:** [EXTERNAL] Group Living is a Scheme to Defraud

Andrew Webb,

The Denver "Group Living" zoning change proposals are a cleverly designed campaign to open the door to profiteers hoping to place community corrections and addiction treatment homes into established Denver neighborhoods, something that they cannot do under the existing zoning regulations. The issue is being disguised by commercial interests as an affordable housing issue to gain sympathy and support. I urge you to limit the number number of unrelated people living in a home to no more than 4, and to enact legislation to prevent unregulated commercialization of Denver neighborhoods.

Charles Dickinson  
dickinsonc@gmail.com  
4003 S Rosemary Way  
Denver, Colorado 80237



**From:** [Weigle, Elizabeth K. - CPD City Planner Senior](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] Reality Check- EAP and Group Living  
**Date:** Thursday, September 10, 2020 3:26:39 PM  
**Attachments:** [image001.png](#)

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FYI.

**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:** Erik Stark <er.ik@comcast.net>  
**Sent:** Thursday, September 10, 2020 5:26 AM  
**To:** Weigle, Elizabeth K. - CPD City Planner Senior <Elizabeth.Weigle@denvergov.org>; Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Coun <Christopher.Herndon@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver City Council <Deborah.Ortega@denvergov.org>  
**Cc:** District 9 <District9@denvergov.org>; denvereastneighborhoodsfirst@gmail.com; zoningplanning@denverinc.org  
**Subject:** [EXTERNAL] Reality Check- EAP and Group Living

#### Reality Check

As I celebrated my 57<sup>th</sup> birthday the other day, I realized that Denver wasn't the city I grew up in and knew like the back of my hand. The city I grew to love and appreciate more and more over time. It wasn't the city that had hidden charm everywhere, beautiful parks that were returned to glory, amazing old neighborhoods, mom and pop restaurants and haunts all over, or distinct communities that were listened to by their City Council members. It was a city that had become a diminishing quality of life for all those who had lived here for years. A city that was disappearing down its ever growing bad decision-making process. Taking stock of all this now as a Denver native, I look out and see in an eye-popping short time, an unrecognizable city. A city with more people, more cars, more traffic, more congestion, more pollution, more flooding due to more impervious ground cover, more heat island effect as climate change worsens, more scrapes, more gentrification, more homeless, more government cronyism and corruption, more selling out to money, more expensive and unaffordable homes, apartments, mortgages and rents, more and more expensive mass transit systems, less parkland per capita and getting worse every day, less social and economic diversity,

less affordability, less responsive and open government, less listening, less common sense, less thoughtful decision making, less satisfaction, and less quality of life across the board. One has to finally ask- what are you doing? Decision makers for Denver. So-called Representatives. What are you doing?? You seem to be trapped in your own bad paradigms.

I am for change. I am for adapting. I am for growing. I am for inclusion. I am for thoughtfulness. I am for engagement. I am for progress. I am not for big money. I am not an elitist. I am not a racist. I am not a backward looking conservative. I know the best is yet to come. I know we have to heal the past. I know we have to make things better. I know none of that is happening due to any of the decisions being made for our communities by this Mayor or his Administration or most of the City Council (there are a few welcome standouts). This is the reality we are living in now. For most of you, we are no longer your constituents.

Your constituents are the people who are coming. And the people who aren't even here yet. The people who haven't even voted for you yet. They are your priority. You plan for them. You don't plan for us. We're treated like an impediment. We're in the way. Old thinkers. We're not the ones who actually helped make Denver a better, and such desirable place to live. Who tended old yards handed down to them from previous generations who also did the same with loving care. We aren't those who inspired meaningful and sensible change in neighborhoods as the culture changed and society developed along new and interesting lines. Who managed to help create one of the most desirable places to live in the country. Who have been here perhaps even before you were. We're aren't anything to actually be valued or much desired. We aren't your constituents anymore. Not really. We vote for ghosts, pretending they'll represent us. How you adopted this corporate value system, devoid of your civic duty of responsible government, is beyond me. Truly.

So now we have the East Area Plan. The latest greatest plan without a plan. We were told it wasn't being done really for more affordability. We were told it wasn't being done because of the BRT; it would happen regardless of that. So why was it being done? Oh yea. Density. Because of the housing shortage. Tens of thousands of houses and apartments short. If you build it, they will come. But why here? We were told that density was supposed to go in along the transit lines. They even had a name for it. Transit Oriented Development. TOD. But wait, we don't, and won't ever, have a light rail line going through East Colfax. But we do have the I-70 corridor, the I-25 corridor, the I-225 corridor, the Santa Fe corridor, the East Hampden Ave corridor, the 470 loop, etc., that all have areas of cheaper land, often with warehouses or other commercial uses, and all with transit lines not affected by traffic sitting nearby. Yet we have a housing shortage. Why is that? Because even though these corridors have some development in some areas, developers know they really want to build in the older established areas because that's where people want to be. They can make more money, charge more money, build more money in the areas that are more "desirable", and all under the guise that that's where people are going so we have to build more density there. If you build it, they will come. Of course, affordability has never been a part of this contrived equation.

Since Denver has gone from about 470,000 to 730,000 in the last 30 years (over 50% increase) and increased 130,000 in just the last 10, affordability has plummeted. More and more people and less and less affordability. Prices have gone through the roof. We've built up to the sky, mass constructing multi-colored boxes everywhere and turning Denver into a giant Rubik's Cube, while at the same time scraping entire blocks of neighborhoods of old starter homes and replacing them with boxes next to boxes on top of boxes, all costing as much or more than the home they replaced, while devastating character, history, quality, craftsmanship, and the soul of communities, for the hierarchy of money, density, and development. What a terrible and colossal joke. We've densified, stripped, sterilized, and upzoned, with zero affordability across the city. A true developer's wet dream. And people still say with a straight face that density will help deal with affordability. Really? Show me where that's happened again? I can show you everywhere that it hasn't happened. We have over a dozen years of unplanned, unmanaged, reckless growth for communities to disprove most of the notions still regurgitated by the City and its YIMBY adherents. The pissant incentives devised to encourage affordability never quite materialized into anything even close to adequate, while linkage fees became a gimmick allowing developers to get out of building anything actually affordable. Other than a few stigmatized multi-unit low income boxes slapped up here and there, Denver is a disgrace when it comes to how construction has been allowed to run roughshod over the concept of affordability, all with the Mayor's blessing and much of the Council's as well. And we're supposed to simply trust you now?

The latest gimmick is we must develop our last few remaining open spaces to finally have affordable housing. A concern that was never in place to begin with for the tens of thousands of other homes and apartments built over the last decade. Here yet another propaganda-based giveaway to developers, who hold the carrot of affordable housing over the masses once more, if only they'll give them yet even more of the most desirable places to develop. And all without a mandate, of course. If you want actual affordability, you have to mandate it. Of course. Like 20% of all developments must be built at cost. Houses, apartments, condos, townhomes, 20% at cost. A 20% hit on profits. But you'd also have to change state law and piss off developers. Oh well. Can't do that. That would take leadership, vision, bold steps, true answers, all which is lacking in this city government. But we still have plenty of useless "incentives" that don't really amount to much and aren't really designed to anyway. That's the East Area Plan. What's also still missing from the East Area Plan, besides a rational reason for actually needing to build more density right here when so many other areas next to transportation lines haven't been developed yet, is addressing any of the major concerns within the proposal itself. All those pesky things brought up by residents when they finally demanded much larger, more open meetings with the city, still haven't really been addressed. The latest proposal still lacks dedicated open space and park land, in an area that is truly deficient in both, in a city that is also truly deficient per capita and getting worse in comparison to other cities, and all the end result of jamming more people and development into the same space without also dedicating with equal veracity more open space and park land to accommodate them. Also missing from the East Area Plan is any rock solid conservation of old, more affordable homes. Developers will likely find the "incentives" don't add up to the cost of turning an old cottage or bungalow into a duplex, and it would likely be cheaper and they'd make more money by scraping and putting in cheap boxes. Nothing really will prevent them from doing this if they want to, particularly if you upzone the area. They've only done this everywhere else in the city when given the chance. And, of course, the plan doesn't address actual affordability issues since there's no real controls on what can be charged for anything built. Just more "incentives". The plan still doesn't consider what will happen to the side streets through these neighborhoods if the BRT is actually built because no real studies were ever done to address this, the naïve assumption that somehow the BRT will absorb the lost auto lanes on a one for one basis. The plan encourages ADU's while failing to acknowledge that the vast majority of ADU's being built or used right now are being used for short term rentals because that brings in a lot more money than long term rentals do. Again, affordability or housing options not really being helped because there's no mandate to use them for longer term rentals or more affordable housing. There's still scant acknowledgment that adding thousands of new residents will clog the streets more, both with parking and travel, again the naïve assumption that somehow people won't bring as many cars to the neighborhood per capita as exists now, if there's more density. Meanwhile, even with all the light rails, commuter rails, and buses existing all over the city, ridership is down (and true pre-Covid) and driving is up, thanks in large part to one of the most expensive mass transit systems around, and the lack of schedule reliability and timeliness in getting from one area to another in less time than it takes to drive, even with the worsening car clog everywhere. I am highly pro-mass transit. But the ineptitude running RTD and turning what should be the best system around into what it is now takes massive amounts of talent. Bad talent.

The East Area Plan is long on complicated plans and theories but short on specifics of how it's actually going to work. That usually means there's lots of loopholes for developers to get around and do what they actually want to do, which is to mimic what has happened at Sloan Lake. Boxes, next to boxes, on top of boxes. And still no affordability.

The Group Living proposal is another wonky plan devoid of common sense or concern for neighborhoods, or people, really. How can anyone say with a straight face that the average 3 bedroom 2 bath house should be able to have 8 to 10 unrelated adults living in it, not including any number of other relatives that can also live there, and this is all rational? 8 to 10 unrelated adults can easily become twice that with relatives including children. What are the sleeping arrangements in these homes? Submarine bunk beds? What are the hygienic conditions in a scenario like this, especially for children and the elderly? What happens if one person gets sick? Can't wait to see how intimate relations are going to happen. If only half the adults have cars (a number far below average), that's 4 to 5 cars per household. Probably more like 6 or 7, per house. Where do they all park? In the required "off-street" parking? Good luck enforcing that. Most will park on the city streets. I'm not against allowing more unrelated adults to live in homes. That would help the housing and affordability crisis in Denver. But can any of this ever be done without going to such

incomprehensible extremes? How about cutting the number in half? That at least approaches something more like rational thinking. Perhaps the high numbers are really a roundabout way to justify eventual upzoning of entire neighborhoods, a goal for some on Council (and certainly for developers). If people are spilling out of houses and the conditions in some homes are getting a bit sketchy, clearly more dwellings on each lot to help divide them up better is the divine solution. Yea, sure.

Along with all this are Residential Care proposals. This includes shelters, community correction or half-way houses, sober living, etc. Yes, indeed, everyone does “deserve a second chance”. But what everyone also deserves is oversight. Enforcement. Proper staffing to ensure rules are being followed. Instead what it appears is neighborhoods must largely take on this role now. To vastly increase the number of eligible locations and facilities for all of these uses means it is highly unlikely the City will stay on top of it as much as they should. If you are going to move these types of arrangements into neighborhoods of all types, you are now responsible to ensure they are following all the rules and functioning properly. You. The City. The City Council. The Administration. Not the neighborhoods. It doesn’t mean they can’t be welcome. It does mean you can’t abrogate your responsibilities out of “goodness” or “kindness” and lots of lofty pie in the sky notions, under the grandest notion of all that it will just work out. Fingers crossed and say a few Hail Mary’s. Where’s the staffing going to come from to ensure all of these types of facilities are in fact doing everything they’re supposed to? Where are the support systems for neighborhoods if things don’t go quite as planned? Do we blame the neighborhoods, and the neighbors, for not being welcoming enough? “NIMBY’s!” What would be more reassuring is a requirement in the code that all facilities like these moving into neighborhoods must have City oversight and including proper staffing to accomplish such things as spot checks, unannounced visits, monitoring, rapid response to community concerns or incidences, etc. Not seeing any of that in the proposal anywhere creates just the tiniest amount of concern. Just bring it in... and hope for the best. All under the notion that it’s the right thing to do. It could be. But like all things the City proposes these days, it’s long on lofty ideals, but short on specifics on how to intelligently, and realistically, bring it to fruition with the highest probability of success and support of the community.

One final note to all of you, from a long time Denver resident. All of the Council. All of CPD. The Mayor. His Administration. All of you are pushing for these changes, particularly the EAP, at a time when people are massively distracted. That is in itself massively unethical, bordering on corrupt and immoral. So while people are distracted with real world concerns like COVID, job insecurities, the economy, online schooling, the election (and probably the most important one in their lives), protests against police brutality, etc., you decide to push a massive change to the living plan for entire neighborhoods in east Denver. You do it under the notion of how “important”, “urgent”, and “necessary” it is. What it actually is unconscionable. One thing is clear. When the dust settles and people begin to understand what was passed when they weren’t able to give it the needed attention, due to all the other things that absolutely required their full attention, you will likely be called out. People will be appalled that it just had to be pushed at this incomparably stressful time, when people were dealing with things no one ever imagined anyone would have to deal with. No amount of justifications on your part will likely pass muster and people will instead probably see it for what it is. An end run. I would hope you all have higher standards for your legacy, and indeed, for actually representing your constituents. Particularly those who elected you.

Erik Stark  
Denver, CO

## Webb, Andrew - CPD City Planner Senior

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**From:** Corey Patrick <cph80013@yahoo.com>  
**Sent:** Tuesday, September 08, 2020 3:48 PM  
**To:** Mayorsoffice; Flynn, Kevin J. - CC Member District 2 Denver City Council  
**Subject:** [EXTERNAL] Zoning change/ GLAC

To Denver city council,

I have recently been made aware of the full zoning plan changes Denver plans to make from BV president Richard Saiz. My wife and I are just aghast at the proposed changes. What "good" could possibly come out of this. Putting the public at risk was bad enough with increasing the occupants in housing but making "correctional homes" all over Denver is very bad planning. My wife came from a city in another state where this was implemented over 20 years ago and it was a disaster. I moved to Bear Valley because I grew up in a high crime area of Denver and didn't want my spouse and myself to have to deal with this in our later years.

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Signed,

Mr. Corey Hesterman



**From:** [Paige Burkeholder](#)  
**To:** [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [amanda.sandoval@denvgov.org](mailto:amanda.sandoval@denvgov.org); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] VOTE NO! Amendment #7  
**Date:** Thursday, August 27, 2020 11:46:32 AM

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Dear LUTI Committttee:

This letter is to ask you to send the Group Living Zoning Code Amendment #7 back to Community Planning and Development (CPD) to start this entire process over from the beginning.

This letter outlines the numerous problems in the process to this point and why there is a high level of distrust now existing with many Denver residents that actually know and understand the many nuances of this proposed Amendment. There still are many Denver residents that are not even aware of the proposed Amendment, due to lack of communication, lack of public dialog and media presence. Because off all the layers of problems in the process listed below, it should be very easy for you to vote NO and send this back to Community Planning and Development!

Here are the many problems and steps along the way that caused the zoning amendment process to be very flawed:

- This GL Amendment:
  - is too broad and complex trying to change too many items in one large and difficult to understand amendment. The document is about 180 pages long and difficult for RNOs and residents to interpret and fully understand.
  - it is trying to change too many things in one Amendment. This should have been unbundled as recommend by INC.
  - increases the number of unrelated adults to 5 with a maximum of 10 PLUS all related relatives allowing still too many people in a residential home.
  - increases the number of unrelated adults to 11-40 plus related relatives on 12,000 sq. ft. lots. This again is way too many people in a residential neighborhood home for a variety of reasons: change in neighborhood characters, parking, noise, trash, infrastructure concerns, landlords packing house for money vs. community of the neighbor, etc. Those issues have not been adequately addressed. Parking allows a maximum of 6 cars on a lot which could create gravel front lawns to park vehicles, changing the character of the community.

- did not offer sufficient options to address over crowding, noise, trash, etc. This will be placed on neighbors and the only solution offered was calling 311. Not an effective solution.
- is changing Residential Care from Type of use to the Size of the facility.lot - this just doesn't make sense. FIVE **elderly women** sharing a home is just NOT the same as **5 college boys** OR **5 homeless people** with addiction and mental health issues OR **5 convicted felons** still in the prison system! The issues that homeless folks and convicted felons bring to a residential, family oriented community are just **NOT** the same and should NOT be treated as such.
- 
- The Community Planning and Development process and methodology was handled poorly and thus, this GL Amendment was not crafted for best intentions for ALL Denver residents due to:
  - This initiative was started by the current administration and a couple of city council members to address homeless and community corrections.
  - Group Living Advisory Committee (GLAC):
    - was comprised of an overwhelming majority of special interest folks either in the area of non-profit or for-profit concerns wanting this type of change in the City of Denver. How did this committee, as created, represent ALL Denver residents?
    - only included 8 Denver residential homeowner representatives....a very small percentage of the total committee! Only one representative, Mr. Bill Rutherford, met the characteristic of a traditional Denver home owner and was present at the majority of the meetings. (Others were not!). It is interesting that Mr. Rutherford was the **ONLY** person on the GLAC that voted NO in moving this forward.
    - did not include any minority neighborhoods into the discussion. Did you hear the several Montbello residents' passionate comments at the Planning Board meeting and their very valid concerns? Why have those neighborhoods been ignored?
    - the GLAC included two City Council members (Ortega and Kniech) that were the champions this initiative. These Council Members are At-Large and should represent ALL Denver residents, but were instead representing their own personal initiatives and those of a small following.
    - ignored all the hundreds of comments made submitted by Denver residents. Yes, we actually counted...over 80% of the comments during this period were **OPPOSED** to the GL Amendment, yet only small changes were made and this process continued forward.

- Communication from CPD was limited and controlled with:
  - disingenuous communication without clearly stating the Amendment was to put homeless shelters and convicted felon housing in residential neighborhoods...that was NOT clearly stated in email communication, presentations, Nextdoor posts, email correspondence or on CPD's website.
  - CPD scheduling only a handful of neighborhood meetings in the City. These meetings were held in the evening when it is hard for working families to attend. I think more people would have attended if the communication about the meeting included the significant changes proposed in the Amendment.
  - the meeting I attend had a tone of "we are going through the motions" and people felt not listened to or heard by City representative. The presentation by Mr. Webb was longer than the time allowed for comments and was stopped exactly at 8 pm even though people had more comments and questions. Residents attending were "talked down" to by the moderator and city planners. The moderator especially was condescending in manner and talked to residents basically as children. No more CPD initiated meetings were scheduled or planned for communities despite overwhelming questions and concerns.
  - RNO's either receiving a very limited amount of communication or NO communication at all from CPD. With only a small percentage of RNO's responding back to CPD, one would think that CPD would reach out to see if communication was received and if there were questions. CPD works for Denver residents and the follow up with RNOs was severely lacking in the process.
  - emails, CPD posts to Nextdoor and public comment did not clearly explain the community corrections and homeless shelter component.
  - CPD's most recent post to Nextdoor did NOT allow for public comment. This did not allow robust for communication by Denver residents across the City about the Amendment during a period of limited in person interaction or group gathering to Covid-19.
  - INC's comments and recommendations NOT thoroughly addressed. Only very limited answers or no answers were provided back to the INC/ZAP letter.
  - Community Corrections NOT brought into the process. Community Corrections input to the discussion about placing convicted felons in residential neighborhoods and potential

impacts should have been vital to be included in this discussion.

- Councilwoman CdeBaca tweeting on 2/26/28 that “*Group living meeting #3 in Southmoor Park adjacent to Cherry Hills and there is literally not a single other person of color in audience. Someone asked about how code change disregard the restictive covenants exclude certain pops which attracted them to purchasing here.*” That is not correct as no one stated that they did not want to live in a neighborhood with people of color. Councilwoman CdeBaca also tweeted several more biased and incorrect comments in that thread about SE Denver residents. It is shameful that not ONE City Council Member called her out publicly on this tweet! The SE Denver community is represented many races and ethnic backgrounds.
- The Denver Planning Board Committee on 8/19/2020 continued to move this process forward to LUTI when it should have been sent back to Community Planning and Development due to the following:
  - continued to ignore the overwhelming NEGATIVE responses to the Amendment. CPD ignored the 1,581 petition signatures that were submitted from Denver tax-paying residents plus the hundreds of passionate, detailed and articulate letters from across the City. There is a small and consistent group of people that support this amendment, but thousands that do NOT!
  - reduced the time that Denver residents could comment from 3 minutes to only 2 minutes, but allowed Councilwoman Kniech to speak for a full 15 minutes prior and after citizen comment periods to promote her biased agenda on this Amendment.
  - allowed two special interest GLAC committee members to speak on their profitable cooperative without identifying that they were on the GLAC.
  - this committee and subsequent vote was comprised of several members that supported this initiative as participants on the GLAC. That seems a bit biased and shouldn’t be acceptable in the process.
  - Comments and recommendations by INC/ZAP, which were developed by a much more broad based group of people reflecting the Denver community, were not thoroughly considered and discussed in this process. These recommendations were basically ignored.
- This has been made a race issue instead of what if really is: a housing issue! It is unfortunate that it has been proposed to be about race at all. Yes, there

were definitely wrongs made in the past in both zoning and lending, but that is NOT true today and is not really what this Amendment is all about. To say so is disingenuous and just not true! Many people, of all races, are tired of being called racist and discriminatory when opposing this zoning Amendment. If this Amendment was truly about race, CPD would have included more people of color and minority neighborhoods in the discussion from the beginning. That was just not done nor did not appear to be even considered. Councilwoman Kneich's "*Race and Zoning*" Zoom meeting continued to perpetuate this dialog to further divide our City during times of national unrest. People live where they CHOOSE to live based on the desire of a type of community, amenities offered and funds available to spend on housing.

- There has been discussion that Denver needs to plan for affordable housing. That is true, but Denver should just state the real truth: That it created and approved developer housing to support the exciting growth of business in Denver and supported higher end housing and apartments to meet that need. Prior to the recent unrest and Covid-19, downtown Denver was an exciting and thriving city that people enjoyed living, working and playing in. The City of Denver chose to support growth for the housing needs of businesses and their employees. Definitely not all employees. And not this Amendment has become a "bandaid" solution to remedy current situation of the lack of affordable housing at the cost of tax paying citizens over decades that helped to build this amazing City!

Denver has so many unique and wonderful neighborhoods! That is why so many people choose to live and work in our wonderful City! Changing the structure and make up of Denver neighborhoods will permanently impact Denver in a negative way and I am sure that this is not what you want for either your constituents and your families.

Please listen to the many thousands of voices throughout Denver that have voice opinions, wrote letters and signed petitions asking for a NO VOTE on Amendment #7. Thank you!

Sincerely,

Paige L. Burkeholder  
4022 South Newport Way  
Denver, CO 80237

**From:** [District 1 Comments](#)  
**To:** [montaniotrisha@comcast.net](mailto:montaniotrisha@comcast.net); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** FW: Council District 1 Contact Form Result #11380008  
**Date:** Wednesday, September 23, 2020 6:22:06 PM

---

Hello Trisha,

Thank you for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven't already visited the project website, I encourage you to [Click Here For The Project Website](#) as it has more information about what is proposed and next steps. We have heard from residents like yourself and as a result the amendment is not currently moving forward to the entire council, instead it is heading back to the LUTI (Land use Transportation and Infrastructure) Committee to have further conversations.

If you would like to watch the LUTI meetings and be notified of the agenda please [Click Here](#) and sign up to receive notifications.

Here are some links from the project website you may find helpful:

- [Planning Board draft](#) (Draft showing amendments to the Zoning Code)
- Planning Board [staff report](#)
- [Frequently Asked Questions](#)
- [Detailed overview of proposed amendments](#) (with links to regulations outside the Zoning Code)

Finally, I wanted to let you know that I hosted a virtual meeting for the Group Living Update on August 14<sup>th</sup>, here is the recording if you would like to watch it [Click Here](#).

Stay well,



Amanda P. Sandoval  
Councilwoman District 1  
Denver City Council  
City and County of Denver  
p: (720) 337.7701

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**From:** noreply@fs12.formsite.com <noreply@fs12.formsite.com>  
**Sent:** Tuesday, September 22, 2020 11:20 AM  
**To:** District 1 Comments <DistrictOne@denvergov.org>  
**Subject:** Council District 1 Contact Form Result #11380008

<b>First Name</b>	Trisha
<b>Last Name</b>	Montanio
<b>Email Address</b>	<a href="mailto:montaniotrisha@comcast.net">montaniotrisha@comcast.net</a>
<b>To better serve you, please share your address or nearest intersection.</b>	2660 Zenobia Street, Denver CO 80212
<b>Comment or message</b>	I would like to know your position on the Group Living zoning code amendment. I am opposed to this for many reasons including declining property values (we are 28 year property owners). I understand this will be voted on soon and would appreciate knowing where my representative stands on this. Thank you. Trisha Montanio

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**From:** [District 1 Comments](#)  
**To:** [Frank G; Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** Group Living Code Amendment  
**Date:** Thursday, September 17, 2020 2:32:23 PM

---

Hello Frank & Kathy,

Thank you for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven't already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: [www.denvergov.org/groupliving](http://www.denvergov.org/groupliving).

I also wanted to let you know that I hosted a virtual meeting for the Group Living Update on August 14<sup>th</sup>, here is the recording if you would like to review the recording [Click Here](#)

Stay well,



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**From:** Frank G <frank.rockies@yahoo.com>  
**Sent:** Wednesday, September 16, 2020 3:52 PM  
**To:** District 1 Comments <DistrictOne@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>  
**Subject:** [EXTERNAL] Group Living Code Amendment

Dear Councilwomen Sandoval, Ortega, and Kniech:

My wife and I are residents in District 1 of Denver and thus in Councilwoman Sandoval's district, but we are addressing this to Councilwoman Ortega and Councilwoman Kniech as well since you represent all of us as "at large" council members. We recently became aware of the proposed "Group Living Code Amendment" that has come before the City Council from a guest commentary article by Mr. Lee Terry that appeared in the Denver Post on Monday. Neither my wife nor I had heard of this proposal prior to this time. We share some of the concerns raised by



Mr. Terry insofar as we understand the purpose and context of the amendment from his commentary alone. However, another guest commentary appeared in today's Denver Post from two Denver City Council members that was also cosigned by three other members. That commentary also addressed concerns and questions that we have regarding this amendment. The Council members raised legitimate questions about the context, focus, intent and consequences of the amendment that don't seem to have been adequately answered by the amendment itself or the committee that generated it. Another significant point is how involved have the citizens of Denver been as to input and comment about this amendment? It appears that this amendment could have significant impact on our communities and we should have the opportunity to have it explained to us in detail and to respond with questions and input. We agree with today's commentary by the Council members that this needs to be studied at greater length and allow the citizenry to have input in the process. Without this, we definitely are opposed to the proposed amendment as we understand it.

We will give one practical example of why this proposed amendment has raised our concern. Currently, a house across the street from us is being rented to a number of individuals. We don't know if what is being done is in accordance with zoning codes or not, but that is beside the point for our purposes now. We have noticed that there are at least 3 individuals renting the house (none related), but there may be as many as 4 or 5 since there is a garage on the alley of the property with cars there. The concern we have is that with the current renters in the house, the three renters that we know of for sure park 4 cars on our street in addition to whatever cars are in back. What would happen to congestion and traffic and livability if this "Group Living Code Amendment" were to pass and such occurrences were to be more common? This is just one example in addition to things like the impact on affordability and the other issues raised in today's commentary. We have seen a number of instances in recent years, where unintended consequences have become the biggest problem with legislation. That is why we are asking that this amendment be given a thorough vetting and as much time and input needed to determine if it is the best way to proceed. Again, as it stands and from what we know now we would definitely be opposed to its passage.

Thank you for your time and attention to our concerns.

Sincerely,

Frank & Kathy Giuliano

**From:** [District 1 Comments](#)  
**To:** [b\\_egg@msn.com](mailto:b_egg@msn.com); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** Group Living Update  
**Date:** Monday, September 21, 2020 9:45:39 AM

---

Hello Barbara,

Thank you for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven't already visited the project website, I encourage you to [Click Here For The Project Website](#) as it has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates.

I also wanted to let you know that I hosted a virtual meeting for the Group Living Update on August 14<sup>th</sup>, here is the recording if you would like to watch it [Click Here](#).

Stay well,



Amanda P. Sandoval  
Councilwoman District 1  
Denver City Council  
City and County of Denver  
p: (720) 337.7701

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**From:** noreply@fs12.formsite.com <noreply@fs12.formsite.com>  
**Sent:** Sunday, September 20, 2020 10:31 AM  
**To:** District 1 Comments <DistrictOne@denvergov.org>  
**Subject:** Council District 1 Contact Form Result #11372948

<b>First Name</b>	Barbara
<b>Last Name</b>	Abegg
<b>Email Address</b>	<a href="mailto:b_egg@msn.com">b_egg@msn.com</a>
<b>To better serve you, please share your address or nearest intersection.</b>	35th & Oscepla
<b>Comment or message</b>	Please do not support the amendment #7 Group

Living Zoning Code.

This is not good for the residential neighborhoods and  
not fair to the long time residents this city

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**From:** [District 1 Comments](#)  
**To:** [Vicki Hellmer](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: Group Living Zoning Code Amendment  
**Date:** Monday, September 28, 2020 8:21:33 AM

---

Thank you Vicki for sharing your support of this project, I will share your comments with Councilwoman Sandoval and have copied the program manager, Andrew Webb, so your comments can be recorded.

Take care,  
Gina



**Gina Volpe** • Council Aide

Office of Councilwoman Amanda P. Sandoval • District 1

Phone: 720-337-7701

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\*Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality. Please expressly indicate whether you wish for your communication to remain confidential.

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**From:** Vicki Hellmer <[vhellmer@msn.com](mailto:vhellmer@msn.com)>  
**Sent:** Saturday, September 26, 2020 2:09 PM  
**To:** District 1 Comments <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>  
**Subject:** [EXTERNAL] Group Living Zoning Code Amendment

Councilwoman Sandoval,

I am writing to request your support for the Group Living Zoning Code Amendment.

I've been disappointed in the NIMBY opposition to this needed change. In my view, the amendment is key to keeping housing affordable. It recognizes the diversity of living arrangements that have become appropriate and necessary in our city - and it provides a way to have halfway homes and other similar arrangements more equitably located throughout the city.

Thanks,  
Vicki Hellmer  
District 1 Resident/Voter

**From:** [District 1 Comments](#)  
**To:** [Susan Cunningham](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] Group Living Ordinance  
**Date:** Monday, September 21, 2020 9:38:58 AM

---

Hello Susan,

Thank you for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven't already visited the project website, I encourage you to [Click Here For The Project Website](#) as it has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates.

I also wanted to let you know that I hosted a virtual meeting for the Group Living Update on August 14<sup>th</sup>, here is the recording if you would like to watch it [Click Here](#).

Stay well,



Amanda P. Sandoval  
Councilwoman District 1  
Denver City Council  
City and County of Denver  
p: (720) 337.7701

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**From:** Susan Cunningham <suepilot@bellsouth.net>  
**Sent:** Saturday, September 19, 2020 3:53 PM  
**To:** District 1 Comments <DistrictOne@denvergov.org>  
**Subject:** [EXTERNAL] Group Living Ordinance

I have no issues with increasing the number of unrelated folks that live in one residence. However, since parking can be an issue, how about including some kind of tax benefit for folks that don't have a car that want to live with a group of unrelated adults? Or, say if you want 7 people to live together, you have to apply for a permit (and pay a fee) if they all have cars, but if at least 4 (or some other number) do not have cars, they get the permit without the fee, or something like that. I'm sure you can come up with some way to make this work that would benefit people, not increase parking issues and possibly bring in a little revenue for the city.

Thanks.

Susan Cunningham  
3425 Quivas St.

Sent from [Mail](#) for Windows 10

**From:** [District 1 Comments](#)  
**To:** [District 1 Comments](#); [Karen McGuire](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] Group Living Proposal: Text Amendment #7 What is Your Position?  
**Date:** Wednesday, September 23, 2020 6:23:59 PM

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+ Andrew as promised

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**From:** District 1 Comments <DistrictOne@denvergov.org>  
**Sent:** Wednesday, September 23, 2020 6:20 PM  
**To:** Karen McGuire <karenmcguire@q.com>; District 1 Comments <DistrictOne@denvergov.org>  
**Subject:** RE: [EXTERNAL] Group Living Proposal: Text Amendment #7 What is Your Position?

Hello Karen,

Thank you for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven't already visited the project website, I encourage you to [Click Here For The Project Website](#) as it has more information about what is proposed and next steps. We have heard from residents like yourself and as a result the amendment is not currently moving forward to the entire council, instead it is heading back to the LUTI (Land use Transportation and Infrastructure) Committee to have further conversations.

If you would like to watch the LUTI meetings and be notified of the agenda please [Click Here](#) and sign up to receive notifications.

Here are some links from the project website you may find helpful:

- [Planning Board draft](#) (Draft showing amendments to the Zoning Code)
- Planning Board [staff report](#)
- [Frequently Asked Questions](#)
- [Detailed overview of proposed amendments](#) (with links to regulations outside the Zoning Code)

Finally, I wanted to let you know that I hosted a virtual meeting for the Group Living Update on August 14<sup>th</sup>, here is the recording if you would like to watch it [Click Here](#).

Stay well,



Amanda P. Sandoval  
Councilwoman District 1  
Denver City Council  
City and County of Denver  
p: (720) 337.7701



**From:** Karen McGuire <[karenmcguire@q.com](mailto:karenmcguire@q.com)>

**Sent:** Tuesday, September 22, 2020 7:53 AM

**To:** District 1 Comments <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <[Amanda.Sandoval@denvergov.org](mailto:Amanda.Sandoval@denvergov.org)>

**Subject:** [EXTERNAL] Group Living Proposal: Text Amendment #7 What is Your Position?

Hello Ms. Sandoval,

Please find attached Commentary submitted to the Denver Post last week by members of Denver City Council concerning the recent Group Living Zoning Proposal.

These five council members do not support this proposal.

Can you please tell me what your position is on this proposal?

If it is voted on next month by Denver City Council (in the format recently taken to Land Use, Transportation and Infrastructure), what will your vote be?

(I personally oppose this proposal, though I do think - after equitably including all of Denver in one zoning code - that it would be reasonable to raise the cap of adults in a single family home to the number of bedrooms plus one.)

Thank you for all your efforts and for your reply.

Regards,

Karen McGuire  
720-203-3611

**From:** [District 1 Comments](#)  
**To:** [Amy Marshall](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] Group living changes  
**Date:** Thursday, September 17, 2020 12:00:01 PM

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Thank you Amy for sharing your comments, I have copied the program manager , Andrew Webb, so your comments can be recorded. If you haven't already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: [www.denvergov.org/groupliving](http://www.denvergov.org/groupliving).

Stay well,



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**From:** Amy Marshall <amycmarshall@gmail.com>  
**Sent:** Thursday, September 17, 2020 11:47 AM  
**To:** District 1 Comments <DistrictOne@denvergov.org>  
**Subject:** [EXTERNAL] Group living changes

Hi Amanda!

It's Amy Marshall at 3353 Quivas St. I'm writing to weigh in on the proposed change to group living rules. While I'm in favor of expanding the current limit of two unrelated people living together, I think 10 people is a step too far. We currently live kitty-corner to a house that has become the equivalent of a college dorm. I have never reported its owner, but due to a large number of occupants, the population can easily swell to 20+ people on the weekends when friends come to visit. Most of my neighbors and I do not have off-street parking. The sheer amount of cars resulting from this type of group living arrangement makes it incredibly difficult to find parking anywhere near our homes. It also guarantees that weekends at West 34th Avenue and Quivas Street are loud and boisterous.

I know this is just one anecdote and may not be the norm, but I do worry that allowing 10 unrelated people in one house will create more of these aggravating situations throughout the city.

I noticed the advisory committee often mentioned peer cities suggesting that they put a lot of weight on how other cities are handling the issue. Yet when I did the research, none of these other cities mentioned are allowing 10 unrelated people. None are allowing more than six. I would like to see the City of Denver follow the guidance of our peers and exercise a little more judiciousness.

Salt Lake City: 3

Las Vegas: 4

Albuquerque: 5

Phoenix: 5

Austin: 6

Fort Collins: 3

Boulder: 3

Colorado Springs: 5

Warm regards,

Amy Marshall

720-839-3210

**From:** [District 1 Comments](#)  
**To:** [paulfranco89@gmail.com](mailto:paulfranco89@gmail.com); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] Please Pass Group Living Changes Without Delay  
**Date:** Tuesday, September 22, 2020 8:49:48 AM

---

Hello Paul,

Thank you for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven't already visited the project website, I encourage you to [Click Here For The Project Website](#) as it has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates.

I also wanted to let you know that I hosted a virtual meeting for the Group Living Update on August 14<sup>th</sup>, here is the recording if you would like to watch it [Click Here](#).

Stay well,



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Denver City Council  
City and County of Denver  
p: (720) 337.7701

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**From:** Paul Franco <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Tuesday, September 22, 2020 8:47 AM  
**To:** District 1 Comments <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>  
**Subject:** [EXTERNAL] Please Pass Group Living Changes Without Delay

Amanda Sandoval,

Hello,

I am writing you in support of Denver's group living changes because I support affordable housing and in general believe in our rights to do what we want with our homes.

We are facing unprecedented times, I personally have family members that have lost their jobs, one of whom is going to run out of cash at the end of September and could face

eviction. It is imperative that we move quickly to ensure that the up to 100,000 people facing evictions in our city have somewhere to live, which absolutely includes group housing.

I have been proud to call Denver my home and want to see us to continue to make practical progress. Other cities in our peer group, like Seattle, have not faced issues in their neighborhoods due to group living.

Thank you for your time and consideration.

Paul Franco

[paulfranco89@gmail.com](mailto:paulfranco89@gmail.com)

1937 Meade St

Denver, Colorado 80204

**From:** [District 1 Comments](#)  
**To:** [District 1 Comments](#); [amymurin@hotmail.com](mailto:amymurin@hotmail.com); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] Please Pass Group Living Changes Without Delay  
**Date:** Thursday, September 17, 2020 9:46:39 AM

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Adding Andrew

---

**From:** District 1 Comments <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>  
**Sent:** Thursday, September 17, 2020 9:44 AM  
**To:** [amymurin@hotmail.com](mailto:amymurin@hotmail.com)  
**Subject:** RE: [EXTERNAL] Please Pass Group Living Changes Without Delay

Thank you Amy for sharing your comments, I have copied the program manager , Andrew Webb, so your comments can be recorded. If you haven't already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: [www.denvergov.org/groupliving](http://www.denvergov.org/groupliving).

Stay well,



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**From:** Amy Murin <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, September 17, 2020 9:33 AM  
**To:** District 1 Comments <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>  
**Subject:** [EXTERNAL] Please Pass Group Living Changes Without Delay

Amanda Sandoval,

Denverites have been discussing updating group living rules for nearly three years, and the proposal in front of you is a compromise based on thousands of pieces of feedback.

Denver is in a long running affordable housing crisis. Co-ops don't just provide affordable housing, but a path to growing equity and homeownership. Voting against these changes means you think it should be illegal for people to take in their unrelated friends and neighbors who fall on hard times, this is currently banned under the code.

Residential care serves many populations in our community and streamlining these rules will help them serve people fleeing domestic violence and those with disabilities.

Please pass these changes without delay or separation to create affordable housing, remove discrimination from our zoning code, and serve those in need in our community.

Amy Murin

[amymurin@hotmail.com](mailto:amymurin@hotmail.com)

4229 Knox Court

Denver, Colorado 80211

**From:** [District 1 Comments](#)  
**To:** [davidpnut@gmail.com](mailto:davidpnut@gmail.com); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] Please Pass Group Living Changes Without Delay  
**Date:** Thursday, September 17, 2020 9:46:17 AM

---

Thank you David for sharing your comments, I have copied the program manager , Andrew Webb, so your comments can be recorded. If you haven't already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: [www.denvergov.org/groupliving](http://www.denvergov.org/groupliving).

Stay well,



Amanda P. Sandoval  
Councilwoman District 1  
Denver City Council  
City and County of Denver  
p: (720) 337.7701

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**From:** David Pardo <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Thursday, September 17, 2020 9:36 AM  
**To:** District 1 Comments <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>  
**Subject:** [EXTERNAL] Please Pass Group Living Changes Without Delay

Amanda Sandoval,

Denverites have been discussing updating group living rules for nearly three years, and the proposal in front of you is a compromise based on thousands of pieces of feedback.

Denver is in a long running affordable housing crisis. Co-ops don't just provide affordable housing, but a path to growing equity and homeownership. Voting against these changes means you think it should be illegal for people to take in their unrelated friends and neighbors who fall on hard times, this is currently banned under the code.

Residential care serves many populations in our community and streamlining these rules will help them serve people fleeing domestic violence and those with disabilities.



Please pass these changes without delay or separation to create affordable housing, remove discrimination from our zoning code, and serve those in need in our community.

David Pardo

[davidpnut@gmail.com](mailto:davidpnut@gmail.com)

3340 Wyandot St

Denver, Colorado 80211

**From:** [District 1 Comments](#)  
**To:** [elizabeth.knight9@gmail.com](mailto:elizabeth.knight9@gmail.com); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] Please Pass Group Living Changes Without Delay  
**Date:** Wednesday, September 30, 2020 12:37:23 PM

---

Hello Beth,

Thank you for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven't already visited the project website, I encourage you to [Click Here For The Project Website](#) as it has more information about what is proposed and next steps. I did want to let you know the amendment is not currently moving forward to the entire council, instead it has gone back to the LUTI (Land use Transportation and Infrastructure) Committee to have further conversations.

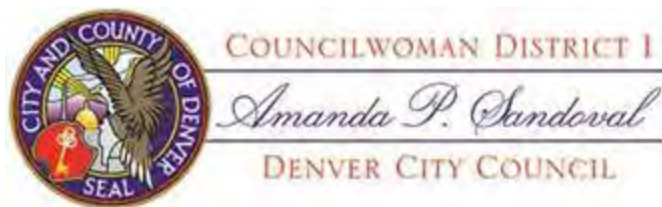
If you would like to watch the LUTI meetings and be notified of the agenda please [Click Here](#) and sign up to receive notifications.

Here are some links from the project website you may find helpful:

- [Planning Board draft](#) (Draft showing amendments to the Zoning Code)
- Planning Board [staff report](#)
- [Frequently Asked Questions](#)
- [Detailed overview of proposed amendments](#) (with links to regulations outside the Zoning Code)

Finally, I wanted to let you know that I hosted a virtual meeting for the Group Living Update on August 14<sup>th</sup>, here is the recording if you would like to watch it [Click Here](#).

Stay well,



Amanda P. Sandoval  
Councilwoman District 1  
Denver City Council  
City and County of Denver  
p: (720) 337.7701

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**From:** Beth Knight <[info@email.actionnetwork.org](mailto:info@email.actionnetwork.org)>  
**Sent:** Wednesday, September 30, 2020 12:27 PM  
**To:** District 1 Comments <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>  
**Subject:** [EXTERNAL] Please Pass Group Living Changes Without Delay

Amanda Sandoval,

Hello -

I have recently purchased a home in Denver, after years of renting in apartments and a duplex. It was a nerve-wracking process even for someone as fortunate as I am, to have a good job and to split expenses with a similarly employed partner.

We need to make housing more affordable and accessible for everyone in Denver. The rate of building has not kept pace with the amount of people moving. Denver is NOT full, we just need new zoning.

I am in full support of measures that bring density and affordable housing in every neighborhood, including my own (Berkeley, and soon to be West Highlands). That includes group living. It is the humane and just path forward, and it's only the beginning.

Please pass these changes without delay or separation to create affordable housing, remove discrimination from our zoning code, and serve those in need in our community.

Beth Knight

[elizabeth.knight9@gmail.com](mailto:elizabeth.knight9@gmail.com)

4441 Yates Street

Denver, Colorado 80212

**From:** [District 1 Comments](#)  
**To:** [Dan; Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** RE: [EXTERNAL] Zoning change proposals  
**Date:** Friday, September 25, 2020 10:19:28 AM

---

Hello Dan,

Thank you for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven't already visited the project website, I encourage you to [Click Here For The Project Website](#) as it has more information about what is proposed and next steps. We have heard from residents like yourself and as a result the amendment is not currently moving forward to the entire council, instead it is heading back to the LUTI (Land use Transportation and Infrastructure) Committee to have further conversations.

If you would like to watch the LUTI meetings and be notified of the agenda please [Click Here](#) and sign up to receive notifications.

Here are some links from the project website you may find helpful:

- [Planning Board draft](#) (Draft showing amendments to the Zoning Code)
- Planning Board [staff report](#)
- [Frequently Asked Questions](#)
- [Detailed overview of proposed amendments](#) (with links to regulations outside the Zoning Code)

Finally, I wanted to let you know that I hosted a virtual meeting for the Group Living Update on August 14<sup>th</sup>, her is the recording if you would like to watch it [Click Here](#).

I will also share your email with Councilwoman Sandoval.

Take care,  
Gina



**Gina Volpe** • Council Aide

Office of Councilwoman Amanda P. Sandoval • District 1

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**From:** Dan <thecraftsmen@comcast.net>  
**Sent:** Friday, September 25, 2020 9:58 AM  
**To:** District 1 Comments <DistrictOne@denvergov.org>  
**Subject:** [EXTERNAL] Zoning change proposals

Good day Amanda,  
I hope you are having a great Friday!

I am not sure how you are standing regarding these changes as they are written. I have heard that some on Council are seeking compromise rather than outright rejection. Please think through each of the many layered results of passing any version or compromise. I have listed below some of my concerns. It doesn't seem to matter if the current proposal is modified to say only 3 or 4 unrelated adults in a SU zone, the group homes can have 7 or 8 felons, homeless, or recovering addicts. The result will be the same and we know once the modified version is approved the further modifications could be accomplished very easily. So what if the spacing between facilities housing 40 is modified from only allowing one every other block to one every third block; or to only house 30 instead of 40. Please see my comment below regarding homes for folks with physical or mental challenges.

How would you like it if 5 unrelated adults and their children could legally move in next door to your home and family. There is no cap on how many people that might be. There will be no limit on how many cars could be parked in front of your house; your house and all the way up and down both sides of the street? That would certainly affect your life; and also Denver's infrastructure.

On the other side of your home, ten people from the corrections department could move in. They would be pedophiles, car jackers, rapists, thieves... any kind of "recovering felon." Let's not forget that the "experts" in Denver say our rate of recidivism is 40% so 4 of the 10 might commit crime again; maybe at your home. And then across the street 10 homeless. I know I want a solution for their plight but reality is obvious. Only some are looking for a way back into work and a home. Many are not, and many of those will trash the houses and yards. Of course our tax dollars will pay for all of the problems they create.

We shouldn't forget that many of the lots in Denver are big enough to allow a developer to buy two lots next to each other and put up a building large enough to house 40 homeless, recovering convicts, or sober living people. Shouldn't that only happen in a commercial zone? Oh, I forgot, we will essentially all be living in a commercial zone if these proposals are accepted. I guess the bone to the dog here is that those facilities must be separated by 1,200'. My SU home is on a lot 77' wide. You do the math. We probably couldn't have one in every block; just every other block.

I love the fact that CPD made it a high priority to pull all neighborhoods into the 2010 code change and yet nothing has actually happened; in 10 years? I am sure Mayor Hancock, now exempt from these proposed changes, is not pushing to get his neighborhood included.

We listened for hours to an online meeting and heard in that session from several people from the Montbello area. We need to fix those problems; not make them legal!

I thought I heard something about how these proposals will bring down the cost of housing? Instead it is going to enrich the already rich developers and drive the cost of homes up. Please see the Denver Post article, "Group Living won't help affordable housing problem" a guest commentary by Lee Terry.

**Here's is a bright spot; more homes can be used to house physically and or mentally disadvantaged folks who will truly appreciate the opportunity to live in our neighborhoods. And they will be inspected and held to high standards by agencies that have power; not just by the NIS group who are already understaffed with no proposed increase in their budget. Actually homes for disabled can already be placed in SU zoning by petition and I would welcome them.**

I am not trying to be uncaring. I am trying to be kind and compassionate. These proposed changes aren't. Please don't take this as a personal attack. I am only asking that you consider what is going to happen even if you modify these proposals. Please just reject them. There should be places in our city for families, 2 unrelated adults living and raising children in a safe neighborhood with sound policies. And it should not be just in the 20% of the unaffected areas, or in those neighborhoods that fortunately already have HOA's with stipulations prohibiting these changes. Golly will their homes appreciate in value, making it even more difficult for Denverites to find a good neighborhood!

Sincerely,

Dan Foster

**From:** [Susan Williams](#)  
**To:** [Clark, Jolon M. - CC Member District 7 Denver City Council](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#)  
**Subject:** Re: [EXTERNAL] Rezoning Amendment  
**Date:** Thursday, September 17, 2020 4:40:35 PM

---

Dear Jolon:

Thank you for sending the op-ed to me. Otherwise I might not know that it had been published, and that you co-signed it. I hope this indicates that you and the other four councilmembers that either authored the piece in The Denver Post or co-signed it are veering toward undertaking what the commentary suggests. More time. More study. More involvement of the people impacted.

I too agree that there is a need for change, but I do not want to see an end to zoning for single family housing, ever. I think there should be a simple process for a person with a large, mostly empty home, that wants to rent rooms to people to apply for such permission, or a married couple with a child that have found the means to purchase a home possible because they have developed a communal living plan with other adults, to have that ability. I do not want to see Denver further undermined by investors and group home providers that "take advantage of new rules." This will not make Denver a more livable city.

That said, I want a code in the zoning amendment specifically for group home providers and investors that has nothing to do with either single-family or multi-individual living.

I also am one of the Denverites that find myself "reacting to what has already been produced rather than having authentic input in its formation."

In the last two days I have attended an information session hosted and chaired by Andrew Webb and another input session hosted by Chris Hinds in District 10.

I found Andrew Webb very knowledgeable and articulate, but at this point he is saying - very clearly - that DCP is finished with this code amendment. He says his department has submitted to the City Council what his department thinks is the best amendment. Even though, as pointed out in the op-ed, the advisory committee to DCP was heavily skewed toward supporting such change, didn't fully participate, and left out a large majority of Denver citizens from the process.

I found this to be true at Chris Hinds' meeting as well. It was very disappointing. He does not seem capable of representing the very divergent interests and neighborhoods in his district and then governing for all of the district. He seems to be only interested in playing to the Capitol Hill neighborhood. The people on his panel, that might represent my point of view, and those of many pro single family zoning neighbors and associates of mine, were simply absent.

Please keep me in the loop as this issue continues to be discussed and debated and most importantly, voted upon.

Thank you,  
Susan Williams

On Wed, Sep 16, 2020 at 2:26 PM Clark, Jolon M. - CC Member District 7 Denver City Council <[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)> wrote:

Susan,

Not sure if you saw the op-ed that I signed on to, but here it is in case you missed it.

I hope you are doing well and staying healthy!

<https://www.denverpost.com/2020/09/16/denver-group-living-proposal-affordable-housing-guest-commentary/>

**JOLON CLARK**

*Denver City Council District 7*

Phone:(720) 337-7777

Email: [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)

Pronouns: He/Him/His

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Hablamos Espanol

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On Sep 3, 2020, at 10:11 AM, Susan Williams  
<[susanmorrisonwilliams@gmail.com](mailto:susanmorrisonwilliams@gmail.com)> wrote:

Dear Jolon:

I have contacted you previously about my concerns over the Group Living Rezoning Amendment. I am further dismayed to learn that it has been a priority of the Planning Committee for 10 years to develop a comprehensive zoning plan that includes 100% of the city and that has not been done. Adding a layer of zoning (i.e. Group Living amendment) to an incomplete city zoning plan seems wrong. I am also disheartened to learn that the planning Community Planning & Development rushed this process and did not involve neighborhood groups. I know I have never heard of any meetings to hear the concerns of the West Washington Park neighborhood. Again, I ask you to please note no on this amendment. Below is what I wrote to Mayor Hancock this morning:

Dear Mayor Hancock:

I am very concerned about the flaws in the zoning amendment currently before



the city council.

First and foremost, I do not understand why the rezoning study did not first amend the original zoning, I believe referred to as Chapter 59, to include the entire city. That is a stated priority and should be accomplished before starting to roll out an amendment to accommodate for group living. This proposed amendment has not been fully vetted by the citizens of Denver and is putting the cart before the horse.

Second, as I have watched Denver develop, I believe the greatest damage to the city has been in the over-development of land. Presently, I look out at a humongous development across the street from where I live. This is the monstrosity being built at Speer and Logan. Cherry Creek North is no longer a quaint part of Denver. There are no-design buildings resembling the gulags of Russia all over the city. Turning our back on our heritage, like we did in the 1960's and 70's, when so many of the turn of the century mansions were bulldozed, and adding even more population per square foot by changing the group living zoning to who knows how many people per 2000 sf, is an act that further defiles the city.

I have recently read that this vision to increase density is a vision that Denver wants. I don't know anyone that wants this, and wonder if this is the vision of a few.

I implore you to move against the group living amendment and to task the Planning Committee to develop comprehensive zoning that includes 100% of the city and involves all neighborhoods in the process.

Sincerely,  
Susan Williams



400 E. THIRD AVE., SUITE 308 | DENVER, CO 80203  
O 303.777.0107 | C 303.563.9937  
[susanmorrisonwilliams@gmail.com](mailto:susanmorrisonwilliams@gmail.com)



400 E. THIRD AVE., SUITE 308 | DENVER, CO 80203  
O 303.777.0107 | C 303.563.9937  
[susanmorrisonwilliams@gmail.com](mailto:susanmorrisonwilliams@gmail.com)

**From:** [E J Lorimer](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [dencc - City Council](#); [Jimenez, Christian - MO Associate Administrator](#); [Fry, Logan M. - CC YA2245 City Council Aide](#)  
**Subject:** [EXTERNAL]  
**Date:** Thursday, September 17, 2020 9:25:51 PM

---

## Correction Communities and GLAC

It appears that GLAC did not consider (and if they did consider, did not care) that State can also insert contracts into Denver for correction communities, parolee home rentals and neither the State nor the County (ie Denver) have to check with one another beforehand.

You also indicated before that there are no 'per capita' limits on how many facilities go into any one neighborhood so potentially, one neighborhood of 500 rooftops could have a dozen home units used to house non parole and parolee folks. Add to this, homeless shelters that can expand and contract at the snap of one director's fingers and a neighborhood could become overwhelmed with situations never dreamed of in Denver.

Pretty soon, the homeowner will become the minority resident in a neighborhood. Is that what GLAC envisions? Is that the translation of "Denver- A world class city".

Jane Lorimer

**From:** [MELISSA RUSS](#)  
**To:** [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [dencc - City Council](#); [mayorsoffice@denver.gov](#)  
**Subject:** [EXTERNAL] FW: Group Living Proposal  
**Date:** Sunday, September 20, 2020 4:58:52 PM

---

Mr. Kashmann,

I appreciate you signing onto the guest commentary by Kendra Black and Amanda Sawyer published in the Denver Post on 9/16. I fully concur with this commentary as well as Lee Terry's. (See below) I find the group living advisory committee's proposals shortsighted and ill-timed now during the pandemic. And, it is preposterous for them to say that this will reduce homelessness and make housing more affordable. It will merely cram more people into houses and incentivize landlords a.k.a. slumlords to convert more rentals into high occupancy homes. The number of unrelated people (and their families) proposed to be allowed to occupy a house/townhouse is absurd and I submit will destroy the fabric of our fair city.

I urge you and the City Council to reject the proposal.



Melissa Russ  
2753 S. Milwaukee St.

**From:** [Jeff Ross](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] FW: Group Living Zoning Code Amendment #7  
**Date:** Sunday, October 04, 2020 4:38:33 PM

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**Subject:** Group Living Zoning Code Amendment #7

As a long term resident of Denver I want to express my **strong opposition to Amendment #7**. It make no sense for the sake of a small number of homeless to damage the quality of neighborhoods enjoyed, improved and made safe by stable residents.

Sincerely,

Jeff Ross

Jeff Ross



3200 Cherry Creek South Drive, Suite 360, Denver, CO 80209

O: 303-830-7700

C: 303-898-3300

[jross@rossaviation.com](mailto:jross@rossaviation.com)

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**From:** [CYNTHIA A POWERS Owner](#)  
**To:** [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Fwd: Group Living Amendment | Overcrowded, Unsanitary, Unhealthy  
**Date:** Monday, October 05, 2020 3:43:15 PM

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Obviously several city council members seem to be more interested in themselves and have forgotten the issue of safety and healthy of children!

Cynthia Powers

----- Forwarded Message -----

From: Safe and Sound Denver <[safeandsounddenver@gmail.com](mailto:safeandsounddenver@gmail.com)>

To: Cynthia Powers <[cynbab2@centurylink.net](mailto:cynbab2@centurylink.net)>

Sent: Mon, 05 Oct 2020 11:10:00 -0400 (EDT)

Subject: Group Living Amendment | Overcrowded, Unsanitary, Unhealthy

[View this email in your browser](#)



**Overcrowded, Unsanitary, Unhealthy**

## **Former Denver Director of Construction Management Weighs In**

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*David Bufalo is a licensed professional engineer and was employed by the City and County of Denver from 1990 until his retirement in 2006. He served as Director of the Design and Construction Management Division as well as interim Acting Director of the Building Department, which was charged with the enforcement of the Denver Building Code and exists to protect the life, safety, and health of the occupants of buildings. Mr. Bufalo's opinion piece originally appeared in the [Denver Gazette](#).*

---

Recently, I became aware of a proposed amendment to the Denver Zoning Code through a group called Safe and Sound Denver. I have reviewed the summary of the proposed zoning amendment on the city's website. The proposed amendment has several issues that concern me. My concern is primarily about single-family residences, but could equally apply to group homes and halfway houses. My concerns are as follows:

### **Trash**

Based on a household with four adults, there would be an increase in the amount of solid waste when the occupancy could possibly more than double from four adults to maybe nine, as an example. The EPA has reported that nationwide per-capita generation of solid waste is 4.51 pounds per person per day. For a family of four, this equates to 126 pounds per week. If another five persons were to be allowed to occupy the same residence, the solid waste generation would now be 284 pounds per week, which is a 225% increase. This **increased amount of trash will not fit into the city-provided 65-gallon trash carts** that are typical in my neighborhood. This means that the surplus trash will have to wait for the next "large item pickup" day, which now is scheduled for every eight weeks. In the interim, any **bags of trash stored outside will attract insects and vermin, which in turn may spread diseases to humans and pets.**

### **Fresh Air Ventilation**

The proposed zoning amendment makes reference to fresh air ventilation requirements via the Denver Rules and Regulations for Housing. These rules require a window or other means of ventilation. **Opening a window for fresh air when the outside temperature is around 20 degrees does not seem like a good option.** Forced mechanical ventilation through an air-to-air heat exchange would most certainly be better, however, this would be **costly and may be unaffordable.**

## Hot Water

The proposed amendment only **requires a 35-gallon water heater**, which is **totally inadequate.** Even a 50-gallon water heater would not be sufficient to serve a household of say nine people. Based on a water heater's first-hour rating calculation, a 50-gallon water heater could only serve eight occupants.

## Overcrowding

The proposed zoning amendment would allow a minimum of five and as many as 10 unrelated adults and all of their relatives and an unlimited number of children to live in a single-family residence. **As a human quality-of-life issue, this is unconscionable and a dereliction of duty by government to protect the life, health, and safety of its residents.**

**Overcrowding leads to the spread of disease, domestic violence, lack of storage space, depression, anxiety, stress, loss of individual privacy, disruptions of sleeping arrangements and patterns, among other adverse effects.** A report done in England about how overcrowding affects families states what is considered acceptable for occupants based on what one bedroom can accommodate: a married or cohabiting couple; a single person over 21 years old; pairs of children under 10 years old regardless of gender; pairs of children aged 10 to 21 years old of the same gender, and a person aged 10 to 21 with a child under 10 of the same sex. Any occupancy level greater than this, constitutes overcrowding.

Although it appears that the authors of this amendment have done some coordination with the Building Department and the Fire Department, **much more needs to be done — especially in the area of community**

involvement and inter-agency cooperation.

---

**We are having a positive effect!** City Council changed the legislative timeline for the Amendment. [Please keep communicating with City Council and the Mayor!](#)

## **New Legislative Timeline**

10/6 LUTI Committee | Household Regulations, Alternatives + Revisions

11/3 LUTI Committee | Residential Care Introduction

11/10 LUTI Committee | Residential Care Regulations, Community Corrections

Type 2 (11-40 person)

11/17 LUTI Committee | Former Chapter 59, Enforcement + Monitoring

12/1 LUTI Committee | Introduction into Committee + Vote | 4 votes to pass

TBD City Council | Public Hearing + Vote | 7 votes to pass

JAN Implementation of Group Living Zoning Code Amendment

[Land Use Transportation and Infrastructure Committee \(LUTI\)](#)

**Tuesdays 10 a.m.**

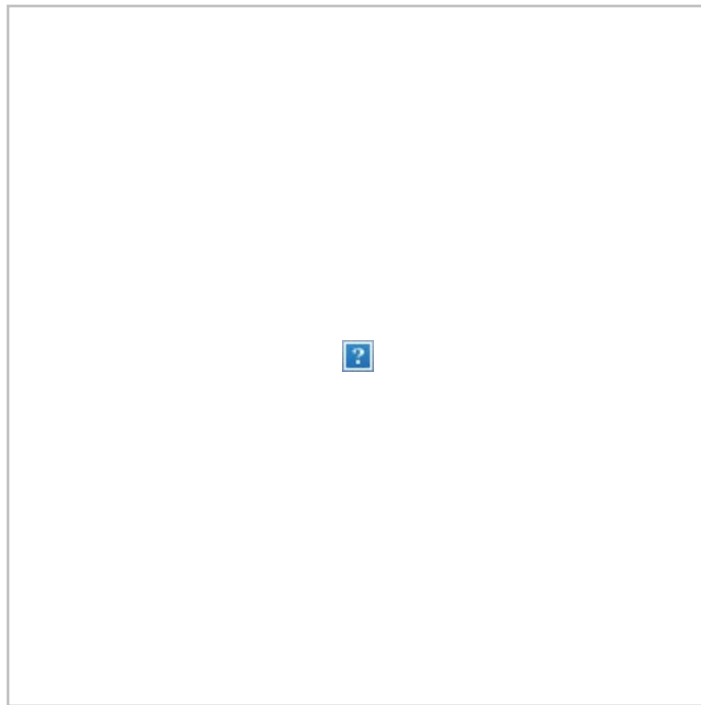
[https://zoom.us/webinar/register/WN\\_oHyXcJ7ETQ-LJuFdpcEV5A](https://zoom.us/webinar/register/WN_oHyXcJ7ETQ-LJuFdpcEV5A)

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**We thank you for your significant efforts** during this very challenging year of COVID conditions and restrictions.

Community Planning and Development (CPD) has a budget of [\\$34 Million](#) and City Council members have office budgets of [\\$264K](#); we do not.

**What we have are wonderful volunteers and supporters**, working to inform and bring awareness to their friends, family, and neighbors about this massive and detrimental Amendment.

**The generosity of your time, talent, and treasure has**

- submitted 5,276 comments to CPD in opposition
- printed and hand-delivered over 20,000 flyers to our neighbors citywide
- gathered 6,400+ signatures on our [petition](#)
- created a website (please visit!)
- sent communication emails (like this one!)
- and more to come

***Please share this email with Denver family, friends, and neighbors!***

***Keep communicating with City Council!***

[SafeandSoundDenver.com](http://SafeandSoundDenver.com) | [NextDoor](#) | [Facebook](#)



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**From:** [Ron Dreher](#)  
**To:** [Hinds, Chris - CC Member District 10 Denver City Council](#)  
**Cc:** [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Fwd: sending this notice about Amendment 7  
**Date:** Monday, October 05, 2020 2:05:30 PM

---

**Subject:** [EXTERNAL] sending this notice about Amendment 7

To our Council representative,

We as citizens of Denver do not even have a vote on this that will affect our lives and safety, homes, neighborhoods and even the desire to live in this future hell hole of a city if this passes?

**We as citizens have a right to vote on such a disastrous amendment.**

This leaves us no choice then but to remember the next election if this goes through as described in the flyer and as attached.

We have no recourse but to trust Council members who might have a stake in the outcome? This will put a well remembered mark of distrust on the City Government and all who work and are involved in that government and this Amendment 7 if all that is stated in the attached flyer is voted in.

**It will also if it passes as the flyer points out leave your beloved mayor with a stain on his record that will follow him to the day he dies and beyond. He is so concerned for his legacy and this will insure that if this passes as proposed will leave a big bold mark on that legacy as big as big fat F for failure.**

I know I do not have the right to defend my own neighborhood from money grubbing outside interests and the city people

who worked with them. It leaves the impression that those city employees who helped push this to this point must be on the take. There is no other reason to believe they would cause such city wide destruction just out of the goodness of their hearts. We have to put our trust in the Council's hands? Let us have a **VOTE** on this.

We have no choice but to trust the Council members to rewrite this proposed Amendment to temper its disastrous proposals without the citizens having any say in any of what is proposed and whatever is altered? This is not right.

Ron and Karen Dreher

P.S.

I am also a combat veteran from Vietnam War and a member of the Colorado Air National Guard that was sent to Vietnam under executive order by Lyndon Baines Johnson. Yes I was actually fired upon multiple times and the opponent actually used live ammunition in their automatic weapons. I know, I could see the long red lines of tracers all around and above. I hit the ground, of course. So I know what danger is and can defend oneself but this is danger that I cannot defend myself. That is not a comforting feeling from this life long Denver resident. Thank You

**Subject:** RE: sending this notice about Amendment 7

**From:** [Susan Williams](#)  
**To:** [Mayor's office](#); [mayorsoffice@denver.gov](mailto:mayorsoffice@denver.gov); [Hancock, Michael B. - MO Mayor](#); [District 1 Comments](#); [kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [paul.kashman@denvergov.org](mailto:paul.kashman@denvergov.org); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#); [Lucero, Nathan J. - CAO Asst City Attorney - Sr](#)  
**Subject:** [EXTERNAL] Group Housing Amendment  
**Date:** Friday, September 25, 2020 9:31:51 PM  
**Attachments:** [Screen Shot 2020-09-25 at 9.17.11 PM.png](#)  
[Screen Shot 2020-09-25 at 9.17.32 PM.png](#)  
[Screen Shot 2020-09-25 at 9.17.45 PM.png](#)  
[Screen Shot 2020-09-25 at 9.18.00 PM.png](#)  
[Screen Shot 2020-09-25 at 9.18.27 PM.png](#)

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Dear All:

I am opposed to the Group Housing Amendment and urge you all to vote no on it as it exists right now. I have shared my views several times with Mayor Hancock, Councilpersons Clark and Hinds, and Planner Andrew Webb. I have also participated in zoom calls with Councilperson Hinds and Planner Webb. Nothing has convinced me that this amendment should go forward. These are my concerns:

1. This Zoning Amendment allows for half-way houses, correctional housing and other supervised group homes to be allowed in largely single-family residence zoned neighborhoods. I believe that zoning for such housing should be approved on a one-by-one basis, based on very strict criteria, that includes approval by the RNO that will be affected.
2. This Zoning Amendment does not include the neighborhoods that are exempted by the earlier zoning codes, namely Chapter 59 and The Denver Zoning Code (from 2010?). It is my understanding that the exempted neighborhoods require that inspectors go building by building, home by home, to determine what kind of building it is and how many people that are related and unrelated live there, and ultimately how the building should be labeled. This should be done before an overarching code change such as the one before the council is considered.
3. This Zoning Amendment allows for too many unrelated people to live in residences by square footage. The number of people and their relatives allowed to live in 2000 square feet is simply too many for any neighborhood context, and all the services that would be required: education, greenspace, inspection, parking, sanitation, water. etc. will not be adequate.
4. This Zoning Amendment overrides zoning for single family housing. I am opposed to this. Denver has always been a very approachable and livable city. Adding so much density will denigrate neighborhood living and change forever Denver's livability quotient. I want single-family housing zoning to remain in place
5. Attached to this email are a series of photos of the house directly south of where I live, on Pennsylvania St. It is clearly a house that has been divided into a series of rooms and apartments, including a basement apartment. I have no problem with the revolving door of residents. They are friendly and I have never had concerns with them. I do have concerns that the owner does not take care of the property and I imagine that it is not legally subdivided. I wonder if the basement apartment even has the clearance required to have people living in it. I am sure there are no sprinklers in the event of fire. Mostly what I see is a lack of care for the

property. The winter is worse, and probably illegal, because the sidewalk is never cleared of snow and ice and in the middle of bad weather can have up to 4 to 5 to 6 inches of very treacherous ice. The owner/landlord never removes snow or ice. These photos depict what I believe will prevail if more and more houses become boarding style houses. Not a good direction to take, in my opinion.

Please let me know where your thinking is heading. I am opposed to this amendment as are many of my neighbors at 400 East 3rd and in District 10, where I used to live.

Sincerely,  
Susan Williams

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400 E. THIRD AVE., SUITE 308 | DENVER, CO 80203

O 303.777.0107 | C 303.563.9937

[susanmorrisonwilliams@gmail.com](mailto:susanmorrisonwilliams@gmail.com)

**From:** [Sally Jones](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Housing Proposal needs to be revisited  
**Date:** Thursday, October 01, 2020 8:03:16 PM

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Denver rents are down again for the sixth straight month. Moving vans in New York City are booked to the gills. People want defensible space. That's the new reality for the U.S.

Your proposal to turn single family neighborhoods in densely packed mini-apartments, massive homes for halfway houses, sober living situations, and whatever are not the answer. Retaining single family homes for those young people who want some space for their families in the future(an inevitability) is a must.

The other reality that online shopping to gaining a bigger foothold in the buying practices of most Americans. Shopping malls, big box stores, and strip malls are failing and empty and may never be viable again. Those spaces can be repurposed into dense living arrangements while still retaining single family neighborhoods; in fact, they can easily co-exist. In addition, most of the failing retail spaces are already on mass transit lines to coordinate with the TOD that is so popular today.

Rethink, I repeat, rethink!

Thank you.



**From:** [Tina Davis](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Amendments follow up from 9/17 call and information request  
**Date:** Friday, September 25, 2020 3:04:16 PM

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Andrew:

Thanks for hosting the call on 9/17 and I appreciated the opportunities for questions and comments.

While I have expressed my opposition before, I would like to emphasize several weaknesses in the proposals that were really brought to the fore in the call:

- The rationale of “simplification” for treating all care facilities alike in the proposed amendments, as stated in your Power Point, is flimsy when viewed in relation to the potential harm in permitting these types of facilities in single-family neighborhoods. There is a huge difference to neighbors in having a facility housing felons or addicts next door to them and one housing seniors. If the existing rules are confusing, so what? Do you think that a 180-page amendment is not confusing to Denver residents? Why should the goal be to simplify the building of a type of facility with a history of failures and escapes?
- The real reason for allowing community corrections in single-family neighborhoods is that the GLAC was over-represented by private interests that seek to profit by building these facilities at the expense of neighborhoods and the Mayor’s direction to city planning and City Council to accommodate those private interests.
- There is simply no solid reason to select 10 as the permissible maximum for unrelated persons cohabiting. You pointed to “front range peer cities” as the basis for this number. Which peer cities? They were never identified. If you mean Seattle, it is nothing like Denver and is an great example of a once-lovely city sinking into decay by virtue of overly-permissive ill-advised policies that encourage density over quality of life, similar to those your group has proposed.
- The stated rationale for allowing an unlimited number of relatives in addition to the 10 unrelated persons was that there were previously no such limits. While that may have been supportable when the limit was two unrelated person, it is completely unsupportable when the limit is up to 10.
- It is completely disingenuous to say, as you did, that the adoption of these poor drawn, ill-conceived amendments, will not necessarily lead of a proliferation of group living arrangement or community corrections facilities in residential neighborhoods. Of course it will and that is why GLAC was packed with its proponents.

Safe and Sound Denver has requested your peer cities support on numerous occasions and has never received it. Please provide in detail your list of the so-called peer cities and the number of unrelated persons they permit.

Thank you,

Tina Davis

**From:** [Maryann Adams](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Group Living Comments  
**Date:** Thursday, September 17, 2020 3:37:29 PM

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I was unable to attend the virtual meeting on 9/3 so signed up for today but did not receive the credentials for the meeting.

My comments are as follows: I have a masters degree in urban & regional planning from UCD. In the late 90s the community of Seaside was all the rage as a high density development with a strong HOA to assure conformity among its residents, the thought being that people needed to be alike to live in such close quarters. Today we are promoting diversity so that is a strike against the higher densities. Also, in this time of pandemic and social distancing increasing density is a non-starter. There is also the problem of gentrification. Increasing taxes because of our current system of evaluating property values based on the real estate market forces low income and fixed income residents out. Bought up single residential properties become multi family units with exorbitant rental rates or purchase prices. These issues not only do not increase affordable housing but make housing even less affordable. Another issue at the forefront was that places were losing their character and unique personalities. I believe you purposed changes only make that more true. I am of the opinion after watching the original zoom meeting with the planning board that our city is not listening to its citizens and does not care what our opinions are. For me and I believe many others, these are our HOMES, not real estate investments. Thank you!

Sent from my iPhone

**From:** [Tamara Barron](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)  
**Subject:** [EXTERNAL] Group Living Proposal  
**Date:** Sunday, September 20, 2020 2:10:36 PM

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Mr Kashmann,

I applaud you signing onto the guest commentary by Kendra Black and Amanda Sawyer in today's Denver Post. I fully concur with this commentary as well as Lee Terry's. (See below) I find the group living advisory committee's proposals shortsighted and ill-timed now during the pandemic. And, it is preposterous for them to say that this will reduce homelessness and make housing more affordable. It will merely cram more people into houses and incentivize landlords a.k.a. slumlords to convert more rentals into high occupancy homes. The number of unrelated people (and their families) proposed to be allowed to occupy a house/townhouse is absurd and I submit will destroy the fabric of our fair city.

I urge you and the City Council to reject the proposal.



Tamara Barron  
2134 S. Jackson St.

**From:** [Linda Campbell](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [Mona Ferrugia](#)  
**Subject:** [EXTERNAL] Group Living Proposal  
**Date:** Saturday, September 26, 2020 8:29:10 AM

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Hi Andrew, I have recently moved to 552 N. High St and have become aware of the proposed zoning change for Group Living. I fully understand and support the goal of providing affordable housing to people who want to live in the City of Denver. But I find it strange that the change being proposed is to go from no more than 2 unrelated people to 10 and unlimited family members. Changing it to 4, 5 or even 6 unrelated people seems much more reasonable and/or tying it to the number of bedrooms in the dwelling. Thanks for considering this change. I feel it would serve the purpose of creating more affordable housing and also alleviating the concerns of citizens. Linda Campbell

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**Please note new address below. Everything else is the same!**

**Linda Campbell**  
**552 N. High St.**  
**Denver, CO. 80218**  
**303-229-8603**  
[linda.campbell9@gmail.com](mailto:linda.campbell9@gmail.com)

**From:** [Peggy Herald](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [board@3pa.org](mailto:board@3pa.org)  
**Subject:** [EXTERNAL] Group Living Zoning Amendment  
**Date:** Tuesday, September 22, 2020 2:39:02 PM

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Good Afternoon,

I am opposed to the zoning changes being proposed for the city of Denver. The Group Living Zoning Amendment will destroy the Denver neighborhoods that make our city a desirable place to live and to raise our families. Under the current structure our neighborhoods are made up of people who know and look out for each other. This amendment will ruin our neighborhoods and will create instability in our communities.

Most of us have realized our dreams of living in a desirable neighborhood through hard work. It is unfair to propose changes that will devastate our neighborhoods in the process of attempting to control the homeless situation. This proposal will put criminals in our midst, will put undue stress on our already densely populated neighborhoods and will destroy our current sense of community. Please vote to oppose this matter.

Thank you for your consideration in this matter.

Peggy Herald  
Platt Park Denver Resident  
303 722-4722

**From:** [Laurie Boyle](#)  
**To:** [mayorsoffice@denver.gov](mailto:mayorsoffice@denver.gov); [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Subject:** [EXTERNAL] Group Living  
**Date:** Sunday, September 20, 2020 2:01:42 PM

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Good afternoon,

Please note that we are 110% opposed to group living.

Ten unrelated people and unlimited relatives in one home is not a viable solution for the city of Denver. It is nothing but a terrible idea. If you have 8 individuals in a home and they each have a car - where would they park all of their vehicles? In the middle of their yard? Trash services for such homes would result in trash all over our beautiful Denver neighborhoods. Noise, traffic, safety and city infrastructure are all unaddressed issues.. This plan does not appear to be well thought out as this would seriously damage the value of our Denver homes.

We are disappointed this idea is even being presented to the community as it is clear that our community does not support the Group Living project. By commercializing our homes please explain to me how is the city supporting the interests of neighborhood residents? It appears that we the voters are not being listened to at all on this amendment. We would like to know where we can pick up signs against this measure.

Rather than changing zoning of existing homes, have you given any thought of developing the land near DIA/Pena Boulevard and zone this area for group living? This location has mass transit, jobs and it can be built to accommodate the needs of the tenants.

Denver can do better!

Laurie and Randy Boyle

**From:** [Becky Crockett](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Housing density  
**Date:** Monday, October 05, 2020 3:54:57 PM

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As a landlord and parent of millennial professional children getting established in careers, I support increasing the number of non related adults sharing a home to five. It is crazy expensive for people to afford to live in Denver any more...especially if they are in college or just starting careers. And Covid has just made things harder.

I hope the City Council acts soon to update the city standards.

Sent from my iPad

**From:** [beshelja@yahoo.com](mailto:beshelja@yahoo.com)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] I Support the Group Living Changes  
**Date:** Monday, September 21, 2020 9:31:53 AM

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Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

beshelja@yahoo.com  
9527 w. yale ave  
lakewood, Colorado 80227





**From:** [Tina Davis](#)  
**To:** [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Impact of substance abuse treatment centers on property values  
**Date:** Monday, September 28, 2020 7:40:31 PM  
**Attachments:** [WebPage.pdf](#)

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Dear Mr. Hinds and Mr. Webb:

One of the concerns of the opponents of the Group Living Amendments, especially the provisions permitting care facilities in residential areas, is the negative impact on property values of surrounding homes. This is not just speculation, and to underline the point, I am attaching a scholarly paper that concludes just that—they conclude that a neighboring treatment center is associated with an 8% reduction in nearby home prices, and that this discount is magnified for treatment centers that specifically treat opiate addiction (as much as 17%). This is patently unfair to property owners who were there first, and who bought with the expectation that their neighborhood would remain strictly residential.

Again, I urge both of you to reject the portions of the amendments that permit halfway houses for substance abusers and prisoners in areas zoned for single family homes. These facilities belong elsewhere, because they are basically businesses.

sincerely,

Tina Davis  
District 10 resident

[http://www.josre.org/wp-content/uploads/2014/12/9830-63\\_92.pdf](http://www.josre.org/wp-content/uploads/2014/12/9830-63_92.pdf)

**From:** [jessica@bondimports.com](mailto:jessica@bondimports.com)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] NO to the Group Living Zoning Code Amendment  
**Date:** Wednesday, September 23, 2020 4:49:32 AM

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Greetings:

I am writing to express my disapproval on the Group Living Zoning Code Amendment. Please vote NO.

Regards,  
Jessica Bond  
1745 South Logan Street

**From:** [Zach McKinney](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#); [Lucero, Nathan J. - CAO Asst City Attorney - Sr](#)  
**Subject:** [EXTERNAL] Opposition to Group Living Code Amendment  
**Date:** Monday, September 21, 2020 9:43:02 PM

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Dear Andrew Webb and Nathan Lucero,

I'd like to register my strong opposition to the proposed Group Living Code Amendment. The amendment involves substantial and serious changes to the zoning code, and the process has been too rushed. (Far more public knowledge and involvement has taken place over the past two months versus the purported "over the last two years".) The neighborhood- and city-wide impacts of the amendment are incredibly sweeping and deserve more thoughtful consideration than would be available in the next three weeks.

Thanks very much, and take care--

Zach McKinney  
1376 S Sherman St, Denver, CO 80210

**From:** [Jessica Sanderson](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [Planningboard - CPD](#); [Laura Aldrete](#); [Hinds, Chris - CC Member District 10](#)  
[Denver City Council](#); [City Council District 10](#); [Webb, Andrew - CPD City Planner Senior](#); [dence - City Council](#)  
**Subject:** [EXTERNAL] POSTPONE consideration of the Group Living Zoning Code Amendment Proposal  
**Date:** Saturday, October 03, 2020 12:23:37 PM

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Dear Mayor and Public Officials,

I am writing to urge you to simply postpone any further consideration, vote or passage of any law regarding the Group Living Proposal. I agree that we need affordable housing solutions in Denver, but you must prioritize the health and well-being of your citizens.

It seems incredibly reckless, inequitable, possibly unlawful and frankly hypocritical to authorize a significant increase in the number of unrelated people living together in a household, and to substantially increase urban density, during the Covid-19 pandemic. Many of your own offices are closed or restricted to prevent the spread of the virus among unrelated people (<https://www.denvergov.org/content/denvergov/en/covid-19/recovery-guidance/city-services-facilities.html>), yet at the same time you would authorize a significant increase in the number of unrelated people allowed to live together in residential neighborhoods.

At a time when our government and our scientists are encouraging, and in most cases mandating, social distancing, the amendment would authorize and encourage the exact opposite. As you well know, the list of closures and our sacrifices is long: Our DPS schools continue to operate remotely (my daughter graduated East High School from our car last year), our performing arts venues are closed, our libraries are closed, our bars are closed, our restaurants are operating at significantly decreased capacity, we need to reserve limited spots at our gyms, recreational and fitness facilities (assuming they have even re-opened), many park roads and parking lots are closed (to discourage even outdoor crowds), we are wearing masks to go shopping, we are required to wear face coverings while inside city and county facilities (the Wellington E. Webb Municipal Office Building is only open for limited hours and services), our courthouses are operating with reduced staff and many trials have been postponed, and we are all personally doing our part to forgo social gatherings, even in our own homes. The CDC recommends that we limit the number of guests that we bring into our own homes and maintain at least 6 feet distance from our visitors, and Governor Polis issued and has repeatedly extended a state-wide mask order mandating the use of masks indoors. ***There is little to no chance that a group of unrelated people living together in a single-family dwelling will wear masks at all times while indoors in their own home.*** In fact, our homes are just about the only place that we can all safely and/or legally take off our masks off these days.

It is common knowledge by now that the worst outbreaks, infection risks, and/or Covid-related hospitalizations and deaths in Denver, the State of Colorado and our nation as a whole ***have all been centered around places where unrelated people live together.*** In our area, early on, Covid outbreaks were largely related to nursing homes and health care facilities. Now it has shifted to schools, and in fact CU Boulder recently moved to all remote learning. See <https://www.9news.com/article/news/health/coronavirus/colorado-covid-outbreaks-list-schools-restaurants-stores/73-60a53e94-85dd-471d-bf2a-624163de1b30>. Our country and our state are releasing prisoners and closing college dormitories and fraternity/sorority houses to avoid crowded-living facilities. Recently, New York, New Jersey and Connecticut even mandated that visitors from our State of Colorado quarantine for 14 days if we want or need to

visit because of our state's poor performance in containing the spread of the virus. <https://coronavirus.health.ny.gov/covid-19-travel-advisory#:~:text=If you have traveled from,for requiring such quarantine>. It is simply incomprehensible to me how you, our public representatives, could possibly consider, let alone vote in favor of an amendment to allow and encourage group living homes in residential neighborhoods at a time like this.

In sum, the group living proposal risks causing additional Covid-19 outbreaks within the increased-capacity homes and community spread to their neighbors. I am certain that if the amendment passes during the Covid-19 pandemic, the city will face legal battles that will consume enormous and ever-precious taxpayer dollars in litigation costs that would be far better utilized to provide public services.

The Covid-19 pandemic is not under control, and unfortunately we cannot predict when it will be under control. But you certainly *can control* the timing of consideration and/or passage of the group living proposal. I urge you to consider simply waiting until we at least have more control and better information regarding Covid-19 before making any crucial decisions. Only then can you responsibly consider the actual merits of the proposal.

Sincerely,

Jessica Sanderson  
Denver District 10 Resident

**From:** [E J Lorimer](#)  
**To:** [robin.kneich@denvergov.org](mailto:robin.kneich@denvergov.org); [Deborah Ortega - Councilwoman At Large](#); [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](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#)  
**Cc:** [Hancock, Michael B. - MO Mayor](#); [Jimenez, Christian - MO Associate Administrator](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Please say no to GLAC  
**Date:** Thursday, September 24, 2020 6:11:07 PM  
**Attachments:** [SUMMARY -GROUP LIVING WDCA SURVEY OF RNO"S.pdf](#)

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Dear Council Members:

**By way of this email, I am personally and respectfully asking that Denver Council vote NO to GLAC.**

This broad-brush omnibus proposal at this time in our history is too much for Denver to handle correctly (i.e. the pandemic, budget cuts, staff reduction for enforcement and much needed attention to matters of greater importance to Denver.) In short, Denver simply doesn't have the staffing to manage this well at any level right now; and this may be true perhaps into 2021, contingent on Covid vaccine development and access.

There are concerns that not all Council districts were involved in the initial planning, only a handful of RNO's were on planning committee and clearly a majority of neighborhoods do not fully understand the impacts on every home unit in the city. *See attached research* my neighborhood did. While it may not be the best research, it sets up a hypothesis that the outreach has not been good enough. Even CPD's recent presentation indicated only 25 RNO's had the presentation. That mirrors our findings--not enough information to neighborhoods throughout Denver.

Corrections Communities are especially concerning because of existing policing issues, shortage of enforcement staff and lack of public understanding as it relates to how, where located and who enforces. Our neighborhood recently learned that State and County DOC's work independently, so not only could Denver County insert corrections communities into neighborhoods, but also the State can do this. AND, the State apparently doesn't check zoning or whether or not a property is properly licensed before locating parolees into voucher-rental homes.

Increasing unrelated adults to 10 is not reasonable considering the added inclusions of who qualifies as a relative and can also live in a home unit. This will not increase Denver affordable housing inventories. It merely creates crowded environments in one home. A couple paying \$2000 a month to rent will still pay the same amount regardless of how many crowd in. The developers must love Denver- we just keep helping them make money.

INC submitted two Resolutions to slow this down and de-bundle. Both were supported by a strong majority of INC member RNO votes for both resolutions. Council and CPD has those in file. My neighborhood (Winston Downs) voted in favor of both and also submitted a letter to request Council to vote "no" on

GLAC.

It is also alarming that GLAC is being paired with the pandemic as a reason to vote "yes." The pandemic will end, but the ordinance changes will continue. They are mutually exclusive events. There are extraordinary needs during the pandemic that need attention, but this ordinance is not about the pandemic.

**It would be far more valuable for Council to work on:**

- 1) Well designed policing reforms that demonstrate to all residents the changes being made, and to include metrics that prove the changes are working or ones that need more work- then publicize "catching DPD doing right things right". Demonstrating positive moves is one of the highest priorities this city must address in order to restore faith for so many.
- 2) Building affordable home units. The city spent the last 10+ years giving the developers a free pass to "gentrify" and build unaffordable luxury homes and condos where affordable homes used to be. GLAC is not a fix for the glut of unaffordable home units.
- 3) Define and implement a decent transit system. Shoe leather, bikes and scooters are a ludicrous claim that Denver has multi-modal transit.

**Define Denver's Vision -** When is the last time questions were asked such as how many can reasonably live in Denver based on resources (water, police, fire, electric grid, etc.), what law enforcement image do we want, how do we value open space (the reason so many want to be here), what does our transit system need and how will it be addressed to reduce vehicle traffic, etc? The Denveright planning was done in silos as it seems was GLAC. There seems to be a huge disconnect when working in silos and patching the pieces together.

Once needed priorities are addressed and implemented and Covid19 is resolved, then, and only then may be the time to go back to GLAC and define what is idealistic versus what is feasible and realistic to implement/manage.

Again, please vote **no** ; it's not well done "as is."

Respectfully,  
E. Jane Lorimer  
Denver Resident since 1967



**From:** [ALAN SORREL](#)  
**To:** [Hancock, Michael B. - MO Mayor](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [District 1 Comments](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#)  
**Cc:** [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Proposed Zoning Code Change - Group Living/Group Homes  
**Date:** Saturday, September 19, 2020 11:33:43 AM

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Below is a copy of the email I sent to my Council Person (Kevin Flynn) on August 16, 2020. My Neighborhood Newsletter encouraged residents to send opinions to all the City Council (and the Mayor)....so, I am simply forwarding to you the email I have already written. I have also included Andrew Webb on the cc.

I have a great deal of experience working in Municipal Government (10 years in the City of Aurora, Colorado, and 26 years in the City of Denver). All of my 36 year career was within the Development Review arm of Public Works. As such, I have seen every sort of proposed development, rewritten some of Denver's City Code, updated criteria manuals, and formulated development policy for my staff to follow. I am very familiar with how the development sector works. Therefore, I bring an experienced voice to the conversation. My experience within the development world brings me to only one conclusion regarding this proposed Zoning change...this proposed legislation will forever negatively change the character of Denver neighborhoods. I encourage you to vote against this Zoning change. As noted, the full text of my previous email is below.

"I just now read the proposed Zoning change. I sincerely hope that you will vote against this change...and get as many other Council members to also vote against this.

Allowing this type of density/occupancy increase within stable single family residential areas/homes will negatively and permanently change the character, safety and financial structure of these neighborhoods. But, changing the character and reducing home values is the point of this "social engineering" effort....right? That is clearly stated as the intent within the "Summary and Purpose" section by Andrew Webb....he states the purpose is to change the Code "that perpetuates inequity and reduce affordability".

The proposed change to the Code will allow up to 10 unrelated adults within a single family home (depending on Assessors Office finished square footage). This is bad enough since it drastically changes the character of the stable single family home and neighborhood. But, as I read it, an **unlimited number of additional related individuals** (on top of the 10 unrelated adults) will be allowed to occupy the single family home? I really hope I am misunderstanding the unlimited number of related individuals that can occupy the single family home (in addition to the 10 unrelated adults)....but, the text reads as follows: "As is currently the case, there would be no limit on the number of related individuals permitted to live

together. The code's current specific list of relatives would be replaced with: "...any persons related to each unrelated adult by blood, marriage, civil union, committed partnership, adoption, or documented responsibility (such as foster care or guardianship)." ***If this is the case....then, anyone related to the 10 unrelated adults could also live in the single family home and result in occupancy of 12...15....25....unlimited?? I really hope I am wrong about that interpretation and it should be clarified within the proposed language to place a cap on total occupancy.***

Anybody that has any experience within the development realm knows that the maximum density scenarios will be routinely achieved. Especially if it is financially attractive to do so. My 36 years within the development review world has taught me one thing.....if it can be exploited financially, it will be! So, expect maximum numbers of individuals to routinely live within a single family home which will forever change the character and safety of stable neighborhoods. To think otherwise is simply naive....or worse, it is purposely being sacrificed to achieve the social engineering goal.

Alas, my career in development has taught me that you can fight City Hall...just don't expect to win very often. As such, I have little hope of this being defeated. During my career, I routinely interacted with Community Planning and I fully understand the internal workings and philosophy that exists within that organization. It will be very hard to defeat this proposal within the "charged" environment that exists in this Country. Anybody that votes against this will be labeled as "racist" or "elitist" or "perpetuating social inequities" or "etc"...etc". Nevertheless, I still urge you to vote against this change. High density developments/occupancy should continue to be restricted to multi-family zoned areas and/or near the city core.

Luckily, I am retired and am not tied down by a job anymore. I can choose to move to a different location if necessary. And, this Zoning change (with the inevitable negative impacts it will have) could very well force me to make that relocation. It is sad to see the City of Denver embrace philosophies/changes which are purposely designed to alter the very fabric of neighborhoods that many of us love.

Alan Sorrel, P.E.  
2852 S. Gray Way  
Denver, Co. 80227  
720-530-6868"

**From:** [GARY R MILLER](#)  
**To:** [Black, Kendra A. - CC Member District 4 Denver City Council](#)  
**Cc:** [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] RE: Residential Housing Code Changes  
**Date:** Tuesday, September 22, 2020 1:56:45 PM

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Kendra, we continue to be against this proposal as we've last seen it. There is no way I see expanding the number of unrelated (or related for that matter) people living in one single-family house to 10 or more. These houses are not large enough to accommodate those numbers. SE Denver is deteriorating, this would only make our community less desirable and continue to lower the value of our homes. We have a specific example in our neighborhood at 7323 East Bates. There are multiple individuals living there. They subject their neighbors to loud parties (most recently loud enough to awaken us at 2:15 AM this past weekend), the smell of marijuana, reportedly guns, the yard is an embarrassment, many cars... this is not the neighborhood we moved into. This creates a risk and is not the image I seek to create for friends and family who visit. We've been asked, why would you ever want to live in Denver...expanding the zoning as proposed would certainly beg that question.

Stay safe in this uncertain time.  
Linda and Gary Miller

---

**From:** Black, Kendra A. - CC Member District 4 Denver City Council <[Kendra.Black@denvergov.org](mailto:Kendra.Black@denvergov.org)>  
**Sent:** Monday, August 17, 2020 9:23 AM  
**To:** GARY R MILLER <[MILLERGL72@msn.com](mailto:MILLERGL72@msn.com)>  
**Subject:** RE: Residential Housing Code Changes

Thanks for your email. The proposal is very complex and is addressing some problems that need to be fixed in our zoning code. I encourage you to learn more about it. I do not support the current proposal, but am working on a compromise. I am meeting with some neighbors today at 3:15 in Southmoor Park to discuss it. Please join me if you are able.

---

**From:** GARY R MILLER <[MILLERGL72@msn.com](mailto:MILLERGL72@msn.com)>  
**Sent:** Sunday, August 16, 2020 7:53 PM  
**To:** Webb, Andrew - CPD City Planner Senior <[Andrew.Webb@denvergov.org](mailto:Andrew.Webb@denvergov.org)>  
**Cc:** Black, Kendra A. - CC Member District 4 Denver City Council <[Kendra.Black@denvergov.org](mailto:Kendra.Black@denvergov.org)>  
**Subject:** [EXTERNAL] Residential Housing Code Changes

We have chosen to live in Denver by choice and sent our children to Denver Public Schools. I fail to understand why the city council would change the code such as to allow more unrelated people to live in one single family residence. This is not in the best interest of our community, the additional cars and density is not compatible with raising young children and attracting young families to our community. Failure by city and regional planners does not make it a residential issue, unless of course the goal is to make Denver a slum. The graffiti and lack of care of some neighborhoods is already an embarrassment. Right of ways, on/off ramps, median, some yards....not a positive advertisement for Denver. We look trashy, unlike some of our neighboring suburbs.

Please maintain our community.

Thank you.  
Linda Miller

Sent from [Mail](#) for Windows 10

**From:** [John Simmons](#)  
**To:** [Hinds, Chris - CC Member District 10 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [kniechatlarge; Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#)  
**Subject:** [EXTERNAL] Re: Amendment to allow halfway houses in every neighborhood  
**Date:** Monday, September 28, 2020 7:28:56 PM

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Is the information below true?

Thats not your money. Thats taxpayers' money. We expect solutions, not statements. You are charged with policy, not personal interests.

Vote this in and we vote you out.

## Who is Influencing the Group Living Amendment?

Florence Sebern  
Denver, CO, United States



SEP 28, 2020 —

Who is Influencing the Group Living Amendment?

*CPD fails to disclose Washington consultant*

Community Planning and Development failed to disclose the full extent of the Group Living Code Amendment, or those who have been paid to influence it, in the "public"

process.

A Colorado Open Records Act (CORA) request was made and a contract with The Athena Group, LLC and Meagan Picard revealed the Washington state entity and non-Denver resident were paid to influence Denver policy and code, at a cost to Denver taxpayers of \$45,097.

No mention was made of the Athena Group contract in public presentations or the briefing to City Council's Land, Use, Transportation and Infrastructure (LUTI) Committee. This is another example of lack of transparency that undermines the public process and the public trust.

City administration, staff, and elected officials are working to make Denver more like Seattle and other "peer cities."

On Sep 23, 2020, at 11:39 AM, John Simmons <[jsimmons224@me.com](mailto:jsimmons224@me.com)> wrote:

I trust each of you oppose any measure that reverses the positive momentum we have seen in Denver neighborhoods since we moved here in 2011. Coming from the East Coast, I can assure you that falling property values are a death spiral which leads to massive city cuts across all categories.

Our story today is strong. Oppose this amendment.

John/Suzanne Simmons  
Jake Simmons (East HS)  
Ben Simmons (East HS)  
Nick Simmons (Kent Denver)

**From:** [victoria donovan](#)  
**To:** [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](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Hancock, Michael B. - MO Mayor](#); [Mayorsoffice](#); [Webb, Andrew - CPD City Planner Senior](#); [Lucero, Nathan J. - CAO Asst City Attorney - Sr](#); [District 1 Comments](#)  
**Subject:** [EXTERNAL] VOTE NO Group Living Zoning Code Amendment  
**Date:** Thursday, September 17, 2020 12:27:17 PM  
**Attachments:** [VOTE NO on Group Living.PDF](#)

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September 17, 2020

**Re: Group Living Zoning Code Amendment – VOTE NO**

Dear Mayor Hancock, Denver City Council Members, Planning Board Members, Mr. Webb, and et al,

I am opposed to the Group Living Zoning Code amendment (July 2020), and I am asking you to vote **NO** against this amendment.

The amended proposal does not address the many concerns homeowners and residents have and the issues that will result from it and I don't believe it has been properly presented to the citizens of Denver. The proposal has significant ramifications on our city and should not be rushed or stepped into lightly to try and address significant concerns of a growing city in the midst of a pandemic.

Trying to solve Denver's homeless population and housing affordability issues using this proposal will create many more unintended negative consequences to a city that is currently challenged by recent events involving Covid-19 and will not support the intended constituents needing access to affordable housing. In fact this plan, without further change or amendment, could have the result of driving down sales tax revenues, worsening the crises and creating further decay of Denver's infrastructure. It also could result in landlords charging higher rents to those seeking affordable housing within Denver because invariably taxes will have to increase to deal with recent economic events and those taxes will need to be paid by those occupying or owning property in Denver.

The City of Denver would be exchanging one set of problems while creating another set of problems and destroying our neighborhoods in the process.

It is a fallacy to think this proposal will make housing more affordable. As witnessed in other cities that tried this form of up-zoning, the cost of rent and housing did **NOT decrease** in those cities. Please read the research and understand the long term impacts before you vote.

### ***Zoning Proposal Negative Impacts***

*No one would welcome these Negative effects of this proposal in their neighborhoods:*

- Allow up to 10 UNRELATED adults, with unlimited relatives to each, per residence
- Allow 6 vehicles per residence
- Allow community corrections houses for 1-40 convicted felons
- Allow 24/7 homeless shelters for 1-40 people
- Allow sober living homes (alcohol/drugs) for 1-40 people
- Greatly increased traffic, noise, trash, and congestion
- Strain on aging infrastructure (water lines, sewer lines)
- Safety concerns for you, your children, and your pets
- Lack of interest in maintaining properties
- Diminished interaction with neighbors
- Lower property values *or* conversely higher property values because not multiple units can be placed on single family lots, further eroding the affordable housing options and also driving those who desire single family homes to the suburbs where spending will increase in those surrounding communities
- Commercialization of single-family neighborhoods as investors/operators buy properties instead of owner-occupants

### ***Broad Community Input was not Solicited from Homeowners & Residents***

The City of Denver has not solicited broad community input from homeowners and residents from across the city and when compared to the 2010 Zoning Code update even though this proposal has far reaching and long-lasting negative implications.

Additionally, the community was prevented from even providing feedback after the amended proposal (July 2020) was posted to Next Door.

### ***Group Living Advisory Committee Stacked Against Homeowners Interests***

This proposal is backed by planners and organizations who are vested in their own PERSONAL Interests and NOT the interests of the people. Homeowners, Residents and RNOs, should have equal representation at the table and were not afforded it. The City of Denver has **90 official (78) and non-official (12) neighborhoods**

**Yet the 46 Group Living Advisory Committee members consisted of:**

- 31 Members (67%) were from PRO-Group Living Advocates
- 4 Members (9%) were from the City Council or Planning Board
- ONLY 11 Members (25%) were from RNO's or neighbor representatives.
  - (The INC and Pinehurst RNO had 2 members each.)

***Group Living Proposal Process Circumvents the 2010 Zoning Code***



This draft proposal **circumvents the purpose** of the current single family residential zoning in many Denver neighborhoods that were worked on diligently over a 7 year period during the city-wide rezoning, which was finalized in December 2010.

Limiting the number of unrelated residents (2) in a single-family home unit serves the purpose to control congestion in Denver's closely built neighborhoods.

#### ***Overpopulation Increases Crime***

The proposal would create unbelievable over-crowding and parking issues by allowing, at least 5 and up to 10 unrelated individuals to live in a single-family unit plus all their relatives and all the cars they own. Most of single-family homes in Denver residential neighborhoods were built to house 2 adults + their children. Additionally, an ADU (accessory dwelling unit) could also be built on the back of property that could house one person per 200 feet of floor space. This increase in population is far too dense for many Denver neighborhoods to absorb.

This proposal would further increase the density, congestion, and parking issues. Our once relatively safe, single-family homes and neighborhoods would increasingly include rentals with multiple units or rooms for rent for non-family member occupants and just by the increase in population criminal activity would increase in any number of ways from theft, burglary, and drugs.

#### ***City or Denver 2010 Zoning Code Update & Community Input Process***

It appears the city planners **do not want to honor** the hundreds of hours spent by **hundreds and hundreds of residents** on the rezoning efforts and who were involved for years in the most recent **city-wide rezoning process**, but instead are inclined to rush this proposal through the process. Furthermore, it leads me to believe the City of Denver solicited massive neighborhood participation and negotiations in the 2010 city-wide rezoning input process, but apparently **had no intentions of honoring it** knowing it could and would circumvent important sections of the final rezoning document in the future by merely manipulating words and definitions by "legislating it into oblivion".

The proposed 'convenient' rewording of the definition of a single-family home unit for the sole purpose of **circumventing the current zoning code** in our neighborhoods, and which **hundreds of homeowners spent hundreds of hours to help craft**, is alarming and deeply troubling to say the least. This process lacks the thorough and thoughtful analysis of the 2010 Zoning Code Update.

Passing this proposal would send the signal to the Denver's residential single family home owners-residents, that the mayor, city planners, and City Council do not want to solve the homeless population and housing affordability issues by further creating and encouraging affordable housing and using other viable solutions. It would send the signal the rezoning efforts participated in by the hundreds is to be ignored by the few.

#### ***Denver Population Growth***

The City of Denver has known for decades about the population growth rate and yet only required developers to reserve 10% of their units for affordable housing.

Denver should mandate 30% of available units (in existing and new) be reserved for affordable housing and include properly sized parking requirements (not decreased parking).

#### ***Covid-19 Impacts***

Currently, large groups of residents **cannot** gather in public spaces due to Covid-19.

Covid-19 and social distancing is disrupting the neighborhoods ability to share information, assemble.

This proposal is so impactful it should be **postponed until** residents and homeowners can safely assemble in large groups safely (and legally) without worry from getting infected.

***Proposal is Too Broad***

A 180-page proposal is difficult for anyone to digest, especially Denver citizens whose jobs are not in city government nor with an organization standing to directly benefit from the proposed zoning changes.

The proposal should be presented and voted on by sections rather than a single, sweeping vote.

This will allow Board and City Council members to vote for parts that make sense for their constituents and vote against parts that are not acceptable to their constituents.

Please keep the civic democratic process intact and **vote NO** on this proposal. It has not been vetted thoroughly enough, it is a reactive response that will have more adverse consequences than net positives for Denver, and lacks the transparency and involvement of Denver residents.

Sincerely,  
/s/ Victoria Donovan  
Victoria Donovan  
Denver Resident

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message. Thank you.

**From:** [Suvi Miller](#)  
**To:** [District 1 Comments](#); [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](#); [City Council District 5](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [kniechatlarge](#); [Webb, Andrew - CPD City Planner Senior](#); [Lucero, Nathan J. - CAO Asst City Attorney - Sr](#)  
**Subject:** [EXTERNAL] VOTE NO ON GROUP LIVING ZONING AMENDMENT  
**Date:** Monday, September 21, 2020 5:09:28 PM

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Dear City Council Member:

This email is to encourage you to VOTE NO ON OCTOBER 12th ON THE GROUP LIVING ZONING AMENDMENT. This is an ill-advised move that will not help those that it intends to, and will create more problematic situations in residential neighborhoods in Denver.

Thank you for your consideration

Regards,

Suvi Miller

325 Kearney Street

Denver, CO 80220

**From:** [Teddi Bryant](#)  
**To:** [mayorsoffice@denver.gov](mailto:mayorsoffice@denver.gov); [District 1 Comments](#); [City Council District 5](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#); [Lucero, Nathan J. - CAO Asst City Attorney - Sr](#)  
**Subject:** [EXTERNAL] VOTE NO. on the Group Living Zoning Code Amendment!  
**Date:** Monday, September 28, 2020 8:37:22 PM

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Hello Mayor Hancock and Council People,

I am urging you to vote NO on the Group Living Doing Code Amendment.

This is a TERRIBLE choice for Denver and I strongly appose this amendment. This amendment will:

- Decrease property values and massively increase density and overcrowding
- Massive increase in parking issues
- Greatly increase traffic, noise, trash and congestion
- Strain on aging infrastructure (water and sewer lines)
- Negatively impact your local Denver Public school
- Bring safety concerns for you, your family and your pets
- Commercialize single-family neighborhoods with investors and operators buying properties instead of owner-occupants

This is not the right answer to our increasing homeless situation and will force Denver residents to sell and move out of Denver. This will forever change the face of our city. Take a look at the cities to the West like Portland and Seattle. This is not what we want for Denver.

Vote No, please vote no. Do not be lazy about this homeless situation. We have to find another solution.

Sincerely and fiercely opposed,

Teddi L. Bryant

**From:** [E J Lorimer](#)  
**To:** [Webb, Andrew - CPD City Planner Senior](#)  
**Cc:** [dencc - City Council](#)  
**Subject:** [EXTERNAL] Why are you tying GLAC to the pandemic? That's just wrong ethically  
**Date:** Monday, October 05, 2020 10:49:07 PM

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This amendment began in 2017 and 2018. How can you tie a "forever" ordinance change to pandemic? This is simply ethically wrong. The two are mutually exclusive impacts.

## About the Group Living Project

Denver has an immediate need for housing. With the evolving needs of our residents in mind, the challenges of the ongoing pandemic, the renewed push for addressing issues of race and equity, and changes to other housing regulations, city planners has been working with an advisory committee to evaluate the Denver Zoning Code's rules for "group living." This evaluation has included a review of land uses and definitions for: households, community corrections facilities, shelters for the homeless, residential care homes, new uses like tiny home villages, and more. Based on this evaluation, planners will recommend updates to the zoning code for some or all of these housing types.

TO: Members of the Land, Use, Transportation and Infrastructure (LUTI) Committee  
CC: City Council, Mayor Hancock  
FROM: Florence Sebern, Denver Resident, 80246  
RE: Group Living Zoning Code Text Amendment | Public Comment for LUTI  
DATE: December 16, 2020

---

I am the author and custodian of the Change.org petition ***NO to Denver's Group Living Zoning Code Amendment***. The Change.org platform was chosen because it offers a legitimate, proven method for communication with legislative bodies and is a public benefit corporation.

Please find attached 3,448 individuals who have signed the petition to date and are Denver residents, verified through voter registration or other public residency databases.

Thank you for your consideration of the 3,448 Denverites who stand in opposition to the Group Living Zoning Code Amendment. We urge a denial of the Amendment.

### **CLEAR AND CONCISE OBJECTIONS**

The revisions that LUTI will consider will not be released to the public until 12/18/20. The comment deadline for LUTI is today, 12/16/20. This is the latest in a series of illogical, unproductive, and manipulated moves in the public legislative process.

The petitioners state straightforward concerns. These are common concerns for the effects of density on infrastructure, quality of life, health, safety, and enforcement.

Any revisions, to date, have not adequately addressed these concerns. The Amendment is still a massive over-reach which will have real and lasting detrimental effects on Denver's neighborhoods.

### **CONSISTENT COMMENT TOTALS**

Each Comment Log has seen consistent results: Denverites stand in **massive opposition** to this massive Amendment.

#### **Cumulative Totals | as of 12/13/2020**

- 5890 comments received
- 5413 opposed
- 477 support
- 92% opposed
- 8% support

**Comment Window #4 | 9/12/20 – 10/7/20 (as of 12/13/2020)**

- 157 comments received
- 138 opposed
- 19 support
- 88% opposed
- 12% support

**Comment Log #3 | LUTI Briefing 8/19/20 – 9/11/2020 (as of 12/13/2020)\*\***

- 19 comments received
- 18 opposed
- 1 support
- 95% opposed
- 5% support

**Comment Window #3 | LUTI Briefing 8/19/20 - 9/1/20 (original)\*\***

- 2271 comments received
- 2262 opposed
- 9 support
- 99% opposed
- 1% support

On December 13, 2020, I checked the comment logs on the CPD's Group Living webpage. The comment log from August to September had been altered and 2,252 comments removed. The records custodian removed those comments without notice, without reason, and without explanation. When asked why the custodian of public records (CPD) removed public records, Andrew Webb's answer was, "I'm not sure why it was not included in the log that we posted online..." The record was restored after my inquiry.

**Comment Log #2 | Planning Board 8/10/20 -8/17/20**

- 2049 comments received
- 1859 opposed
- 190 support
- 90% opposed
- 10% support

**Comment Log #1 | Planning Board 7/17/20 - 8/10/20**

- 1022 comments received
- 752 opposed
- 262 support
- 74% opposed
- 26% support

**Comments from Open Houses | Through 4/2020**

- 500 entries
- 403 oppose
- 97 support
- 81% opposed
- 19% support

## **LEGITIMATE FORM OF COMMUNICATION**

A petition is a form or style of legitimate communication with a legislative body.

Petition = a formal written request made to an authority or organized body; a written request or call for change signed by many people in support of a shared cause or concern.

Petitioners speak for themselves; the custodian is simply the conduit of their statement.

A similar form of legitimate communication is the form letter, employed by proponents of the zoning code amendment with The Action Network, “open platform that empowers individuals and groups to organize for progressive causes” as their preferred platform. The abbreviated comment cards that were used by CPD and recorded in the Comments document is yet another example of legitimate communication.

## **REQUIREMENTS FOR SUBMITTAL**

The petitioners have provided their name, city, and zip code and were verified as residents of Denver.

While it may be desirable to see personal letters, all forms of valid communication should be accepted in an open, transparent, public legislative process.

A simpler form of valid communication should not be ignored or denied, especially with current COVID restrictions in place and so many unemployed.





## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
- \* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations
- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Florence Sebern

Denver 80246

8/6/2020



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Sincerely,

Anne Delphia

Denver 80222

8/6/2020



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Sincerely,

George Byers

Denver 80235

8/6/2020



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Sincerely,

Anna McCaffery

Denver 80206

8/6/2020



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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Liza Anne DeJulio

Denver 80206

8/6/2020



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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Martha White

Denver 80230

8/6/2020



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Sincerely,

Melody Christensen

Denver 80206

8/6/2020



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Sincerely,

Joyce Haberkorn

Denver 80224

8/6/2020





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- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sarah Klever

Denver 80206

8/6/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Jane Berg

Denver 80237

8/6/2020



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Sincerely,

Allen Shaw

Denver 80246

8/6/2020



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Sincerely,

Jan Kossman

Denver 80206

8/6/2020



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Sincerely,

Brandon Duringer

Denver 80211

8/6/2020



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Sincerely,

Ben Wilson

Denver 80220

8/6/2020



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Sincerely,

Neil Wolkodoff

Denver 80219

8/6/2020



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Sincerely,

Patti Shyne

Denver 80246

8/6/2020





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Sincerely,

Mary Jermance

Denver 80236

8/6/2020



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Sincerely,

Cindee Moyer

Denver 80207

8/6/2020



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Sincerely,

Clare Rothchild

Denver 80220

8/6/2020



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Sincerely,

Lynn Ritvo

Denver 80209

8/6/2020



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Sincerely,

Margaret Houser

Denver 80219

8/6/2020



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Sincerely,

Dane Houser

Denver 80219

8/6/2020



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Sincerely,

Lisa Lucas

Denver 80220

8/6/2020



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Sincerely,

Lisa Jason

Denver 80206

8/6/2020





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Sincerely,

Paige Burkeholder

Denver 80206

8/6/2020



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Sincerely,

Mary Waters

Denver 80209

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Sincerely,

Debbie Gadomski

Denver 80220

8/6/2020



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Sincerely,

Nicholas Lundberg

Denver 80219

8/6/2020



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Sincerely,

Grace Kiernan

Denver 80210

8/6/2020



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Sincerely,

Sue Shannon

Denver 80207

8/6/2020



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Sincerely,

Mary Bryant

Denver 80220

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Sincerely,

Gail Delaney

Denver 80220

8/6/2020





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Sincerely,

Edward Laurson

Denver 80235

8/6/2020



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Sincerely,

Kathy Cozyn

Denver 80206

8/6/2020



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Sincerely,

Reuben Drebenstedt

Denver 80224

8/6/2020



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Sincerely,

Gary Fancher

Denver 80220

8/6/2020



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Sincerely,

Elizabeth Stokka

Denver 80206

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Sincerely,

TIM DITMER

Denver 80209

8/6/2020



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Sincerely,

Joanne Davidson

Denver 80220

8/6/2020



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Sincerely,

Julie Jacobs

Denver 80224

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Sincerely,

Tami McMann

Denver 80209

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Sincerely,

Chuck Thomas

Denver 80231

8/6/2020



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MARY ELLEN SILCOTT

Denver 80207

8/6/2020



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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Christina Pavlov

Denver 80220

8/6/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Sincerely,

Tanya Dyjak

Denver 80209

8/6/2020



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Kim Merendino

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Mary Jo Hartwell

Denver 80220

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Sincerely,

Rose Holmes

Denver 80218

8/6/2020





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Sincerely,

Sarah Murphy

Denver 80222

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Sincerely,

William Sargent

Denver 80220

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Sincerely,

susan miesen

Denver 80219

8/6/2020



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Sincerely,

John Esbenshade

Denver 80237

8/6/2020



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Sincerely,

Elizabeth MacDonald

Denver 80230

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Sincerely,

Kathy Durham Delaney

Denver 80205

8/6/2020



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Sincerely,

Barbara Gish

Denver 80209

8/6/2020



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Sincerely,

Agnes Zahony

Denver 80210

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Sincerely,

Vic Proulx

Denver 80207

8/6/2020



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Sincerely,

Stephanie Weber

Denver 80218

8/6/2020



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Sincerely,

Jason Berry

Denver 80238

8/6/2020



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Sincerely,

Leah Sandoval

Denver 80224

8/6/2020



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Sincerely,

Chase Luedtke

Denver 80237

8/6/2020



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Denver 80237

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Sincerely,

Colette Wilbanks

Denver 80204

8/6/2020



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Sincerely,

Olivia Taylor

Denver 80209

8/6/2020





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Sincerely,

Sandra Levine

Denver 80206

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Sincerely,

Lisa Hewitt

Denver 80220

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Sincerely,

Helen Glunz

Denver 80246

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Denver 80220

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Sincerely,

Kyle Jones

Denver 80224

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Denver 80220

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Denver 80220

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Denver 80220

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Sincerely,

Melissa Eliot

Denver 80205

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Sincerely,

Geraldine G. Maier

Denver 80210

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Sincerely,

Edward Hornung

Denver 80224

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Sincerely,

Jay Kacik

Denver 80211

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Sincerely,

Michael Jobin

Denver 80238

8/7/2020



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Sincerely,

Mindy Kaemingk

Denver 80203

8/7/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Melody Mirbaba

Denver 80210

8/7/2020





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Sincerely,

Susan Perez

Denver 80237

8/7/2020



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Sincerely,

Barbara Fallon

Denver 80224

8/7/2020



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Sincerely,

Amy Wesoloskie

Denver 80212

8/7/2020



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Sincerely,

Marlena Smith

Denver 80246

8/7/2020



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Sincerely,

Susan Evans

Denver 80202

8/7/2020



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Sincerely,

Elaine Gampel

Denver 80209

8/7/2020



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Sincerely,

Laura Stuto

Denver 80246

8/7/2020



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Sincerely,

Brendan Sebern

Denver 80222

8/7/2020





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Sincerely,

Diane Wolta

Denver 80222

8/7/2020



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Sincerely,

Scott Sebern

Denver 80246

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Sincerely,

Jay Reano

Denver 80238

8/7/2020



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Sincerely,

Gretchen Hammond

Denver 80247

8/7/2020



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Sincerely,

Denise Bennett

Denver 80220

8/7/2020



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Sincerely,

Nancy McKiernan

Denver 80231

8/7/2020



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Sincerely,

Wesley Eversole

Denver 80210

8/7/2020



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Sincerely,

Richard Graham

Denver 80237

8/7/2020





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Sincerely,

Jack Little

Denver 80222

8/7/2020



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Sincerely,

Susan Cox

Denver 80210

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Sincerely,

Valerie Blackburn

Denver 80206

8/7/2020



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Sincerely,

Harold Severson

Denver 80224

8/7/2020



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Robert Sandoval

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Sincerely,

Judith Case

Denver 80210

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Celeste Gamache

Denver 80231

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Sincerely,

Lila Friel

Denver 80237

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Sincerely,

Marla Fernandez BENAVIDES

Denver 80238

8/7/2020



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Linda Hada

Denver 80237

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Sincerely,

Josh Pinkert

Denver 80246

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Denver 80224

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Sincerely,

Frances Dukehart

Denver 80246

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Sincerely,

Pamela Bell

Denver 80209

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Garrett Lees

Denver 80209

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Sincerely,

Molly Hedrick

Denver 80237

8/7/2020





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Sincerely,

Rita Anderson

Denver 80237

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Sincerely,

Lee Ann Rodgers

Denver 80222

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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Julie Lees

Denver 80209

8/7/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

peggy Tynan

Denver 80210

8/7/2020



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Sincerely,

Virginia Crocker

Denver 80238

8/7/2020



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Sincerely,

Kristine Mottram

Denver 80209

8/7/2020



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Sincerely,

Renee Law

Denver 80205

8/7/2020



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Sincerely,

Mary Beth Goodspeed

Denver 80220

8/7/2020





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Sincerely,

Therese Roth

Denver 80210

8/7/2020



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Sincerely,

Paul Casper

Denver 80237

8/7/2020



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Sincerely,

Carla Rowland

Denver 80205

8/7/2020



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Sincerely,

Jeffrey Yrineo

Denver 80224

8/7/2020



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Sincerely,

Katharine N REDDING

Denver 80209

8/7/2020



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Sincerely,

Cathleen Gillies

Denver 80209

8/7/2020



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Sincerely,

Sally Hodge

Denver 80210

8/7/2020



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Sincerely,

Josephine Tsao

Denver 80230

8/7/2020





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Sincerely,

Suzanne Johnsen

Denver 80218

8/7/2020



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Sincerely,

Lynne Gerken

Denver 80237

8/7/2020



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Sincerely,

Janet OCallaghan

Denver 80209

8/7/2020



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Sincerely,

Sandra Murray

Denver 80220

8/7/2020



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Sincerely,

Wanda Newman

Denver 80222

8/7/2020



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Sincerely,

Ursula Schultz

Denver 80207

8/7/2020



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Sincerely,

Vaught Melinda

Denver 80220

8/7/2020



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Sincerely,

Abbey DeBoyes

Denver 80210

8/7/2020





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Sincerely,

Jeanne Giellis

Denver 80209

8/7/2020



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Sincerely,

Sam Newman

Denver 80237

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Sincerely,

Bill OCallaghan

Denver 80209

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Sincerely,

J D Johnson

Denver 80218

8/7/2020



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Sincerely,

Chris Giellis

Denver 80210

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Sincerely,

Steve Cudzilo

Denver 80203

8/7/2020



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Sincerely,

Elizabeth Tovado

Denver 80220

8/7/2020



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Sincerely,

Karen Jo

Denver 80209

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Sincerely,

Donna Widmaier

Denver 80206

8/7/2020



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Sincerely,

Lorraine Curtis

Denver 80211

8/7/2020



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Sincerely,

Rosina Kovar

Denver 80220

8/7/2020



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Sincerely,

Judith McDaniel

Denver 80220

8/7/2020



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Sincerely,

Donna Upchurch

Denver 80220

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

ken widmaier

Denver 80206

8/7/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Osborne Dykes

Denver 80209

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Yvette Newman

Denver 80237

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Denver 80206

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Patricia Clark

Denver 80206

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Sincerely,

Callie Vaught

Denver 80220

8/8/2020



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Sincerely,

William Deline

Denver 80237

8/8/2020



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Sincerely,

John Strube

Denver 80202

8/8/2020



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Sincerely,

Michelle conklin

Denver 80237

8/8/2020



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Sincerely,

Stacie Johnson

Denver 80224

8/8/2020



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Sincerely,

Jeff Martz

Denver 80219

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Sincerely,

Brad Appel

Denver 80203

8/8/2020



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Sincerely,

Angela Miles

Denver 80231

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Sincerely,

Kathleen Miller

Denver 80224

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Sincerely,

Duane Hanstein

Denver 80222

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Sincerely,

Natalya Wang

Denver 80220

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Sincerely,

Celeste Draper

Denver 80228

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Sincerely,

Elizabeth St John

Denver 80220

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Liz Sellyei

Denver 80203

8/8/2020





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Sincerely,

Janet Wheeler

Denver 80206

8/8/2020



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Denver 80210

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Sincerely,

Kathy Smith

Denver 80207

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Denver 80207

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Sincerely,

J Patterson

Denver 80224

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Denver 80222

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Denver 80210

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Denver 80237

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Denver 80209

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Denver 80224

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VASO MARTELLARO

Denver 80210

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Denver 80210

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Kathy Quigley

Denver 80209

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Gina Simonson

Denver 80237

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Sincerely,

Judy Berry

Denver 80237

8/8/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
- \* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations
- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Melanie Buscemi

Denver 80238

8/8/2020



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Sincerely,

Stephen Kady

Denver 80222

8/8/2020



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Sincerely,

Cecelia Simms

Denver 80210

8/8/2020



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Sincerely,

Dee Carsten

Denver 80231

8/8/2020



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Sincerely,

shari Scott

Denver 80239

8/8/2020



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Sincerely,

Sue Koscove

Denver 80238

8/8/2020



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Sincerely,

Sara Delavan

Denver 80223

8/8/2020





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Sincerely,

Lois Bradbury

Denver 80220

8/8/2020



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Sincerely,

Jason Clark

Denver 80209

8/8/2020



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Sincerely,

Ryan Maxwell

denver 80222

8/8/2020



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Sincerely,

RICHARD NICKOLOFF

Denver 80211

8/8/2020



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Sincerely,

Jeanne Maxwell

Denver 80222

8/8/2020



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Sincerely,

Katherine Lancaster

Denver 80246

8/8/2020



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Sincerely,

Leslie Honaman

Denver 80222

8/8/2020



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Sincerely,

Haven Cassidy

Denver 80237

8/8/2020





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Sincerely,

Martha Ferger

Denver 80210

8/8/2020



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Sincerely,

Rebecca Schwartz

Denver 80218

8/8/2020



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Sincerely,

Ann Somers

Denver 80209

8/8/2020



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Sincerely,

Jan Parker

Denver 80203

8/8/2020



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Sincerely,

Karen Doyle

Denver 80224

8/8/2020



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Sincerely,

Ryan Moriarity

Denver 80210

8/8/2020



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Dan Moriarity

Denver 80210

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Sincerely,

Robert Maxwell

Denver 80222

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Sincerely,

Jamal Robinson

Denver 80239

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Sincerely,

Brian Matthews

Denver 80233

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Sincerely,

lois sollenberger

Denver 80206

8/8/2020



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Sincerely,

Terry Frazier

Denver 80210

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Sincerely,

Jill Overton

Denver 80238

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Sincerely,

Madison Stewart

Denver 80239

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Sincerely,

Alisa Emerson

Denver 80237

8/8/2020



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Sincerely,

Erin Cormany

Denver 80224

8/8/2020





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Sincerely,

Mary Bergman

Denver 80211

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Sincerely,

Deb Finnerty

Denver 80260

8/8/2020



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Sincerely,

Paul Tate

Denver 80205

8/8/2020



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Sincerely,

Bonnie Tessler

Denver 80222

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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Judy Kunz

Denver 80237

8/8/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Barbara O'Neil

Denver 80224

8/8/2020



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Sincerely,

Lori Lee

Denver 80237

8/8/2020



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Sincerely,

Douglas McCain

Denver 80210

8/8/2020





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Sincerely,

Nancy Finan

Denver 80209

8/8/2020



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Sincerely,

Paula Suhr

Denver 80237

8/8/2020



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Sincerely,

Vicki Pearson

Denver 80223

8/8/2020



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Sincerely,

Rebecca Yamaguchi

Denver 80237

8/8/2020



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Sincerely,

N Young

Denver 80209

8/8/2020



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Sincerely,

Stefanie Baker

Denver 80222

8/8/2020



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Sincerely,

Richard Weil

Denver 80237

8/8/2020



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Sincerely,

Jerry Doerksen

Denver 80238

8/8/2020





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Sincerely,

William Brown

Denver 80246

8/8/2020



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Sincerely,

Rita Henry

Denver 80209

8/8/2020



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Sincerely,

Michelle Miles-Lambert

Denver 80219

8/8/2020



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Sincerely,

JAMES MILES-LAMBERT

Denver 80222

8/8/2020



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Sincerely,

Kim Kjergaard

Denver 80238

8/8/2020



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Sincerely,

Timothy Carl

Denver 80237

8/8/2020



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Sincerely,

William Douglass

Denver 80206

8/8/2020



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Sincerely,

Debra Hodgkin

Denver 80209

8/8/2020





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Sincerely,

Tanya Gelster

Denver 80224

8/8/2020



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Sincerely,

Cliff Foster

Denver 80220

8/8/2020



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Pam Foster

Denver 80220

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Sincerely,

Jane Schissel

Denver 80210

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Sincerely,

Marlene Davis

Denver 80210

8/8/2020



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Sincerely,

Carolyn Haas

Denver 80222

8/8/2020



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Sincerely,

Kathleen McGovern

Denver 80210

8/8/2020



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Sincerely,

EJ Lorimer

Denver 80219

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Sincerely,

Shawn Emery

Denver 80224

8/8/2020



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Sincerely,

Debbie Frazier

Denver 80224

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Sincerely,

Joe Cuddihy

Denver 80246

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Sincerely,

Nicole Pokorney

Denver 80224

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Sincerely,

Ann Brannan

Denver 80211

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Sincerely,

Colin Joyce

Denver 80211

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Sincerely,

Kathleen Hutton

Denver 80209

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Steven Arnold

Denver 80211

8/9/2020





## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Sincerely,

Steve Zizzo

Denver 80224

8/9/2020



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Sincerely,

Dean Flanders

Denver 80227

8/9/2020



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Sincerely,

Ann McBournie

Denver 80210

8/9/2020



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Sincerely,

Noreen Dahl

Denver 80206

8/9/2020



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Sincerely,

Konstantina Kotantoulas

Denver 80209

8/9/2020



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Sincerely,

Werner Stadel

Denver 80224

8/9/2020



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Sincerely,

Ken Somon

Denver 80209

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Sincerely,

Cynthia Tuttle

Denver 80224

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Sincerely,

Leslie Whitty

Denver 80222

8/9/2020



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Sincerely,

Kathleen Aubert

Denver 80206

8/9/2020



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Sincerely,

Kelly McFadden

Denver 80209

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Sincerely,

Kathy Malik

Denver 80207

8/9/2020



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Sincerely,

Jeff Phillips-strain

Denver 80202

8/9/2020



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Sincerely,

Richard Saiz

Denver 80227

8/9/2020



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Sincerely,

Beth Heiberg

Denver 80222

8/9/2020



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Sincerely,

JACKIE WYLDE

Denver 80206

8/9/2020





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Sincerely,

Kathleen Rayborn

Denver 80238

8/9/2020



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Sincerely,

Deborah Kacik

Denver 80211

8/9/2020



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Sincerely,

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Denver 80222

8/9/2020



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Sincerely,

Amy Gillespie

Denver 80222

8/9/2020



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Sincerely,

Kimberly Lomonaco Haycraft

Denver 80205

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Sincerely,

George Lilly

Denver 80218

8/9/2020



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Sincerely,

Lauren Serak

Denver 80210

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Sincerely,

Andy Schnack

Denver 80224

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Heather Sherman

Denver 80224

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Sincerely,

Sheri Calfee

Denver 80206

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Sincerely,

Lisa Farrell

Denver 80218

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Sincerely,

Julie Bunsness

Denver 80207

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Sincerely,

nathan mattison

Denver 80222

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Sincerely,

Lorraine Shuba

Denver 80220

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Sincerely,

Mark Burgoon

Denver 80211

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Sincerely,

Jennie Doerksen

Denver 80211

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Sincerely,

Joan Turner

Denver 80210

8/9/2020



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Mary Spero

Denver 80220

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Sincerely,

Patrick Lehan

Denver 80231

8/9/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Patty Job

Denver 80207

8/9/2020



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Sincerely,

Jameela Khadiwala

Denver 80210

8/9/2020



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Sincerely,

Pamela Buhl

Denver 80210

8/9/2020



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Sincerely,

Samantha Koch

Denver 80236

8/9/2020



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Sincerely,

Judy lawler

Denver 80224

8/9/2020





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Sincerely,

Susan Schooleman

Denver 80205

8/9/2020



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Sincerely,

Sharon Thorson

Denver 80202

8/9/2020



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Sincerely,

Rosemary Perkins

Denver 80222

8/9/2020



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Lynda Butterfield

Denver 80224

8/9/2020



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Sincerely,

Suzanne Creswell

Denver 80111

8/9/2020



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Sincerely,

Tonia Wilson

Denver 80231

8/9/2020



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Sincerely,

Blair Perron

Denver 80237

8/9/2020



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Sincerely,

Catherine Ritchie

Denver 80210

8/9/2020





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Sincerely,

Terry Fowler

Denver 80210

8/9/2020



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Sincerely,

Carlee Kruep

Denver 80210

8/9/2020



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Sincerely,

April Friedrichsen

Denver 80246

8/9/2020



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Sincerely,

Kevin Shuba

Denver 80220

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Sincerely,

Wendy Lee

Denver 80210

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Sincerely,

Thomas Umland

Denver 80231

8/9/2020



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Sincerely,

Annie Bement

Denver 80209

8/9/2020



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Sincerely,

Barbara Walder

Denver 80231

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Sincerely,

Bradley Gaylord

Denver 80220

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Sincerely,

Tanner Hayes

Denver 80222

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Bonita Slothower

Denver 80207

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Sincerely,

Teresa Gillespie

Denver 80224

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Sincerely,

Maryalice Rael

Denver 80227

8/9/2020



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Sincerely,

John Lietz

Denver 80123

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Sincerely,

Mary Andrews

Denver 80210

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Stacy Pahl- Tichy

Denver 80236

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Sincerely,

Jerry King

Denver 80237

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Sincerely,

Carol Esquibel

Denver 80238

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Carol Ward

Denver 80210

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John Eaton

Denver 80237

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Sincerely,

Mary Brofford

Denver 80209

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Sincerely,

Linda Adams

Denver 80246

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Cynthia Coffman

Denver 80220

8/9/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

D'Ree Bobick

Denver 80227

8/9/2020





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Sincerely,

J Albertson

Denver 80209

8/9/2020



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Sincerely,

Cris Ann Bowman-Harvey

Denver 80232

8/9/2020



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Sincerely,

Karla Martinez

Denver 80214

8/9/2020



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Sincerely,

Doug Townsend

Denver 80206

8/9/2020



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Sincerely,

Quint Bobick

Denver 80227

8/9/2020



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Sincerely,

Larraine Givens

Denver 80227

8/9/2020



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Sincerely,

Louise Rouse

Denver 80209

8/9/2020



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Sincerely,

John Edwards

Denver 80227

8/9/2020





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Sincerely,

Linda Schaer

Denver 80206

8/9/2020



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Sincerely,

Christopher Gates

Denver 80227

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Sincerely,

Elaine Brofford

Denver 80231

8/9/2020



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Sincerely,

Patricia Durbin

Denver 80231

8/9/2020



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Sincerely,

Stacy Kenney

Denver 80220

8/9/2020



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Sincerely,

Nancy Graham

Denver 80209

8/9/2020



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Sincerely,

Michael Quigley

Denver 80204

8/9/2020



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Sincerely,

Matthew Martinez

Denver 80227

8/9/2020





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Sincerely,

Cheryl Beckwith

Denver 80210

8/9/2020



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Sincerely,

Basil Katsaros

Denver 80209

8/9/2020



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Sincerely,

Geraldine Baron

Denver 80227

8/9/2020



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Sincerely,

David Booth

Denver 80205

8/9/2020



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Sincerely,

Larry Braig

Denver 80237

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Sincerely,

Amy Fagan

Denver 80222

8/9/2020



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Sincerely,

Tanis Bula

Denver 80224

8/9/2020



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Waldo Lodder

Denver 80205

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Sincerely,

Frank Jermance

Denver 80236

8/9/2020



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Brian Friedman

Denver 80206

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Sincerely,

Dale Chandler

Denver 80220

8/9/2020



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Sincerely,

Katie Whalen

Denver 80238

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Diana LaCazette

Denver 80222

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Sincerely,

Rebecca Blue

Denver 80231

8/10/2020



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Sincerely,

Tommye McLemore

Denver 80209

8/10/2020



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Sincerely,

Juan Gutierrez

Denver 80246

8/10/2020





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Sincerely,

Patricia Ruscio

Denver 80231

8/10/2020



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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sara Henry

Denver 80206

8/10/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Francis Reich

Denver 80238

8/10/2020



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Sincerely,

Jill Lodder

denver 80205

8/10/2020



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Sincerely,

Jeffrey Deckler

Denver 80224

8/10/2020



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Sincerely,

Natalie Landau

Denver 80238

8/10/2020



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Sincerely,

Brianna Thomas

Denver 80204

8/10/2020



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Sincerely,

James Roth

Denver 80209

8/10/2020





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Sincerely,

Bonnie Shenefelt

Denver 80227

8/10/2020



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Sincerely,

Jason Fellows

Denver 80206

8/10/2020



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Sincerely,

karen mccullough

Denver 80238

8/10/2020



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Sincerely,

Christina Glennon

Denver 80222

8/10/2020



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Sincerely,

Julie Christiansen

Denver 80222

8/10/2020



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Sincerely,

Nancy Whitemore

Denver 80231

8/10/2020



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Sincerely,

Kathryn Ried

Denver 80227

8/10/2020



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Sincerely,

Arlene Straight

Denver 80210

8/10/2020





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Sincerely,

Mary Lou Faherty

Denver 80222

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Sincerely,

Betty Carson

Denver 80227

8/10/2020



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Fred Hamel

Denver 80209

8/10/2020



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Sincerely,

john wyche

Denver 80236

8/10/2020



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Sincerely,

Marie Brown

Denver 80219

8/10/2020



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Sincerely,

gail lindley

Denver 80211

8/10/2020



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Sincerely,

Dan Makolondra

Denver 80123

8/10/2020



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Sincerely,

Stephen Fleischer

Denver 80218

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Carl Gustafson

Denver 80231

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Sincerely,

Carolyn Ewald

Denver 802227

8/10/2020



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Sincerely,

Lauren Snider

Denver 80210

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Sincerely,

Richard Maes

Denver 80249

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Sincerely,

Allan kelley

Denver 80227

8/10/2020



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Sincerely,

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Denver 80219

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Sincerely,

Sara Montgomery

Denver 80246

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Sincerely,

Christy Jones

Denver 80212

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Sincerely,

Nora Roth

Denver 80237

8/10/2020



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Denver 80210

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Sincerely,

Margaret Chavez

Denver 80235

8/10/2020



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Denver 80209

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Sincerely,

Yvonne Garcia

Denver 80227

8/10/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Robert Fry

Denver 80237

8/10/2020



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Sincerely,

Rosemary Sapegin

Denver 80110

8/10/2020



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Sincerely,

Victoria Palmer

Denver 80206

8/10/2020





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Sincerely,

MonaRae Hobart

Denver 80123

8/10/2020



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Sincerely,

Bart Glathar

Denver 80230

8/10/2020



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Sincerely,

Ronald Johns

Denver 80237

8/10/2020



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Sincerely,

Jan Kissell

Denver 80207

8/10/2020



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Sincerely,

Janette Cassidy

Denver 80210

8/10/2020



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Sincerely,

Debra Armento

Denver 80236

8/10/2020



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Sincerely,

Curtis Roberts

Denver 80210

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Sincerely,

Dale Coski

Denver 80227

8/10/2020





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Sincerely,

Steve Shute

Denver 80236

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Sincerely,

Ruben Beltran

Denver 80206

8/10/2020



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Sincerely,

Mirella Deleon

Denver 80210

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Sincerely,

Donald Gilworth

Denver 80220

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Sincerely,

Margaret Williams

Denver 80210

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Sincerely,

Theresa Lopez

Denver 80227

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Sincerely,

Valerie Wunderlich

Denver 80237

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Sincerely,

Andrew Remstad

Denver 80224

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Paul Johnson

Denver 80222

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Sincerely,

Jimmy Gose

Denver 80202

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Carol Reed

Denver 80224

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Sincerely,

Vivian Nerim

Denver 80206

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Denver 80222

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Terri Allsup

Denver 80224

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JUAN Gras

Denver 80224

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Sincerely,

CAROL MARTINEZ

Denver 80219

8/10/2020



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Steve Allison

Denver 80203

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Denver 80204

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Sincerely,

philip gotlin

Denver 80212

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Peter Garcia

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Kim Ward

Denver 80210

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Sincerely,

Dean Lazzari

Denver 80231

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Denver 80206

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Tamiko Giuffrida

Denver 80206

8/10/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Alex Valderrama

Denver 80219

8/10/2020



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Sincerely,

Melanie Gose

Denver 80219

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Sincerely,

Charles Martinez

Denver 80210

8/10/2020



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Sincerely,

Irene Dionne

Denver 80209

8/10/2020



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Sincerely,

John Cullerton

Denver 80218

8/10/2020



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Sincerely,

Daniel Courtney

Denver 80238

8/10/2020



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Sincerely,

K Stiny

Denver 80224

8/10/2020





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Sincerely,

Erin Eiselein

Denver 80237

8/10/2020



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Sincerely,

Julie Ehlert

Denver 80246

8/10/2020



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Sincerely,

Callie Jakubcin

Denver 80231

8/10/2020



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Sincerely,

Lynn Rich

Denver 80236

8/10/2020



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Sincerely,

Perfecto Reyes

Denver 80222

8/10/2020



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Sincerely,

sigrid Barr

Denver 80209

8/10/2020



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Sincerely,

Sharon Sekerak

Denver 80211

8/10/2020



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Sincerely,

Stanley Niemiec

Denver 80222

8/10/2020





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Sincerely,

John Stathas

Denver 80222

8/10/2020



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Sincerely,

Aaron Smalls

Denver 80211

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Deena Jonas

Denver 80209

8/10/2020



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Sincerely,

Larry Keller

Denver 80210

8/10/2020



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Sincerely,

Clare Cavanaugh

Denver 80220

8/10/2020



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Sincerely,

julie zimbelman

Denver 80230

8/10/2020



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Sincerely,

kevin delaney

Denver 80205

8/10/2020



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Denver 80220

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Sincerely,

Kristin Des Marais

Denver 80202

8/10/2020



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Sincerely,

Carolyn Falvey

Denver 80218

8/10/2020



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Sincerely,

Gordon Reed

Denver 80210

8/10/2020



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Sincerely,

Lorraine Badger

Denver 80210

8/10/2020



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Sincerely,

Howard Taborsky

Denver 80227

8/10/2020



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Sincerely,

Brenda Cole

Denver 80222

8/10/2020



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Sincerely,

LEE ADKINS II

Denver 80123

8/10/2020



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Sincerely,

Veronica Saiz

Denver 80227

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Sincerely,

Charles Berkey

Denver 80206

8/10/2020



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Sincerely,

Cherie Oertel

Denver 80210

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Sincerely,

Kathleen Lemming

Denver 80246

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Tanner Johnson

Denver 80210

8/10/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Lisa Lujan

Denver 80219

8/10/2020



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Sincerely,

Barry Schaer

Denver 80222

8/10/2020



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Sincerely,

Julianne Butler

Denver 80222

8/10/2020



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Sincerely,

Bernadette Langbein

Denver 80210

8/10/2020





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Sincerely,

Nancy Burke

Denver 80204

8/10/2020



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Sincerely,

Eugene McGuire

Denver 80237

8/10/2020



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Sincerely,

Rob Leach

Denver 80206

8/10/2020



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Sincerely,

Mary Gallegos-Scisney

Denver 80224

8/10/2020



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Sincerely,

Karen McGuire

Denver 80237

8/10/2020



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Sincerely,

Don Lindley

Denver 80211

8/10/2020



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Sincerely,

Annette Sylber

Denver 80123

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Sincerely,

Kim Hayes

Denver 80222

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Sincerely,

Teresa Gibbons

Denver 80206

8/10/2020



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Sincerely,

Sarah Speicher

Denver 80224

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Sincerely,

Jacques Bensard

Denver 80203

8/10/2020



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Sincerely,

Mary Hierath-Prout

Denver 80206

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Sincerely,

Diana Lambe

Denver 80209

8/10/2020



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Sincerely,

Paul Linton

Denver 80210

8/10/2020



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Sincerely,

Robert Bloom

Denver 80223

8/10/2020



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Sincerely,

Veronica Marvin

Denver 80214

8/10/2020





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Sincerely,

Mark Rich

Denver 80236

8/10/2020



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Sincerely,

Joseph Moore

Denver 80210

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Sincerely,

Steven Carter

Denver 80123

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Sincerely,

Jennifer Stevens

Denver 80220

8/10/2020



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Sincerely,

Karyl Klein

Denver 80209

8/10/2020



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Sincerely,

Deborah Hooks

Denver 80209

8/10/2020



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Sincerely,

Sue Moore

Denver 80210

8/10/2020



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Sincerely,

Holly Bodine

Denver 80209

8/10/2020





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Sincerely,

Nick Nathan

Denver 80220

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Colleen Mackey

Denver 80210

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Nancy Bokowski

Denver 80238

8/10/2020



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Sincerely,

T GOLDHAMER

Denver 80224

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Sincerely,

Keith Scisney

Denver 80230

8/10/2020



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Sincerely,

Michael Battista

Denver 80204

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Sincerely,

Mary Grant

Denver 80210

8/10/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lisa Battista

Denver 80236

8/10/2020





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Michael Cecchini

Denver 80224

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Frank Wallace

Denver 80220

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Sincerely,

Jeannie Springer

Denver 80210

8/10/2020



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Sincerely,

Sara Christison-Rino

Denver 80206

8/10/2020



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Sincerely,

Edith Lindsey

Denver 80222

8/10/2020



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mike Landa

Denver 80222

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Sincerely,

Jane Prancan

Denver 80206

8/10/2020



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Sincerely,

Rick Skurulsky

Denver 80210

8/10/2020





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Sincerely,

Alli Steed Pineda

Denver 80231

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Sincerely,

Joseph Black

Denver 80235

8/10/2020



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Sincerely,

Megan Adamson

Denver 80246

8/10/2020



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Sincerely,

dale Armento

Denver 80219

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Sincerely,

Tara Skurulsky

Denver 80210

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Sincerely,

greg sauber

denver 80210

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Sincerely,

MARY DEVINE

Denver 80220

8/10/2020





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Sincerely,

Jody roblez

Denver 80209

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Denver 80235

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Barbara Basse

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sandra peif

Denver 80209

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Karen Bryant

Denver 80246

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Sincerely,

Mhari Doyle

Denver 80210

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Denver 80210

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Sarah List

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Denver 80210

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Denver 80220

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Denver 80219

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Dan Montgomery

Denver 80210

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Kay Schumacher

Denver 80210

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Denver 80210

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Sincerely,

Rita Gibson

Denver 80220

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Sincerely,

Tom Sund

Denver 80123

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Sincerely,

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Denver 80203

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

victoria partridge

Denver 80210

8/10/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Jane Scofield

Denver 80219

8/10/2020



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Sincerely,

Lori Trani

Denver 80220

8/10/2020



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Sincerely,

John Wilson

Denver 80231

8/10/2020



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Sincerely,

Yelena Avramenko

Denver 80222

8/10/2020



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Sincerely,

Michael Hebert

Denver 80210

8/10/2020





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Sincerely,

Treisa Kennedy

Denver 80222

8/10/2020



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Sincerely,

Andrew Newcomb

Denver 80218

8/10/2020



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Sincerely,

Beverly Reilly

Denver 80222

8/10/2020



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Sincerely,

Tim Sweeney

Denver 80220

8/10/2020



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Sincerely,

David Weinstock

Denver 80223

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Sincerely,

Andy Barton

Denver 80209

8/10/2020



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Sincerely,

David Larkin

Denver 80209

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Sincerely,

Bridget Hurley

Denver 80210

8/11/2020





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Sincerely,

shel block

denver 80218

8/11/2020



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Sincerely,

Beverly Sherman

Denver 80220

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Sincerely,

Phyllis Salz

Denver 80206

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Sincerely,

linda scheurer

Denver 80210

8/11/2020



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Sincerely,

Jade Martinez

Denver 80238

8/11/2020



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Sincerely,

Deidre Shanley

Denver 80206

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John Sawyer

Denver 80207

8/11/2020



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Sincerely,

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Denver 80218

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Sincerely,

FRED JOSEPH

Denver 80231

8/11/2020



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Sincerely,

James Lindeberg

Denver 80237

8/11/2020



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Sincerely,

Marcia Lindeberg

Denver 80237

8/11/2020



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Thomas Coxhead

Denver 80220

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ZJ Czupor

Denver 80237

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Sincerely,

Marta Sipeki

Denver 80237

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Sincerely,

Lori Henley

Denver 80231

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Sincerely,

Angie Howes

Denver 80220

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Sincerely,

Dan Wade

Denver 80123

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Sincerely,

Fred Wulff

Denver 80209

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Joe Vigil

Denver 80211

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Denver 80219

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David Bufalo

Denver 80221

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Gregory Soneff

Denver 80206

8/11/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Jane Gallup

Denver 80206

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Sincerely,

Rod and Connie Smith

Denver 80220

8/11/2020





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Sincerely,

Julie Bury

Denver 80210

8/11/2020



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Sincerely,

margaret maupin

Denver 80220

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Sincerely,

Elaine Taniwaki

Denver 80234

8/11/2020



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Sincerely,

Paul McKenna

Denver 80231

8/11/2020



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Sincerely,

Kara McKenna

Denver 80231

8/11/2020



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Sincerely,

Sean Innerst

Denver 80219

8/11/2020



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Gabriel Innerst

Denver 80219

8/11/2020



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Sincerely,

Jaylene Keeler

Denver 80218

8/11/2020





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Sincerely,

LEIANNA ROUP

Denver 80219

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Sincerely,

Thomas Rowe

Denver 80210

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Sincerely,

Debbie Blew

Denver 80231

8/11/2020



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Sincerely,

shannon johnson

denver 80203

8/11/2020



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Sincerely,

Tracy Killian

Denver 80206

8/11/2020



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Sincerely,

Sophia Pipiringos

Denver 80219

8/11/2020



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Sincerely,

Jessica Ryan

Denver 80206

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Sincerely,

Vicki Kelley

Denver 80218

8/11/2020





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Sincerely,

Jeffrey Brown

Denver 80211

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Sincerely,

Bridget Rosenberg

Denver 80206

8/11/2020



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Sincerely,

Donna Wojtowicz

Denver 80206

8/11/2020



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Sincerely,

Jim Meier

Denver 80221

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Sincerely,

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Denver 80219

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Sincerely,

Joy Ziegler

Denver 80219

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Sincerely,

Cynthia Powers

Denver 80214

8/11/2020



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Marc Hanna

Denver 80206

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Sincerely,

Leslie Burget

Denver 80222

8/11/2020



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Sincerely,

Elizabeth Rowan

Denver 80209

8/11/2020



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Sincerely,

Kathy Staiano

Denver 80216

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Donna Ryan

Denver 80206

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Sincerely,

Georgia Gallagher

Denver 80202

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Sincerely,

Diane Jones

Denver 80206

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Sincerely,

Catherine Shopneck

Denver 80206

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Sincerely,

Julie Gavrilovic

Denver 80222

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Sincerely,

Sheila Swanberg

Denver 80206

8/11/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Shawna Crocker

Denver 80219

8/11/2020



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Sincerely,

Arlene Perry

Denver 80206

8/11/2020



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Sincerely,

Angela Hacker

Denver 80202

8/11/2020



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Sincerely,

Marilyn Mitchell

Denver 80206

8/11/2020



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Sincerely,

Nanette Raaf

Denver 80220

8/11/2020



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Sincerely,

Gwen Ross

Denver 80226

8/11/2020



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Sincerely,

maggie hacala

Denver 80206

8/11/2020





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Sincerely,

Andrea CHRIST

Denver 80231

8/11/2020



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Sincerely,

Lorraine Alfani

Denver 80238

8/11/2020



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Sincerely,

Marcia Ausmus

Denver 80236

8/11/2020



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Sincerely,

Chip Duval

Denver 80206

8/11/2020



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Sincerely,

Kerri Ginther

Denver 80237

8/11/2020



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Sincerely,

Susan Marvin

Denver 80238

8/11/2020



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Sincerely,

Janlyn Baylor

Denver 80211

8/11/2020



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Sincerely,

Ronald Crawford

Denver 80236

8/11/2020





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Sincerely,

Michelle Cory

Denver 80220

8/11/2020



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Sincerely,

Rita Rios

Denver 80231

8/11/2020



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Sincerely,

Joanna Lucas

Denver 80206

8/11/2020



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Sincerely,

Joseph Gallegos

Denver 80236

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Sincerely,

Gail Simon

Denver 80206

8/11/2020



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Sincerely,

Mary Kitchen

Denver 80220

8/11/2020



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Sincerely,

Julie Schwarz

Denver 80238

8/11/2020



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Sincerely,

Dawne Murray

Denver 80210

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Sincerely,

John Case

Denver 80210

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Sincerely,

Paula von Lindern

Denver 80209

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Sincerely,

Nadine Davis

Denver 80222

8/11/2020



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Sincerely,

Belinda Nelson

Denver 80220

8/11/2020



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Sincerely,

Nick Pacheco

Denver 80236

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Sincerely,

Kim Neitzke

Denver 80236

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Sincerely,

Melissa Bollacker

Denver 80224

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Sincerely,

Trish Macaskill

Denver 80210

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Sincerely,

Nary Bastien

Denver 80206

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Sincerely,

Susan Young

Denver 80207

8/11/2020



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Sincerely,

Scott Hutcherson

Denver 80227

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Sincerely,

Eva Haykin

Denver 80231

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Cindy Powell

Denver 80214

8/11/2020



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Sincerely,

Tamara Patzer

Denver 80231

8/11/2020



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Sincerely,

Karen Miller

Denver 80219

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Sincerely,

Doug Backman

Denver 80211

8/12/2020





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Sincerely,

Shaun Gleason

Denver 80230

8/12/2020



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Sincerely,

Brady Kolath

Denver 80237

8/12/2020



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Sincerely,

Anna Kaye

Denver 80210

8/12/2020



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Sincerely,

Beverly DeBusk

Denver 80206

8/12/2020



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Sincerely,

Anthony Zarate

Denver 80247

8/12/2020



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Sincerely,

Steve Adams

Denver 80220

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Sincerely,

Mary Mauck

Denver 80224

8/12/2020



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Sincerely,

Taylor Gabel

Denver 80206

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Sincerely,

Frances Daly

Denver 80222

8/12/2020



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Sincerely,

Jacquelyn Williams

Denver 80218

8/12/2020



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Diego Madrigal

Denver 80218

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Sincerely,

maya mcgann

Denver 80221

8/12/2020



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Sincerely,

Elijah Rodriguez

Denver 80235

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Jenifer Schipper

Denver 80222

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Sincerely,

Elizabeth Dzabic

Denver 80231

8/12/2020



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Sincerely,

Robert Wright

Denver 80236

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Timothy McHugh

Denver 80210

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Sincerely,

Dominique Stewart

Denver 80249

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Sincerely,

Alexandra Lopez

Denver 80206

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Jon foreman

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Sincerely,

Amy Barrett

Denver 80206

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Kristen Sandersen

Denver 80219

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Sincerely,

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Denver 80229

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Sincerely,

Francine Porter

Denver 80220

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Denver 80220

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Denver 80219

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Sincerely,

Amy Gebhardt

Denver 80209

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Sincerely,

Amanda Burnett

Denver 80211

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Patricia Callan

Denver 80237

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Sincerely,

Daniel Pacheco

Denver 80227

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Sincerely,

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Denver 80220

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brooklynn Miller

Denver 80205

8/12/2020





## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Christina Doyle

Denver 80205

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Sincerely,

Judith Morris

Denver 80247

8/12/2020



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Sincerely,

Jannelle Molina

Denver 80231

8/12/2020



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Sincerely,

Barbara Oberfeld

Denver 80206

8/12/2020



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Sincerely,

Michael Walker

Denver 80202

8/12/2020



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Sincerely,

Jeanne Vaughn

Denver 80210

8/12/2020



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Sincerely,

Kathleen Boggie

Denver 80222

8/12/2020



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Sincerely,

Holli Morton

Denver 80210

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Sincerely,

Lori Roberts

Denver 80227

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Sincerely,

Kelly OBrien

Denver 80220

8/12/2020



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Sincerely,

Deanna Klipp

Denver 80206

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Sincerely,

Cynthia Alford

Denver 80212

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Sincerely,

Mary Prendergast

Denver 80231

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Sincerely,

Cameron Stevens

Denver 80205

8/12/2020



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Sincerely,

Kate Green

Denver 80210

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Sincerely,

Michelle Kniley

Denver 80210

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Sincerely,

Maria Smith

Denver 80207

8/12/2020



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Sincerely,

Sheila Ashmore

Denver 80220

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Sincerely,

Betsy Hernandez

Denver 80204

8/12/2020



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Sincerely,

Alfonso Valdez

Denver 80239

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Sincerely,

Sarah Infante

Denver 80209

8/12/2020



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Sincerely,

Eric Smith

Denver 80219

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Denver 80207

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Sincerely,

Jolene Platz

Denver 80229

8/12/2020





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Sincerely,

Lania Ross

Denver 80209

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Sincerely,

Ben Thompson

Denver 80206

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Sincerely,

Avery Anderson

Denver 80205

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Hillary Laird

Denver 80204

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Sincerely,

Roxane Homan

Denver 80220

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Sincerely,

Lynn Vickers

Denver 80231

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Denver 80202

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Stacy Perez

Denver 80222

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Sincerely,

Stephen Eppler

Denver 80206

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Sincerely,

DB Boardman

Denver 80246

8/12/2020



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Sincerely,

Jeff Kwon

Denver 80210

8/12/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michele McKinster

Denver 80205

8/12/2020



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Sincerely,

Shirley Sarmiento

Denver 80237

8/12/2020



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Sincerely,

Ronald Cardwell

Denver 80223

8/12/2020



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Sincerely,

Steven Scharnhorst

Denver 80220

8/12/2020



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Sincerely,

Kevin Doyle

Denver 80206

8/12/2020





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Sincerely,

Keith Brown

Denver 80249

8/12/2020



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Sincerely,

Ryan Cook

Denver 80112

8/12/2020



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Tom Afman

Denver 80206

8/13/2020



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Sincerely,

Virginia McGrane

Denver 80219

8/13/2020



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Sincerely,

Katy Priest

Denver 80224

8/13/2020



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Sincerely,

William McNeely

Denver 80220

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Sincerely,

Todd Reynolds

Denver 80123

8/13/2020



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Sincerely,

Shelly Hunter

Denver 80209

8/13/2020





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Sincerely,

Joshua Hernandez

Denver 80205

8/13/2020



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Sincerely,

Sondra Zardus

Denver 80202

8/13/2020



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Sincerely,

L Miller

Denver 80231

8/13/2020



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Sincerely,

gabriella campos

Denver 80219

8/13/2020



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Sincerely,

Eric Armento

Denver 80236

8/13/2020



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Sincerely,

Colin Lamberton

Denver 80222

8/13/2020



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Sincerely,

Danelle Bittner

Denver 80231

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Sincerely,

Mariette Bell

Denver 80224

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Sincerely,

Cindy Engel

Denver 80237

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Sincerely,

Mildred Caplitz

Denver 80222

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Sincerely,

Christina Pino

Denver 80219

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Sincerely,

Diana Meraz

Denver 80220

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Sincerely,

Gloria Medina

Denver 80249

8/13/2020



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Denver 80219

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Sincerely,

Monica Ayala

Denver 80204

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Sincerely,

Jennifer Clark

Denver 80207

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Denver 80222

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Sincerely,

Samuel Zubia

Denver 80219

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Sincerely,

Ronald Messing

Denver 80227

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Sincerely,

Karen Eivins

Denver 80209

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Sincerely,

Jane Hornung

Denver 80224

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Sincerely,

Tom Turner

Denver 80206

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Estelle Keren

Denver 80222

8/13/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

cody campbell

Denver 80249

8/13/2020





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Sincerely,

Molly White

Denver 80204

8/13/2020



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Sincerely,

Jorge Hernandez

Denver 80238

8/13/2020



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Sincerely,

Valerie Ruiz

Denver 80249

8/13/2020



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Sincerely,

Beth Stoffel

Denver 80210

8/13/2020



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Sincerely,

William Hunter

Denver 80230

8/13/2020



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Sincerely,

Yvonne Garcia

Denver 80227

8/13/2020



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Sincerely,

David Gonzales

Denver 80237

8/13/2020



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Sincerely,

Beatrice Serna

Denver 80211

8/13/2020





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Denver 80227

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Sincerely,

Adrienne Randol

Denver 80238

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Sincerely,

Nicolas Harding

Denver 80202

8/13/2020



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Sincerely,

William Chamberlain

Denver 80228

8/13/2020



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Sincerely,

Mina Reed

Denver 80223

8/13/2020



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Sincerely,

Lisa Lewis

Denver 80222

8/13/2020



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Sincerely,

Justin Lewis

Denver 80110

8/13/2020



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Sincerely,

Amy Reynolds

Denver 80219

8/13/2020





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Sincerely,

Cyndi Lahn

Denver 80220

8/13/2020



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Sincerely,

Matthew Lahn

Denver 80210

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Sincerely,

Caroline Herter

Denver 80221

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Sincerely,

Peggy Largent

Denver 80211

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Sincerely,

Lauren West

Denver 80204

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Mark Miller

Denver 80227

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Sincerely,

Rhonda Balding

Denver 80204

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Sincerely,

Janice Padilla

Denver 80231

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Sincerely,

Sherri Doyle

Denver 80207

8/13/2020



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Sincerely,

Austin Moore

Denver 80222

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Sincerely,

Lisa Langas

Denver 80211

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Sincerely,

Stephanie Casey

Denver 80224

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Sincerely,

Robin Wilder

Denver 80123

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Sincerely,

Laura Mitchell

Denver 80237

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Sincerely,

George Makolondra

Denver 80230

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Sincerely,

Kirk Anderson

Denver 80209

8/13/2020





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Sincerely,

Priscilla Olmsted

Denver 80205

8/13/2020



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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Bruce Higson-Smith

Denver 80220

8/13/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Sincerely,

Geary Anderson

Denver 80224

8/13/2020



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Denver 80220

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Richard Anderson

Denver 80224

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Sincerely,

Emily Shaw

Denver 80231

8/13/2020



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Sincerely,

Mary Justice

Denver 80210

8/13/2020



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Sincerely,

James Conwell

Denver 80220

8/13/2020





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Sincerely,

Ron Weiss

Denver 80224

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Sincerely,

Charles Lehman

Denver 80209

8/13/2020



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Sincerely,

Justine Chorley

Denver 80219

8/13/2020



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Sincerely,

Anthony Moreno

Denver 80206

8/13/2020



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Sincerely,

George Bodley

Denver 80210

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Sincerely,

Roger Schmidt

Denver 80203

8/13/2020



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Sincerely,

Kathleen Fiore

Denver 80206

8/13/2020



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Sincerely,

Joe Staib

Denver 80224

8/13/2020





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Sincerely,

Marisa Echaniz

Denver 80220

8/13/2020



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Sincerely,

H. GORDON BEAMGUARD

Denver 80224

8/13/2020



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Sincerely,

Jeff Vlier

Denver 80224

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Sincerely,

Stewart Reed

Denver 80224

8/13/2020



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Terry Hostetler

Denver 80206

8/13/2020



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Denver 80224

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Denver 80219

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Sincerely,

Donna Krentz

Denver 80204

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Sincerely,

Mary Ann Krawchuk

Denver 80210

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Sincerely,

Ashley Arroyo

Denver 80210

8/13/2020



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Sincerely,

Dina Fanter

Denver 80231

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Sincerely,

Linda Fischer

Denver 80218

8/13/2020



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Sincerely,

Stacy Garcia

Denver 80227

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Sincerely,

Gail Sykes

Denver 80238

8/13/2020



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Jayne Cordes

Denver 80210

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Sincerely,

Deborah Berkey

Denver 80209

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Sincerely,

Alison Strom

Denver 80223

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Sincerely,

Jaime Jacob

Denver 80208

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Sincerely,

Eric Bialorucki

denver 80210

8/13/2020



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Denver 80218

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Denver 80238

8/13/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Diane Duncanson

Denver 80231

8/13/2020



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Sincerely,

Laura Agelopoulos

Denver 80220

8/13/2020



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Sincerely,

Rosa Macias

Denver 80237

8/13/2020





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Sincerely,

pat myles

Denver 80238

8/13/2020



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Sincerely,

marcia finkel

denver 80209

8/13/2020



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Sincerely,

Patricia Peri

Denver 80210

8/13/2020



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Sincerely,

Lee Berkey

Denver 80204

8/13/2020



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Sincerely,

gaylene garbizo

Denver 80218

8/13/2020



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Sincerely,

jane herbst

Denver 80209

8/13/2020



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Sincerely,

Alex Moore

Denver 80216

8/13/2020



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Sincerely,

Sandra Butler

Denver 80220

8/13/2020





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Sincerely,

John Arntz

Denver 80231

8/13/2020



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Sincerely,

Carolyn Griffin

Denver 80206

8/13/2020



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Sincerely,

Glenn Siddall

Denver 80206

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Sincerely,

Alex Boucher

Denver 80206

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Sincerely,

Adrienne Mulliniaux

Denver 80209

8/13/2020



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Sincerely,

Shannon Walsweer

Denver 80210

8/13/2020



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Sincerely,

Laura London

Denver 80223

8/13/2020



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Sincerely,

James French

Denver 80222

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Sincerely,

Michele Korver

Denver 80210

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Sincerely,

Lauren Victor

Denver 80206

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Sincerely,

victoria donovan

Denver 64121

8/13/2020



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Sincerely,

Dona Baughman

Denver 80210

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Sincerely,

Diana Benedict

Denver 80210

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Sincerely,

Patricia Ohern

Denver 80206

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Sincerely,

Rebecca Mayfield

Denver 80219

8/13/2020



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Sincerely,

DAVID KLOOSTERMAN

Denver 80224

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Sincerely,

Elizabeth Scharnhorst

Denver 80220

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Sincerely,

Barry Steelman

Denver 80210

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Sincerely,

Karen Keithley

Denver 80220

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Sincerely,

Renata Hahn

Denver 80210

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Sincerely,

Vincent Polzer

Denver 80212

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Sincerely,

Carter Smith

Denver 80206

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Sincerely,

Elizabeth Thompson

Denver 80206

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Sincerely,

Megan Harry

Denver 80209

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Andrea Stevens

Denver 80210

8/14/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Matt Seibel

Denver 80220

8/14/2020



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Sincerely,

Lisa Biro

Denver 80210

8/14/2020



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Sincerely,

Anne Chandler

Denver 80206

8/14/2020



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Sincerely,

Kristi Sweeney

Denver 80237

8/14/2020



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Sincerely,

Giuliana Brunner

Denver 80210

8/14/2020



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Sincerely,

Suzanne Thigpen

Denver 80218

8/14/2020



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Sincerely,

Lisa LUTZ

Denver 80230

8/14/2020





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Sincerely,

Catherine Ferguson-Wyatt

Denver 80210

8/14/2020



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Sincerely,

Karri Smith

Denver 80238

8/14/2020



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Sincerely,

Lynn Josef

Denver 80209

8/14/2020



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Sincerely,

Jami Grier

Denver 80210

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Sincerely,

Jacqueline Stephens

Denver 80220

8/14/2020



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Sincerely,

Cynthia Berland

Denver 80206

8/14/2020



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Sincerely,

John Berg

Denver 80218

8/14/2020



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Sincerely,

Melissa Segers

Denver 80218

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Sincerely,

Pamela Jinkerson

Denver 80209

8/14/2020



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Sincerely,

Nicole Wexler

Denver 80210

8/14/2020



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Sincerely,

Annelyn Aficial

Denver 80210

8/14/2020



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Sincerely,

Joan Baronberg

Denver 80220

8/14/2020



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Sincerely,

Susan Gowen

Denver 80220

8/14/2020



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Sincerely,

Maureen McGowan

Denver 80231

8/14/2020



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Sincerely,

Cara Mccarty

Denver 80203

8/14/2020



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Sincerely,

Lonnie Kemp

Denver 80224

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Sincerely,

Clark Gestring

Denver 80206

8/14/2020



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Sincerely,

Sandra Schechter

Denver 80220

8/14/2020



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Sincerely,

Neiel Baronberg

Denver 80220

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Denver 80231

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Sincerely,

Carrie Lensink

Denver 80247

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Sincerely,

Helen Reuben

Denver 80210

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Denver 80206

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Sincerely,

Robin Beery

Denver 80206

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Sincerely,

Jennifer Nargi

Denver 80209

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Sincerely,

William Logan

Denver 80237

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Denver 80220

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michael Ricafort

Denver 80209

8/14/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Sasha Hernandez

Denver 80212

8/14/2020



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Sincerely,

Ivan London

Denver 80206

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Sincerely,

Maria Hargett

Denver 80210

8/14/2020



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Sincerely,

Barbara Amato

Denver 80218

8/14/2020





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Sincerely,

Juli Faber

Denver 80210

8/14/2020



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Sincerely,

Ann Ayers

Denver 80218

8/14/2020



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Sincerely,

Tom Hughes

Denver 80237

8/14/2020



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Sincerely,

Karen Walter

Denver 80218

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Sincerely,

Jean Butler

Denver 80231

8/14/2020



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Sincerely,

Catherine Stanton

Denver 80209

8/14/2020



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Sincerely,

Valerie Lopez

Denver 80231

8/14/2020



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Sincerely,

Michael Merson

Denver 80230

8/14/2020





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Sincerely,

Hanni Cohen

Denver 80220

8/14/2020



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Sincerely,

Jennifer Bailey

Denver 80210

8/14/2020



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Sincerely,

Kim Flickinger

Denver 80209

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Sincerely,

Linda Perry

Denver 80206

8/14/2020



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Sincerely,

MaryCaye Johnson

Denver 80206

8/14/2020



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Sincerely,

Leslie Moroye

Denver 80231

8/14/2020



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Sincerely,

Scott Perry

Denver 80123

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Sincerely,

Noemi Chavez

Denver 80219

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Sincerely,

Terrence Richards

Denver 80209

8/14/2020



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liv hanson

Denver 80210

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Sincerely,

carolyn andrews

Denver 80237

8/14/2020



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Sincerely,

W Moore

Denver 80223

8/14/2020



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Sincerely,

susan wallner

Denver 80220

8/14/2020



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Sincerely,

Cindy Nolan

Denver 80204

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Sincerely,

Richard Gardner

Denver 80237

8/14/2020



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Sincerely,

Patrick Scanlan

Denver 80211

8/14/2020





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Sincerely,

Tracey Brummett

Denver 80210

8/14/2020



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Sincerely,

Hailey Roberts

Denver 80222

8/14/2020



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Sincerely,

Ross Wallace

Denver 80238

8/14/2020



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Sincerely,

Susan Rydiger

Denver 80205

8/14/2020



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Sincerely,

John Lutz

Denver 80230

8/14/2020



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Sincerely,

Rosemary Hensley

Denver 80237

8/14/2020



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Sincerely,

Karen Okuno

Denver 80231

8/14/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations
- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sarah Gunn

Denver 80209

8/14/2020





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Sincerely,

Kat Taylor

Denver 80204

8/14/2020



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Sincerely,

Jameson Gregson

Denver 80222

8/14/2020



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Sincerely,

Barbara Lencicki

Denver 80206

8/14/2020



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Sincerely,

Sylvia Replogle

Denver 80211

8/14/2020



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Sincerely,

Joseph Tentler

Denver 80222

8/14/2020



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Sincerely,

Virginia Prochnow

Denver 80204

8/14/2020



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Sincerely,

Lawrence Christ

Denver 80231

8/14/2020



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Sincerely,

Linda Kaufman

Denver 80210

8/14/2020





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Sincerely,

Shannon Calhoun

Denver 80210

8/14/2020



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Sincerely,

Marvin Crai

Denver 80207

8/14/2020



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Sincerely,

Justin Prochnow

Denver 80220

8/14/2020



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Sincerely,

Joan L. Buresh

Denver 80224

8/14/2020



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Sincerely,

Melissa Barrett

Denver 80210

8/14/2020



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Sincerely,

Mary E Holmes

Denver 80218

8/14/2020



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Sincerely,

Dawn Martinez

Denver 80209

8/14/2020



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Sincerely,

Carol Naff

Denver 80220

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Diana Moon

Denver 80231

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Sincerely,

Bev Sack

Denver 80223

8/14/2020



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Sincerely,

Charles Engle

Denver 80210

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Sincerely,

J Federico

Denver 80221

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Sincerely,

Patricia Bass

Denver 80210

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Sincerely,

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Denver 80210

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Sincerely,

Jane Sklar

Denver 80210

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Sincerely,

Elizabeth LaBarbera

Denver 80210

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Sincerely,

Jennifer Doran

Denver 80220

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Mary Burns

Denver 80210

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Scott Watkins

Denver 80210

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Denver 80223

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Sincerely,

Douglas Windes

Denver 80210

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Sincerely,

Randi Barrett

Denver 80204

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BRENDA MCHENRY

Denver 80210

8/14/2020



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Sincerely,

Rebecca Swartz

Denver 80209

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Sincerely,

Kathryn Anderson

Denver 80237

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Denver 80220

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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Pamela Peros

Denver 80237

8/14/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Charles Hiltz

Denver 80209

8/14/2020



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Sincerely,

Laura Brenner

Denver 80227

8/14/2020



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Sincerely,

Marilyn Richardson

Denver 80218

8/14/2020



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Sincerely,

Robert Gratiot

Denver 80206

8/14/2020



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Sincerely,

George Zepernick

Denver 80209

8/14/2020





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Sincerely,

Samuel Feld

Denver 80209

8/14/2020



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Sincerely,

Rae Harris

Denver 80220

8/14/2020



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Sincerely,

Elizabeth Migel

Denver 80223

8/14/2020



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Sincerely,

Barbara tupkelewicz

Denver 80211

8/14/2020



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Sincerely,

Fred Jorgensen

Denver 80220

8/14/2020



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Sincerely,

Jane Oppenheim

Denver 80206

8/14/2020



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Sincerely,

Norene Donofrio

Denver 80220

8/14/2020



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Sincerely,

John D'Onofrio

Denver 80220

8/14/2020





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Sincerely,

Mary Darlene Hurley

Denver 80237

8/14/2020



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Sincerely,

Sarah Schweizer

Denver 80209

8/14/2020



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Sincerely,

D. Gurtler

Denver 80210

8/14/2020



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Sincerely,

ANN KANEKO

Denver 80210

8/14/2020



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Sincerely,

Catherine Moran

Denver 80222

8/14/2020



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Sincerely,

Stephanie Barth

Denver 80209

8/15/2020



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Sincerely,

K. Louise Burger

Denver 80219

8/15/2020



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Sincerely,

Drew Smith

Denver 80204

8/15/2020





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Sincerely,

Jean Grieve

Denver 80218

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Sincerely,

Gayle LeRoux

Denver 80220

8/15/2020



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Sincerely,

Diane Grove

Denver 80207

8/15/2020



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Sincerely,

Hugo Chavez-Rey

Denver 80212

8/15/2020



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Sincerely,

Lynn Zenoniani

Arvada 80007

8/15/2020



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Sincerely,

Stephanie Davy

Denver 80237

8/15/2020



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Sincerely,

Sonja Berdahl

Denver 80237

8/15/2020



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Sincerely,

Juan Candil

Denver 80231

8/15/2020





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Sincerely,

Susan Griebel

Denver 80209

8/15/2020



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Sincerely,

Eileen Sullivan

Denver 80212

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Sincerely,

Marcia Pittleman

Denver 80206

8/15/2020



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Sincerely,

Avis Clark

Denver 80224

8/15/2020



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Sincerely,

Janie Rausch

Denver 80218

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Julian Carpender

Denver 80218

8/15/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Sincerely,

Caitlin Brozna

Denver 80220

8/15/2020



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Sincerely,

Bennet Evans

Denver 80222

8/15/2020





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Lily Herrmann

Denver 80218

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Sincerely,

Janelle Crowe

Denver 80209

8/15/2020



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Sincerely,

Jeri Jo Johnson

Denver 80227

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Sincerely,

David Winkler

Denver 80227

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Sincerely,

Derek Celek

Denver 80219

8/15/2020



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Sincerely,

Shawn Bailey

Denver 80237

8/15/2020



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Sincerely,

Cecilia White

Denver 80236

8/15/2020



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Denver 80236

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CT Fox

Denver 80237

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Sincerely,

James Fennell

Denver 80210

8/15/2020



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Sincerely,

Devona Messing

Denver 80227

8/15/2020



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Sincerely,

Stephen Tanberg

Denver 80224

8/15/2020



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Sincerely,

Pamela Winsor

Denver 80222

8/15/2020



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Sincerely,

Kimalee Hull

Denver 80210

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Sincerely,

Luke Hanna

Denver 80237

8/15/2020



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Sincerely,

Alan Kamp

Denver 80219

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Sincerely,

Bernadette Tanberg

Denver 80224

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Sincerely,

Hillary Reed

Denver 80206

8/15/2020



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Sincerely,

Tricia Botticelli

Denver 80220

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Sincerely,

Casey Miller

Denver 80209

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Robert Miller

Denver 80210

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Denver 80219

8/15/2020



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Sincerely,

Chris Olson

Denver 80210

8/15/2020





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Denver 80210

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Michelle Olson

Denver 80210

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Sincerely,

Val Cohn

Denver 80224

8/15/2020



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Sincerely,

Joan McCallie

Denver 80237

8/15/2020



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Jan White

Denver 80231

8/15/2020



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Christopher Bouc

Denver 80210

8/15/2020



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Sincerely,

Dona Kitto

Denver 80224

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Sincerely,

Sharon Withers

Denver 80210

8/15/2020





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Sincerely,

Pat England

Denver 80220

8/15/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

David Imes

Denver 80222

8/15/2020



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Sincerely,

Deborah Cuerden

Denver 80209

8/15/2020



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Sincerely,

Theresa JAUDON-BELVIN

Denver 80207

8/15/2020



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Sincerely,

Annette Sponseller

Denver 80209

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Sincerely,

Wendy Morrison

Denver 80218

8/15/2020



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Sincerely,

Susan Williams

Denver 80203

8/15/2020



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Sincerely,

Roberta Loeb

Denver 80238

8/15/2020





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Sincerely,

Jacqueline Roman

Denver 80210

8/15/2020



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Sincerely,

Lollie Roduner

Denver 80207

8/15/2020



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Sincerely,

mark rothman

Denver 80218

8/15/2020



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Sincerely,

Constance Artigues

Denver 80230

8/15/2020



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Sincerely,

Allison Woolston

Denver 80218

8/15/2020



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Sincerely,

Danny Lewis

Denver 80206

8/15/2020



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Denver 80218

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Denver 80237

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Sincerely,

Shannon Tracy

Denver 80209

8/15/2020



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Elizabeth Heid

Denver 80210

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Sincerely,

Sarah Drohan

Denver 80203

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Mary Hersh

Denver 80207

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Susan Berson

Denver 80218

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Sincerely,

sylvia nielsen

denver 80206

8/15/2020



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Teddy DeBerry

Denver 80220

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Sincerely,

Cate Dunne

Denver 80209

8/15/2020



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Denver 80209

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Karen Shander

Denver 80206

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Sincerely,

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Denver 80203

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Judy Wurtzebach

Denver 80235

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Sincerely,

Samuel Hargraves

Denver 80205

8/15/2020





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Sincerely,

Cheryl Acierno

Denver 80210

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Sincerely,

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Denver 80222

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Sincerely,

Susan Martinez

Denver 80227

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Samantha Bernstein

Denver 80218

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Irmagene VandePol

Denver 80210

8/15/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Alexander Trejo

Denver 80224

8/15/2020



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Daniel Boyd

Denver 80210

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Sincerely,

Ida Sansoucy

Denver 80210

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Sincerely,

Holly Hamby

Denver 80230

8/15/2020



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Sincerely,

David Cohn

Denver 80224

8/15/2020



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Sincerely,

Sharon Potestio

Denver 80210

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Sincerely,

Barbara Stewart

Denver 80236

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Sincerely,

Flavio Vargas

Denver 80219

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Sincerely,

Bradley Walden

Denver 80235

8/15/2020



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Sincerely,

John Mitcham

Denver 80210

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Sincerely,

Steven MacDonald

Denver 80209

8/15/2020





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Sincerely,

Liz Green

Denver 80219

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Sincerely,

Laurence Gilmore

Denver 80210

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Sincerely,

Nancy Levine

Denver 80210

8/15/2020



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Sincerely,

Mary Ann Nelson

Denver 80238

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Sincerely,

Colin MacCorquodale

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Sincerely,

Dianna Frogge

Denver 80224

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Sincerely,

Bryan Downey

Denver 80206

8/15/2020



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Sincerely,

Ray Newman

Denver 80235

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Sincerely,

Cille B. Williams

Denver 80218

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Seery Fosbinder

Denver 80246

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Sincerely,

Deborah Jones

Denver 80209

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Sincerely,

william murray

denver 80210

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Sincerely,

Amy Watkins

Denver 80230

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Denver 80238

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Beth Brody

Denver 80210

8/16/2020



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Sincerely,

Kim McAleb

Denver 80210

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Sincerely,

Renee Reinke

Denver 80209

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Denver 80209

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Denver 80210

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denver 80210

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Stef Fox

Denver 80210

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Sincerely,

Carol Blewett

Denver 80203

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Denver 80210

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Colleen Raiford

Denver 80210

8/16/2020





## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Eric Molinar

Denver 80210

8/16/2020



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Sincerely,

Melissa Richards

Denver 80220

8/16/2020



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Sincerely,

Erin Cell

Denver 80210

8/16/2020



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Sincerely,

Kim Duncan

Denver 80206

8/16/2020



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Sincerely,

Mark Young

Denver 80209

8/16/2020



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Sincerely,

Stephanie Luethy

Denver 80230

8/16/2020



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Sincerely,

Christie Sparr

Denver 80220

8/16/2020



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Sincerely,

Vanessa Coats

Denver 80209

8/16/2020





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Sincerely,

Gordon Heller

Denver 80231

8/16/2020



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Sincerely,

Laura R Reichenberger

Denver 80209

8/16/2020



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Sincerely,

Carrie Segura

Denver 80223

8/16/2020



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Sincerely,

Mary Murphy

Denver 80211

8/16/2020



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Sincerely,

Julie Segura

Denver 80219

8/16/2020



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Sincerely,

Umber blythe

Denver 80223

8/16/2020



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Sincerely,

Gillette HANSEN

Denver 80209

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Sincerely,

Charlene Phifer

Denver 80207

8/16/2020





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Sincerely,

Joshua Neil

Denver 80210

8/16/2020



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Sincerely,

Elizabeth Richards

Denver 80205

8/16/2020



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Sincerely,

Sarah McGowne

Denver 80231

8/16/2020



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Sincerely,

Carolyn Greene

Denver 80237

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Sincerely,

Chris McGowne

Denver 80206

8/16/2020



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Rosellar Louis

denver 80237

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Sincerely,

lilly oravec

Denver 80208

8/16/2020



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Sincerely,

David R. Callaghan

Denver 80209

8/16/2020





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Sincerely,

linda cook

denver 80209

8/16/2020



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Sincerely,

Mark Willits

Denver 80210

8/16/2020



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Sincerely,

Stephen Bruner

Denver 80238

8/16/2020



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Sincerely,

Victor Sulzer

Denver 80210

8/16/2020



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Sincerely,

James Dutchik

Denver 80218

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Sincerely,

Caitlin Brennan

Denver 80220

8/16/2020



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Sincerely,

Charles Groves

Denver 80210

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Sincerely,

Jennifer Mix

Denver 80209

8/16/2020





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Sincerely,

Brandon Fosbinder

Denver 80202

8/16/2020



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Sincerely,

Liz Callender

Denver 80246

8/16/2020



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Sincerely,

David Anderson

Denver 80220

8/16/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Anna Fugier

Denver 80209

8/16/2020



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Sincerely,

Natalie DeHerrera

Denver 80237

8/16/2020



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Sincerely,

Sherri Sokolovich

Denver 80224

8/16/2020



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Sincerely,

John Stidman

Denver 80260

8/16/2020



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Sincerely,

Johnny Sierra

Denver 80218

8/16/2020





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Sincerely,

Sandra Heth

Denver 80239

8/16/2020



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Sincerely,

Don Nichols

Denver 80235

8/16/2020



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Sincerely,

Mark Greenberg

Denver 80224

8/16/2020



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Sincerely,

Michelle White

Denver 80206

8/16/2020



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Sincerely,

Jo Greenwood

Denver 80210

8/16/2020



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Sincerely,

Robert Emery

Denver 80210

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Sincerely,

Ken Stevens

Denver 80218

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Sincerely,

Nick Stormer

Denver 80220

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Sincerely,

Russell Scott III

Denver 80246

8/16/2020



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Sincerely,

Hella Gaizutis

Denver 80206

8/16/2020



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Sincerely,

Eric Williams

Denver 80203

8/16/2020



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Sincerely,

Wendy Segrest

Denver 80209

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Sincerely,

Annzo Phelps

Denver 80220

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Sincerely,

Heather Alcott

Denver 80220

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Sincerely,

Susan Thompson

Denver 80209

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Sincerely,

Kerry Kracht

Denver 80238

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Sincerely,

Noemi Saenz

Denver 80239

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Sincerely,

Kelli Murphy

Denver 80209

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Sincerely,

Jill Cowperhwaite

Denver 80210

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Sincerely,

Steve Johnson

Denver 80206

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Sincerely,

Edward Harris

Denver 80222

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Sincerely,

Carol Denewiler

Denver 80224

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Sincerely,

Rod Mullins

Denver 80206

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Michael McCloskey

Denver 80202

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Sincerely,

Marilyn Tolentino

Denver 80239

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Carol Owens

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Sincerely,

Lisa Lancelot

Denver 80220

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Sincerely,

Brian Kingsley

Denver 80211

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Sincerely,

erin palacios

denver 80237

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JAMES A LORENZEN

Denver 80220

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Evelinda Urman

Denver 80206

8/16/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Ashley Phradestin

Denver 80249

8/16/2020





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Sincerely,

Rachel Most

Denver 80239

8/16/2020



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Sincerely,

Sarah Pluff

Denver 80210

8/16/2020



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Sincerely,

Barry Nash

Denver 80224

8/16/2020



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Edie Landon

Denver 80224

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Sincerely,

Annette Valera

Denver 80206

8/16/2020



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Sincerely,

Jhoseline Vidales

Denver 80218

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Sincerely,

isabel ward

denver 80204

8/16/2020



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Sincerely,

Carol OHare

Denver 80220

8/16/2020





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Sincerely,

Herb Alie

Denver 80210

8/16/2020



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Sincerely,

Siobhan Dove

Denver 80237

8/16/2020



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Sincerely,

Ren Rudnick

Denver 80204

8/16/2020



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Sincerely,

Joshua Stone

Denver 80205

8/16/2020



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Sincerely,

Charles Jones

Denver 80247

8/16/2020



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Sincerely,

Brenda Riske

Denver 80206

8/16/2020



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Sincerely,

Lori Arias

Denver 80209

8/16/2020



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Sincerely,

Ivan Cervantes

Denver 80203

8/16/2020





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Sincerely,

Linda Zschoche

Denver 80209

8/16/2020



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Sincerely,

JoAnne Stratton

Denver 80209

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Sincerely,

Mary Stuckey

Denver 80209

8/16/2020



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Sincerely,

Sarah Waldorf

Denver 80209

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Sincerely,

Janet Connell

Denver 80210

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Sincerely,

Mike Williams

Denver 80230

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Sincerely,

Aaron Johnson

Denver 80211

8/16/2020



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Sincerely,

Sheri Connor

Denver 80210

8/16/2020





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Sincerely,

Karen Hauser

Denver 80237

8/16/2020



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Sincerely,

Vicki Tomlin

Denver 80224

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Isabel Howard

Denver 80237

8/16/2020



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Sincerely,

Amy Kultgen

Denver 80231

8/16/2020



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Sincerely,

Jonathan Tilton

Denver 80209

8/16/2020



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Sincerely,

Constance Wanke

Denver 80210

8/16/2020



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Sincerely,

Katherine Whitcomb

Denver 80202

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Sincerely,

Carolyn Craig

Denver 80206

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Sincerely,

Susan Carrizales

Denver 80220

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

William Merriken

Denver 80220

8/16/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Claudia Dillman

Denver 80218

8/16/2020



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Sincerely,

Scott McLean

Denver 80231

8/16/2020



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Sincerely,

Jason Rietz

Denver 80209

8/16/2020



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Sincerely,

Judy Stapp

Denver 80238

8/16/2020



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Sincerely,

Steve Weil

Denver 80220

8/16/2020



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Sincerely,

William Callender

Denver 80218

8/16/2020





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Sincerely,

Raymond Henkel

Denver 80220

8/16/2020



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Sincerely,

gladys Connolly

Denver 80237

8/16/2020



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Sincerely,

Larry Collins

Denver 80210

8/16/2020



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Sincerely,

Marsha Tharakan

Denver 80209

8/16/2020



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Sincerely,

Michelle Lyng

Denver 80211

8/16/2020



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Sincerely,

Carol Petraitis

Denver 80218

8/16/2020



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Sincerely,

Monics Stamper

Denver 80203

8/16/2020



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Sincerely,

Charles Willyard

Denver 80212

8/16/2020





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Sincerely,

Angel Saunders

Denver 80204

8/16/2020



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Sincerely,

Geri Bigum

Denver 80237

8/16/2020



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Denver 80237

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Sincerely,

Mary Kay Allen

Denver 80203

8/16/2020



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Sincerely,

CT Rippons

Denver 80209

8/16/2020



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William Berger

Denver 80209

8/16/2020



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Sincerely,

Diane Gould

Denver 80222

8/16/2020



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Sincerely,

Dee Strong

Denver 80206

8/16/2020





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Sincerely,

Olga Guerra

Denver 80220

8/16/2020



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Denver 80231

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Hanna Goldberg

Denver 80210

8/16/2020



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Sincerely,

Tim Hoops

Denver 80247

8/16/2020



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Sincerely,

Pamela Hansen

Denver 80209

8/16/2020



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Sincerely,

Ralene Reynolds

Denver 80224

8/16/2020



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Sincerely,

Jill Taylor

Denver 80222

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Sincerely,

Margaret Marshall

Denver 80206

8/17/2020





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Sincerely,

Marianna Lea

Denver 80206

8/17/2020



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Sincerely,

Jeanne Bair

Denver 80221

8/17/2020



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Sincerely,

Tina Goodwin

Denver 80209

8/17/2020



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Sincerely,

Mary Lynn DArcy

Denver 80222

8/17/2020



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Sincerely,

Todd Resig

Denver 80210

8/17/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Bruno Miller

Denver 80209

8/17/2020



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Sincerely,

Marisa Showalter

Denver 80224

8/17/2020



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Sincerely,

Andrew Zeikowitz

Denver 80212

8/17/2020





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Sincerely,

James Spera

Denver 80210

8/17/2020



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Sincerely,

Stuart Mathis

Denver 80220

8/17/2020



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Sincerely,

Jennifer Lusk

Denver 80209

8/17/2020



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Sincerely,

John Meininger

Denver 80220

8/17/2020



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Sincerely,

Nathan Bryant

Denver 80222

8/17/2020



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Sincerely,

Nancy Brauer

Denver 80202

8/17/2020



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Sincerely,

Howard Wignall

Denver 80207

8/17/2020



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Sincerely,

Kathrine Weissner

Denver 80207

8/17/2020





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Sincerely,

Leona Berger

Denver 80206

8/17/2020



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Sincerely,

Nick Oscarsson

Denver 80209

8/17/2020



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Sincerely,

Joy Weissner

Denver 80206

8/17/2020



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Sincerely,

Amanda Miller-Sarmento

Denver 80219

8/17/2020



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Sincerely,

Kim Zeller

Denver 80209

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Sincerely,

Georgianna Forbes

Denver 80209

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Sincerely,

David Gannon

Denver 80206

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Sincerely,

Lizabeth Morrill

Denver 80222

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Sincerely,

Shawnda Maher

Denver 80209

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Sincerely,

Sarie Patterson

Denver 80206

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Sincerely,

Jared Roush

Denver 80209

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Sincerely,

Jacalyn Erickson

Denver 80206

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Sincerely,

Dorothy Walter

Denver 80210

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Sincerely,

Linda Rockower

Denver 80218

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Sincerely,

Cynthia Stefanatz

Denver 80237

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Sincerely,

louise hurlbut

denver 80211

8/17/2020





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Sincerely,

Robert Foerster

Denver 80206

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Sincerely,

William Rutherford

Denver 80206

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Sincerely,

Kyle Zeller

Denver 80237

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Sincerely,

Anthony Ferolie

Denver 80204

8/17/2020



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Sincerely,

Jacquelyn Platt

Denver 80206

8/17/2020



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Sincerely,

Meghan Zucker

Denver 80218

8/17/2020



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Sincerely,

erik zitek

denver 80218

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Sincerely,

Margaret Bowlin

Denver 80210

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sai Harshini Badugu

Denver 80218

8/17/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Tish Vigil

Denver 80110

8/17/2020



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Sincerely,

Charlene Parris

Denver 80207

8/17/2020



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Sincerely,

Ryan Sander

Denver 80207

8/17/2020



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Sincerely,

Kenneth Roberts

Denver 80210

8/17/2020



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Sincerely,

Christopher Neuman

Denver 80204

8/17/2020



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Sincerely,

Alex Hope

Denver 80239

8/17/2020



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Sincerely,

Allan Striker

Denver 80209

8/17/2020





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Sincerely,

Susan McIntire

Denver 80206

8/17/2020



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Sincerely,

Melinda Douglas

Denver 80218

8/17/2020



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Sincerely,

Frank Kugeler

Denver 80209

8/17/2020



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Sincerely,

Shelbie Berry

Denver 80209

8/17/2020



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Sincerely,

Anne Wiedenmayer

Denver 80209

8/17/2020



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Sincerely,

Margaret Berzins

Denver 80209

8/17/2020



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Sincerely,

Mark Windhager

Denver 80218

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Sincerely,

TJ Melvin

Denver 80209

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Sincerely,

Cathy Hart

Denver 80209

8/17/2020



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Sincerely,

Michael Casey

Denver 80210

8/17/2020



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Sincerely,

David Boyles

Denver 80224

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Sincerely,

Kevin Torres

Denver 80205

8/17/2020



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Sincerely,

Kathryn Finley

Denver 80228

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Sincerely,

David Coors

Denver 80206

8/17/2020



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Sincerely,

Karen Hriso

Denver 80246

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Sincerely,

Stacy Schafer

Denver 80206

8/17/2020





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Sincerely,

William Pier

Denver 80222

8/17/2020



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Sincerely,

William Singer

Denver 80223

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Sincerely,

Rebecca Bliss

Denver 80206

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Sincerely,

Tory Warner

Denver 80210

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Sincerely,

Charles Boswell

Denver 80206

8/17/2020



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Sincerely,

Hilary Donnelly

Denver 80206

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Sincerely,

charlie luther

denver 80220

8/17/2020



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Sincerely,

Tim Harrington

Denver 80210

8/17/2020





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Sincerely,

Tim Connors

Denver 80218

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Sincerely,

CHRISTIE AUSTIN

Denver 80206

8/17/2020



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Sincerely,

Louis Clinton

Denver 80210

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ed Danielson

Denver 80209

8/17/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Dianne Eddolls

Denver 80210

8/17/2020



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Sincerely,

John Perkins

Denver 80206

8/17/2020



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Sincerely,

Brandon Brennick

Denver 80250

8/17/2020



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Sincerely,

Janice Nelson

Denver 80206

8/17/2020





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Sincerely,

John Zuckert

Denver 80209

8/17/2020



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Sincerely,

Lillian Kanz

Denver 80246

8/17/2020



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Sincerely,

Kate Johnson

Denver 80209

8/17/2020



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Sincerely,

Robert Clinton

Denver 80210

8/17/2020



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Sincerely,

Daniel Brown

Denver 80219

8/17/2020



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Sincerely,

Olivia Velasquez

Denver 80202

8/17/2020



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Sincerely,

Stacia Freimuth

Denver 80220

8/17/2020



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Sincerely,

Helen Morrison

Denver 80220

8/17/2020





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Sincerely,

Tatyana Coker

Denver 80220

8/17/2020



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Sincerely,

David Johnson

Denver 80205

8/17/2020



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Sincerely,

Christy Owen

Denver 80209

8/17/2020



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Sincerely,

Bill Ryan

Denver 80209

8/17/2020



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Sincerely,

Kevin Shea

Denver 80209

8/17/2020



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Sincerely,

Tracey MacDermott

Denver 80246

8/17/2020



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Sincerely,

kathleen gans

Denver 80220

8/17/2020



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Sincerely,

Eugenie Waters

Denver 80203

8/17/2020





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Sincerely,

James Thoeming

Denver 80220

8/17/2020



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Sincerely,

Alyce VanGilder

Denver 80218

8/17/2020



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Karess Langford Allen

Denver 80209

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Sincerely,

John Griebel

Denver 80237

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Sincerely,

Dominic DiFelice

Denver 80237

8/17/2020



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Sincerely,

Molly Coors

Denver 80246

8/17/2020



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Sincerely,

Brady Keenan

Denver 80246

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Sincerely,

Nancy Luther

Denver 10022

8/17/2020





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Sincerely,

Doug Wulf

Denver 80210

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Sincerely,

Brown Cannon

Denver 80206

8/17/2020



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Sincerely,

Brendan Shea

Denver 80209

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Sincerely,

LESLIE EATON

Denver 80211

8/17/2020



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Sincerely,

Gus Tingley

Denver 80246

8/17/2020



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Sincerely,

Jim Harder

Denver 80210

8/17/2020



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Sincerely,

judy rodine

Denver 80206

8/17/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joan Bell

Denver 80206

8/17/2020





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Sincerely,

Jeremy Johnston

Denver 80209

8/17/2020



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Sincerely,

R. Naiman

Denver 80209

8/17/2020



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Sincerely,

Biljana Hanson

Denver 80202

8/17/2020



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Sincerely,

John Putze

Denver 80246

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Sincerely,

Lisa Hoskins

Denver 80209

8/17/2020



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Sincerely,

Leslie Beltrami

Denver 80211

8/17/2020



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Sincerely,

Susan HIGGINBOTTOM

Denver 80206

8/17/2020



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Sincerely,

Barbara Perry

Denver 80209

8/17/2020





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Sincerely,

Brian Sandusky

Denver 80220

8/17/2020



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Sincerely,

Stephen Powell

Denver 80236

8/17/2020



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Sincerely,

Amy Shonstrom

Denver 80214

8/17/2020



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Sincerely,

Michael Roberts

Denver 80218

8/17/2020



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Sincerely,

Nicholas Sheedy

Denver 80218

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Sincerely,

Carla Grant

Denver 80206

8/17/2020



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Sincerely,

Wendy Hession

Denver 80209

8/17/2020



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Sincerely,

Jan Smedley

Denver 80220

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Sincerely,

Debra Tulp

Denver 80220

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Sincerely,

Larry Bickle

Denver 80220

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Sincerely,

Blake O'Shaughnessy

Denver 80209

8/17/2020



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Sincerely,

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Denver 80209

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Sincerely,

Kyla Boyd

Denver 80206

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Sincerely,

Brent Jones

Denver 80202

8/17/2020



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Sincerely,

Lauren Brownstein

Denver 80202

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Sincerely,

Marc Naiman

Denver 80246

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Denver 80211

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Denver 80209

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Denver 80218

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Sincerely,

John Moyski

Denver 80206

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Sincerely,

Kenton Epard

Denver 80206

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Sincerely,

Sandy Hansen

Denver 80210

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Sincerely,

Fredric Kutner

Denver 80210

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Sincerely,

Russell Rainey

Denver 80209

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mary E. Von Feldt

Denver 80210

8/17/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Sincerely,

John Wolz

Denver 80238

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Sincerely,

MARY LYNN GROVER

Denver 80224

8/17/2020



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Sincerely,

Bonnie McCay

Denver 80207

8/17/2020



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Sincerely,

Evelyn McLagan

Denver 80209

8/17/2020



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Sincerely,

Rick gardner

Denver 80233

8/17/2020





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Sincerely,

Michael Allen

Denver 80237

8/17/2020



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Sincerely,

Ben Mendenhall

Denver 80204

8/17/2020



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Sincerely,

Nora Mendenhall

Denver 80205

8/17/2020



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Sincerely,

Patty Job

Denver 80205

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Sincerely,

Ben Geiger

Denver 80015

8/17/2020



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Sincerely,

Geoff Babbitt

Denver 80215

8/17/2020



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Sincerely,

Erin Powell

Denver 80218

8/17/2020



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Sincerely,

Erin Zitek

Denver 80206

8/17/2020





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Sincerely,

Nick Bassett

Denver 80210

8/17/2020



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Sincerely,

Ann Devereaux

Denver 80222

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Sincerely,

Ginny Freyer

Denver 80206

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Sincerely,

NANCY MORRISON

DENVER 80222

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Sincerely,

Jeanette Goodwin

Denver 80220

8/17/2020



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Sincerely,

Neil McClain

Denver 80237

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Sincerely,

Emilie Epard

Denver 80210

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Sincerely,

David Farris

Denver 80210

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Jean Socolofsky

Denver 80210

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Margaret Anderson

Denver 80205

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Sincerely,

barbara watson

denver 80209

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Robin Farris

Denver 80209

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Steven Toltz

Denver 80210

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Sincerely,

Terry Klap

Denver 80218

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Sincerely,

Evonne Edwards

Denver 80231

8/17/2020



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Sincerely,

Gayle Larrance

Denver 80231

8/17/2020





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Sincerely,

Sue Sparks

Denver 80206

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Sincerely,

Marianne Rabalais Sulser

Denver 80210

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Sincerely,

Robert Peters

Denver 81620

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Sincerely,

Sally Gauditz

Denver 80206

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Don Larrance

Denver 80210

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jan Harding

Denver 80206

8/17/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Gary Noto

Denver 80206

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Sincerely,

Jeff Samuelson

Denver 80221

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Sincerely,

Rebecca Miller

Denver 80227

8/17/2020



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Sincerely,

John Freyer

Denver 80209

8/17/2020



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Sincerely,

Walt Lifsey

Denver 80218

8/17/2020



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Sincerely,

Frank Dorr

Denver 80206

8/17/2020



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Sincerely,

M. Ray Thomasson

Denver 80206

8/17/2020



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Sincerely,

Carrie Dorr

Denver 80218

8/17/2020



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Sincerely,

Carmel Corbett

Denver 80206

8/17/2020



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Sincerely,

Kate McDonald

Denver 80206

8/17/2020





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Sincerely,

Sandra Patterson

Denver 80226

8/17/2020



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Sincerely,

Carol Jansch

Denver 80233

8/17/2020



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Sincerely,

Linda Eikenberry

Denver 80211

8/17/2020



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Sincerely,

Dirk Beck

Denver 80210

8/17/2020



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Sincerely,

James Bruno

Denver 80205

8/17/2020



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Sincerely,

Karen Martyn

Denver 80206

8/17/2020



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Sincerely,

Linda Kropf

Denver 80237

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Sincerely,

Karen Westerman

Denver 80209

8/17/2020





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Sincerely,

April Elliott

Denver 80219

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Sincerely,

Lily Walters

Denver 80209

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Sincerely,

Norma Camarena

Denver 80206

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Sincerely,

Mimi Pomeranz

Denver 80207

8/17/2020



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Sincerely,

sean kelly

Denver 80224

8/17/2020



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Sincerely,

Ned Greenwood

Denver 80220

8/17/2020



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Nancy Cuprisin

Denver 80224

8/17/2020



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Jay Roberts

Denver 80220

8/17/2020





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Sincerely,

Mary McGrath

Denver 80206

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Sincerely,

Judith Fahrenkrog

Denver 80211

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Sincerely,

Maxwell Holtz

Denver 80206

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Sincerely,

Kevin Fanciulli

Denver 80205

8/17/2020



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Sincerely,

Karen Walker

Denver 80224

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Sincerely,

Mary Salmon

Denver 80238

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Sincerely,

Ellen Sante

Denver 80206

8/17/2020



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Sincerely,

Karen McDowell

Denver 80206

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Sincerely,

Catherine Hiner

Denver 80206

8/17/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Matt Ferlic

Denver 80206

8/17/2020



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Ryan Walker

Denver 80210

8/18/2020



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Sincerely,

Rachel Diedrich

Denver 80205

8/18/2020



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Sincerely,

Teri Sullivan Iutz

Denver 80211

8/18/2020



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Sincerely,

Janeissy Lovera

Denver 80210

8/18/2020



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Sincerely,

Susan McFarlane

Denver 80209

8/18/2020



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Sincerely,

Debra Tulp

Denver 80220

8/18/2020





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Sincerely,

Brianna Curtis

Denver 80209

8/18/2020



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Sincerely,

Natalie Mozer

Denver 80210

8/18/2020



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Sincerely,

George Mazuera

Denver 80209

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Sincerely,

Chad Gauger

Denver 80204

8/18/2020



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Sincerely,

Ashley Nelson

Denver 80212

8/18/2020



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Sincerely,

John Fried

Denver 80206

8/18/2020



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Sincerely,

Emily Franco

Denver 80222

8/18/2020



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Sincerely,

Alan Pomeranz

Denver 80220

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Sincerely,

Michele Mann

Denver 80220

8/18/2020



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Sincerely,

Lily Donelson

Denver 80219

8/18/2020



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Sincerely,

Amanda Fernandez

Denver 77079

8/18/2020



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Sincerely,

Victoria Lee

Denver 80202

8/18/2020



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Sincerely,

Richard Reece

Denver 80202

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Sincerely,

Leigh Gauger

Denver 80212

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Sincerely,

Hamilton Belk

Denver 80239

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Sincerely,

Kerry Sims

Denver 80206

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Sincerely,

Emily Prieto

Denver 80218

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Sincerely,

brad cler

denver 80220

8/18/2020



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Logan Lauterbach

Denver 80220

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Ariel Carroll

Denver 80246

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Denver 80206

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Sincerely,

Eric Gould

Denver 80206

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Sincerely,

stefan lauterbach

Denver 80208

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Sincerely,

Mike Henley

Denver 80220

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Sincerely,

Corey Wadley

Denver 80231

8/18/2020



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Sincerely,

Ginger Nielsen

Denver 80212

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Cary Lyford

Denver 80206

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Carol Sue Strathman

Denver 80249

8/18/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Jim Doyle

Denver 80224

8/18/2020



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Sincerely,

Joe Klinke

Denver 80220

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Sincerely,

Andy Shopneck

Denver 80220

8/18/2020



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Sincerely,

Mike O'Shaughnessy

Denver 80246

8/18/2020



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Sincerely,

Barbara O'Shaughnessy

Denver 80218

8/18/2020



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Sincerely,

Edward Zihel

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Sincerely,

Vivian Bickle

Denver 80220

8/18/2020



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Sincerely,

Marti Judson

Denver 80209

8/18/2020



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Sincerely,

ken malo

denver 80206

8/18/2020



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Sincerely,

Vicki Allen

Denver 80212

8/18/2020





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Sincerely,

Barbara McGrath

Denver 80230

8/18/2020



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Sincerely,

Bill Hardgrove

Denver 80212

8/18/2020



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Sincerely,

Janice H. McGuire

Denver 80226

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Sincerely,

Lee Goodfriend

Denver 80220

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Sincerely,

Laura Cordova

Denver 80206

8/18/2020



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Sincerely,

Dana Jones

Denver 80220

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Sincerely,

Edward Castell

Denver 80239

8/18/2020



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Sincerely,

TYLER ROBEN

DENVER 80237

8/18/2020





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Denver 80237

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Denver 80224

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Sincerely,

catherine hance

Denver 80209

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Denver 80218

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Rich Young

Denver 80209

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Margaret Madden

Denver 80206

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Tim Custy

Denver 80235

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Emily Bosio

Denver 80220

8/18/2020





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Sincerely,

Ralph Hubregsen

Denver 80220

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Denver 80209

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DENVER 80246

8/18/2020



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Sincerely,

Paul Cattin

Denver 80238

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Sincerely,

Pamela McCreary

Denver 80203

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Sincerely,

Iyanna Bolton

Denver 80203

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Sincerely,

Shelley Coleman

Denver 80202

8/18/2020



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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rose Pettinger

Denver 80236

8/18/2020





## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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kathryn frank

Denver 80236

8/18/2020



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Sincerely,

Paul Borger

Denver 80238

8/18/2020



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Sincerely,

Latoya Martin

Denver 80206

8/18/2020



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Sincerely,

Diane Brake

Denver 80204

8/18/2020



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Sincerely,

Dione Benson

Denver 80209

8/18/2020



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Sincerely,

Levi Schryvers

Denver 80209

8/18/2020



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Sincerely,

Emma Martz

Denver 80210

8/18/2020



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Sincerely,

richard caudle

Denver 80219

8/18/2020





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Sincerely,

Kirk Young

Denver 80206

8/18/2020



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Sincerely,

Danaija Patton

Denver 80209

8/18/2020



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Sincerely,

Brett Meeks

Denver 80209

8/18/2020



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Sincerely,

Gary Benson

Denver 80219

8/18/2020



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Sincerely,

Leslie Odell

Denver 80210

8/18/2020



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Sincerely,

Joan Godbolt

Denver 80220

8/18/2020



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Sincerely,

Donald Morrison

Denver 80209

8/18/2020



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Sincerely,

Susan Landau

Denver 80203

8/18/2020





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Sincerely,

James Aurand

Denver 80212

8/18/2020



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Sincerely,

Blair Taylor

Denver 80206

8/18/2020



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Sincerely,

Janet Haglund Shaw

Denver 80207

8/18/2020



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Sincerely,

Sam Bonilla

Denver 80206

8/18/2020



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Sincerely,

Josh Tidwell

Denver 80224

8/18/2020



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Emily Holben Walker

Denver 80224

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Sincerely,

Cathleen Nannemann

Denver 80222

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Sincerely,

Angela Bruskotter

Denver 80209

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Ash Tucker

Denver 80220

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Dan Humphrey

Denver 80210

8/18/2020



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Justin Roberts

Denver 80201

8/18/2020



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Sincerely,

Rick Blair

Denver 80231

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Sincerely,

david Luebbbers

Denver 80220

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Sincerely,

Courtney Kirman

Denver 80209

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Sincerely,

Robert Boswell

Denver 80218

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Sincerely,

Lucy Chused

Denver 80218

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Sincerely,

Meghan Mylott

Denver 80209

8/18/2020



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Sincerely,

Lauren Davis

Denver 80206

8/18/2020



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Sincerely,

Melissa Heithaus

Denver 80218

8/18/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Karyn Karlson

Denver 80220

8/18/2020



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Sincerely,

Court Wold

Denver 80220

8/18/2020



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Sincerely,

Gretchen K Lobitz

Denver 80222

8/18/2020



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Sincerely,

Joseph Kiss

Denver 80209

8/18/2020



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Sincerely,

Adrian Ramirez

Denver 80219

8/18/2020





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Sincerely,

Iveth Zapata

Denver 80219

8/18/2020



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Sincerely,

Sonya Trevino

Denver 80203

8/18/2020



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Sincerely,

Jean Merrick

Denver 80209

8/18/2020



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Sincerely,

Zoe Klein

Denver 80220

8/18/2020



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Sincerely,

Michael Dixon

Denver 80206

8/18/2020



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Sincerely,

Colleen Lorenz

Denver 80220

8/18/2020



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Sincerely,

Morgan Jump

Denver 80205

8/18/2020



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Sincerely,

Delilah Alvarez

Denver 80218

8/18/2020





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Sincerely,

Ellen Anderman

Denver 80218

8/18/2020



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Sincerely,

Josephine Sinclair

Denver 80218

8/18/2020



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Sincerely,

Tom Merrick

Denver 80210

8/18/2020



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Sincerely,

Stephanie Berberich

Denver 80220

8/18/2020



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Sincerely,

Lee Smith III

Denver 80206

8/18/2020



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Sincerely,

Angela Hernandez

Denver 80219

8/18/2020



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Sincerely,

Alben Myren

Denver 80209

8/18/2020



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Tammy Smith

Denver 80210

8/18/2020





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Sincerely,

Jacob Long

Denver 80202

8/18/2020



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Sincerely,

Kyle Weber

Denver 80220

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Sincerely,

Nancy Wimbush

Denver 80205

8/18/2020



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Sincerely,

William Sinclair

Denver 80218

8/18/2020



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Sincerely,

Elizabeth Labrot

Denver 80203

8/18/2020



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Sincerely,

Natalie Pozatek

Denver 80218

8/18/2020



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Sincerely,

carlos rojas

Denver 80249

8/18/2020



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Sincerely,

Hank Bootz

Denver 80207

8/18/2020





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Sincerely,

Paula Broe

Denver 80206

8/18/2020



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Sincerely,

Brian Rodeno

Denver 80220

8/18/2020



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Sincerely,

Larry King

Denver 80206

8/18/2020



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Sincerely,

Daniel Beatty

Denver 80220

8/18/2020



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Sincerely,

Stephen Storey

Denver 80206

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- encourage commercialization of single-family neighborhoods as business/investors/operators buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Jessica Cavens

Denver 80207

8/18/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Anne Close

Denver 80209

8/18/2020



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Sincerely,

Linda Pastore

Denver 80206

8/18/2020





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Sincerely,

Lisa Storey

Denver 80206

8/18/2020



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Sincerely,

Roger Pastore

Denver 80206

8/18/2020



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Sincerely,

Gary Summers

Denver 80221

8/18/2020



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Sincerely,

oscar calderon

Denver 80231

8/18/2020



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Sincerely,

Lauren Brockman

Denver 80296

8/18/2020



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Sincerely,

Terri Heywood

Denver 80205

8/18/2020



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Sincerely,

Terri Baldwin

Denver 80231

8/18/2020



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Sincerely,

Antonio Cisneros

Denver 80221

8/18/2020





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Sincerely,

PHILAE DOMINICK

Denver 80209

8/18/2020



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Sincerely,

Susan Payne

Denver 80209

8/18/2020



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Sincerely,

Ronald Gotlin

Denver 80207

8/18/2020



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Sincerely,

lynn wagner

Denver 80220

8/18/2020



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Sincerely,

Kimberly Baltz

Denver 80230

8/18/2020



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Sincerely,

Marvin Scheinblatt

Denver 80224

8/18/2020



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Sincerely,

Steven Duris

Denver 80210

8/18/2020



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Sincerely,

Ché McGuire

Denver 80220

8/18/2020





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Sincerely,

Taylor Kvasager

Denver 80220

8/18/2020



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Sincerely,

Lara Merriken

Denver 80220

8/18/2020



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Sincerely,

Martha Linder

Denver 80206

8/18/2020



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Sincerely,

Ron Corsentino

Denver 80218

8/18/2020



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Sincerely,

Cheryl Peterson

Denver 80209

8/18/2020



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Sincerely,

Margaret LaTourrette

Denver 802324

8/18/2020



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Sincerely,

Emily Sheldon

Denver 80219

8/18/2020



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Sincerely,

Daniel McAllister

Denver 80211

8/18/2020





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Sincerely,

Angela Oxenreider

Denver 80209

8/18/2020



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Sincerely,

Gabriela Ramos

Denver 80231

8/18/2020



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Sincerely,

Mike Oconnor

Denver 80223

8/18/2020



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Sincerely,

Kelsey Marx

Denver 80209

8/18/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Nan Eklund

Denver 80209

8/18/2020



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Sincerely,

Steve Roy

Denver 80247

8/18/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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- encourage commercialization of single-family neighborhoods as business/investors/operators buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Michael Concordia

Denver 80206

8/18/2020



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Sincerely,

Keira Wood

Denver 80212

8/18/2020





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Sincerely,

Frances Williams

Denver

8/18/2020



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Sincerely,

Dale Brown

Denver 80246

8/18/2020



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Sincerely,

Marta Goffredo

Denver 80212

8/18/2020



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Sincerely,

Mary Ross

Denver 80210

8/18/2020



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Sincerely,

Candace Benson

Denver 80220

8/18/2020



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Sincerely,

Jane Bomba

Denver 80206

8/18/2020



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Sincerely,

Nancy Stewart

Denver 80227

8/18/2020



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Sincerely,

Laura Duris

Denver 80210

8/18/2020





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Sincerely,

Christianne Molinari

Denver 80204

8/18/2020



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Sincerely,

Trupti Suthar

Denver 80206

8/18/2020



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Sincerely,

jim knapp

Denver 80220

8/18/2020



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Sincerely,

Melanie Darden

Denver 80209

8/18/2020



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Sincerely,

Kathryn Cowling

Denver 80218

8/18/2020



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Sincerely,

Cheris Berlinberg

Denver 82002

8/18/2020



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Steve Bain

Denver 80218

8/18/2020



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Sincerely,

Rich Itkin

Denver 80206

8/18/2020





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Sincerely,

Michelle Rogers

Denver 80202

8/19/2020



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Sincerely,

Elizabeth Wahlborg

Denver 80209

8/19/2020



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Sincerely,

ted hendryx

Denver 80210

8/19/2020



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Sincerely,

Jennifer Young

Denver 80230

8/19/2020



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Sincerely,

Csrole Jorgensen

Denver 80237

8/19/2020



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Sincerely,

Carol Whitley

Denver 80221

8/19/2020



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Sincerely,

Melissa Hayes

Denver 80209

8/19/2020



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Sincerely,

Lynn Pace

Denver 80238

8/19/2020





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Sincerely,

Terry Van Schwartz

Denver 80209

8/19/2020



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Sincerely,

Edwin Fenwick

Denver 80206

8/19/2020



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Sincerely,

Monica Lengyel

Denver 80210

8/19/2020



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Sincerely,

Bob Davidson

Denver 80206

8/19/2020



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Sincerely,

Nicole Salazar

Denver 80214

8/19/2020



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Sincerely,

Cullen Wold

Denver 80211

8/19/2020



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Sincerely,

Drew Dutcher

Denver 80216

8/19/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Michelle Rush

Denver 80209

8/19/2020





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Sincerely,

Jennifer Disabato

Denver 80247

8/19/2020



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Sincerely,

Melissa Suro

Denver 80210

8/19/2020



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Sincerely,

Helen Devantery

Denver 80202

8/19/2020



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Nancy Baird

Denver 80247

8/19/2020



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Jane Mcpherson

Denver 80210

8/19/2020



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Sincerely,

Pattie Menk

Denver 80209

8/19/2020



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Sincerely,

Helen Valiant

Denver 80237

8/19/2020



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Michael Emarine

Denver 80209

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Sincerely,

Steve Swoboda

Denver 80220

8/19/2020



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Sincerely,

Terri Hamilton

Denver 80224

8/19/2020



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Sincerely,

John Crum

Denver 80202

8/19/2020



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Sincerely,

Charles Powell

Denver 80206

8/19/2020



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Sincerely,

Will Mahoney

Denver 80237

8/19/2020



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Sincerely,

Susan Weisenburger

Denver 80209

8/19/2020



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Sincerely,

Lora Witt

Denver 80202

8/19/2020



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Sincerely,

MICHELLE WILHITE

Denver 80209

8/19/2020





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Sincerely,

Kristen Miner

Denver 80210

8/19/2020



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Julie Kelly

Denver 80238

8/19/2020



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Denver 80237

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Sincerely,

Jane Tannenbaum

Denver 80206

8/19/2020



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Denver 80209

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Katherine Caskie

Denver 80202

8/19/2020



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Sincerely,

Alberta Sulzer

Denver 80221

8/19/2020



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Barbara McLaughlin

Denver 80210

8/19/2020





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Diane Balkin

Denver 80206

8/19/2020



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Megan Crawford

Denver 80206

8/19/2020



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Sincerely,

Jeremiah Armijo

Denver 80223

8/19/2020



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G Marshall

Denver 80206

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Christie Koonse

Denver 80220

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Sincerely,

Yvonne Goodson Terry

Denver 80239

8/19/2020



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Boyd Van voorhis

Denver 80209

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Sincerely,

David Brown

Denver 80206

8/19/2020





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Adam Strunk

Denver 80233

8/19/2020



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Sincerely,

Ann White

Denver 80239

8/19/2020



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Sincerely,

Christine Fritschen

Denver 80237

8/19/2020



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Sincerely,

Heather Ehret Faircloth

Denver 80206

8/19/2020



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Sincerely,

JOHN RYAN

Denver 80203

8/19/2020



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Sincerely,

Jackie Bell

Denver 80227

8/19/2020



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Sincerely,

Pamela Novotny

Denver 80238

8/19/2020



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Sincerely,

Tiffany Silverberg

Denver 80220

8/19/2020





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Sincerely,

Caitlin King

Denver 80219

8/19/2020



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Sincerely,

Elizabeth Alexander Holtze

Denver 80218

8/19/2020



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Sincerely,

Eric Holtze

Denver 80209

8/19/2020



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Sincerely,

Jenene Stookesberry

Denver 80203

8/19/2020



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Sincerely,

Jim Stookesberry

Denver 80203

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Sarah Treadway

Denver 80206

8/19/2020



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Sincerely,

Kat Taylor

Denver 80221

8/19/2020



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Sincerely,

Amber Humbert

Denver 80219

8/19/2020





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Sarah Boerger

Denver 80206

8/19/2020



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Anthony Barahona

Denver 80219

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Sincerely,

Elizabeth Martinez

Denver 80219

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Ardith Barbosa

Denver 80231

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Bryan Hurlbut

Denver 80223

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Hildy Wold

Denver 80220

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Heidi Hoyt

Denver 80210

8/19/2020



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Mia Vera

Denver 80239

8/19/2020





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Sincerely,

Jordan Krentz

Denver 80224

8/19/2020



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Margaret Morrissey

Denver 80218

8/19/2020



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Deborah Ward

Denver 80224

8/19/2020



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Frank rizo

Denver 80210

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Elijah Quinones

Denver 80202

8/19/2020



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STEPHANIE FAY

Denver 80209

8/19/2020



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Sincerely,

Kellie Shopneck

Denver 80206

8/19/2020



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Ricky Horn

Denver 80227

8/19/2020





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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Alexander Horman

Denver 80210

8/19/2020



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CAROL MACBRIDE

Denver 80210

8/19/2020



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Robert Shopneck

Denver 80206

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Sincerely,

Cheri James

Denver 80246

8/19/2020



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Larry Moore

Denver 80227

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Sincerely,

Mark Cramer

Denver 80218

8/19/2020



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Eric Griswold

Denver 80224

8/19/2020



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Kyra James

Denver 80246

8/19/2020





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Sincerely,

Sherri Martinez

Denver 80210

8/19/2020



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Sincerely,

Anika Alston

Denver 80207

8/19/2020



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Jeremiah Little

Denver 80210

8/19/2020



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Robert Dent

Denver 80220

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Sincerely,

Caryl Shipley

Denver 80210

8/19/2020



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Sincerely,

Toni Hamilton

Denver 80203

8/19/2020



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Sincerely,

Helen Ritzler

Denver 80220

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Elizabeth Hotz

Denver 80210

8/19/2020





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Patricia Casias

Denver 80219

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Sincerely,

Emily Gunlock

Denver 80209

8/19/2020



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Gena Waterman

Denver 80246

8/19/2020



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Steve Oltman

Denver 80227

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Sincerely,

Cara David

Denver 80206

8/19/2020



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Jade Gonzalez

Denver 80219

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Veronica Leto

Denver 80227

8/19/2020



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Denver 80219

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Wallie Lambrecht

Denver 80227

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Denver 80209

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Eric Wade

Denver 80206

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Denver 80220

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Thomas David

Denver 80238

8/19/2020



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Sam Reed

Denver 80220

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Sincerely,

Christina Hoffmann

Denver 80224

8/19/2020



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John DiCino

Denver 80227

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Denver 80224

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

jennifer laird

Denver 80210

8/19/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Sharon Bates

Denver 80227

8/19/2020



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Sincerely,

Peter Droege

Denver 80227

8/19/2020



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Sincerely,

Adriana LOPEZ

Denver 80216

8/19/2020



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Sincerely,

Kai Robles

Denver 80211

8/19/2020



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Sincerely,

Amy Corrigan

Denver 80206

8/19/2020



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Sincerely,

Melissa Hatzidakis

Denver 80220

8/19/2020





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Sincerely,

Donald Schaefer

Denver 80227

8/19/2020



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Sincerely,

Carol McDermott

Denver 80220

8/19/2020



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Sincerely,

Felicia Watkins

Denver 80249

8/19/2020



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Sincerely,

Healy Parks

Denver 80246

8/19/2020



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Sincerely,

John McStay

Denver 80230

8/19/2020



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Sincerely,

Allison Perkins

Denver 80210

8/19/2020



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Sincerely,

Teresa Vogler

Denver 80222

8/19/2020



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Sincerely,

Beverly Miller

Denver 80220

8/19/2020





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Sincerely,

Selena Torres

Denver 80249

8/19/2020



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Sincerely,

Frances L Mattedi

Denver 80227

8/19/2020



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Sincerely,

Teri Clayton

Denver 80220

8/19/2020



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Sincerely,

Ann Rea

Denver 80211

8/19/2020



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Sincerely,

Ben Blanchard

Denver 80209

8/19/2020



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Sincerely,

Rebecca Stevens

Denver 80203

8/19/2020



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Sincerely,

Sophia Sanchez

Denver 80219

8/19/2020



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Sincerely,

Mark Beaton

Denver 80231

8/19/2020





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Sincerely,

Kate Nguyen

Denver 80210

8/19/2020



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Sincerely,

Samantha Harris

Denver 80247

8/19/2020



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Sincerely,

Rivaldo Vargas-Ramirez

Denver 68850

8/19/2020



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Sincerely,

mark foseid

Denver 80209

8/19/2020



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Sincerely,

Kimberly Tighe

Denver 80220

8/19/2020



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Sincerely,

Chelsea Williamson

Denver 80227

8/19/2020



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Sincerely,

David Kaufman

Denver 80211

8/19/2020



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Sincerely,

Lindsey McKeever

Denver 80211

8/19/2020





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Jenny Holtze

Denver 80209

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Sincerely,

John Fitchett

Denver 80220

8/19/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

joni Caldwell

Denver 80204

8/19/2020



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Sincerely,

Edward Douglass

Denver 80237

8/19/2020



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Sincerely,

Kimberly Smith

Denver 80227

8/19/2020



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Sincerely,

Rosie Wiedenmayer

Denver 80218

8/19/2020



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Sincerely,

Mary Mucilli

Denver 80218

8/19/2020



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Sincerely,

Christopher Tulp

Denver 80224

8/19/2020





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Sincerely,

Andrew Regan

Denver 80220

8/19/2020



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Sincerely,

Jeffrey James

Denver 80246

8/19/2020



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Sincerely,

Dirk McDermott

Denver 80207

8/19/2020



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Sincerely,

Laura Montoya

Denver 80226

8/19/2020



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Sincerely,

Carolyn Medrick

Denver 80220

8/19/2020



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Sincerely,

Marc Waage

Denver 80227

8/19/2020



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Sincerely,

Nancy Oltman

Denver 80227

8/19/2020



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Sincerely,

Allison Craig

Denver 80209

8/19/2020





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Sincerely,

Adam Deflorian

Denver 80229

8/19/2020



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Sincerely,

Danielle Deflorian

Denver 80229

8/19/2020



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Sincerely,

Neide Stevens

Denver 80246

8/19/2020



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Sincerely,

Maureen Wulf

Denver 80220

8/19/2020



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Sincerely,

Bevin Wallace

Denver 80209

8/19/2020



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Sincerely,

Michelle Hannigan

Denver 80219

8/19/2020



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Sincerely,

Richard Clayton

Denver 80206

8/19/2020



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Sincerely,

sarah stapp

Denver 80220

8/19/2020





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Sincerely,

timothy white

Denver 80204

8/20/2020



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Sincerely,

Betty Croall

Denver 80209

8/20/2020



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Sincerely,

Karin Rutstein

Denver 80207

8/20/2020



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Sincerely,

Linda Wells

Denver 80237

8/20/2020



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Sincerely,

Lisa Clark

Denver 80209

8/20/2020



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Sincerely,

Gary Biesiadecki

Denver 80210

8/20/2020



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Sincerely,

Victoria Biesiadecki

Denver 80210

8/20/2020



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Sincerely,

Libby perkins

Denver 80220

8/20/2020





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Sincerely,

James Perkins

Denver 80238

8/20/2020



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Sincerely,

Michael Dixon

Denver 80218

8/20/2020



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Sincerely,

Hildreth Wold

Denver 80220

8/20/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Martha Hockensmith

Denver 80209

8/20/2020



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Sincerely,

Gordon Myron

Denver 80203

8/20/2020



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Sincerely,

Christine Hayutin

Denver 80203

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Sincerely,

Richard Holschuh

Denver 80227

8/20/2020



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Sincerely,

Peter Schellhorn

Denver 60025

8/20/2020





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Sincerely,

Melanie Buchanan

Denver 80231

8/20/2020



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Sincerely,

Theresa Karis

Denver 80211

8/20/2020



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Sincerely,

Carrie Berglund

Denver 80224

8/20/2020



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Sincerely,

Lachelle Sierra

Denver 80227

8/20/2020



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Sincerely,

Amy Silvesky

Denver 80210

8/20/2020



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Sincerely,

Yaron Lidor

Denver 80220

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Sincerely,

Jennifer Gilbert

Denver 60534

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Brian Poisson

Denver 80220

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Sincerely,

Janice Vento

Denver 80206

8/20/2020



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Sincerely,

Terry Adams

Denver 80207

8/20/2020



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Denver 80227

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Sincerely,

Sheila Long

Denver 80123

8/20/2020



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Robert Allison

Denver 80123

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Sincerely,

John Rullo

Denver 80210

8/20/2020



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Sincerely,

Kindra Hochhalter

Denver 80465

8/20/2020



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Sincerely,

George Mayl

Denver 80219

8/20/2020





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Denver 80206

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Susan Bertram

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Denver 80210

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Todd Rullo

Denver 80204

8/20/2020



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Denver 80206

8/20/2020



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Sincerely,

Sharlene Good

Denver 80202

8/20/2020



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Sincerely,

Mike Good

Denver 80231

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Sincerely,

Jesse Smith

Denver 80228

8/20/2020





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Sincerely,

Lucy O'Shaughnessy

Denver 80220

8/20/2020



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Shayne Tennyson

Denver 80219

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John Levett

Denver 80113

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Alicia Maitland

Denver 80224

8/20/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Greyson Wilson

Denver 78758

8/20/2020



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Sincerely,

Gail Smart

Denver 80204

8/20/2020



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Sincerely,

margaret byrne

Denver 80209

8/20/2020



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Sincerely,

Jacque Pohl

Denver 80247

8/20/2020





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Sincerely,

Jennifer Quinn

Denver 80222

8/20/2020



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Sincerely,

Anabel Ramirez

Denver 80224

8/20/2020



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Sincerely,

Kathy Nguyen

Denver 80231

8/20/2020



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Sincerely,

victoria lenihan

Denver 80209

8/20/2020



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Sincerely,

Robert Summers

Denver 80249

8/20/2020



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Sincerely,

Jennifer Martinez

Denver 80202

8/20/2020



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Sincerely,

julian miller

Denver 80249

8/20/2020



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Hannah Katz

Denver 80224

8/20/2020





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Sincerely,

Evelyn Velasquez

Denver 80219

8/20/2020



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Sincerely,

Steve Elenich

Denver 49930

8/20/2020



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Sincerely,

Michael Perry

Denver 80218

8/20/2020



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Sincerely,

Mickey Ferguson

Denver 78731

8/20/2020



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Sincerely,

Lavanya Bose

Denver 95129

8/20/2020



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Sincerely,

Laura Johnson

Denver 80239

8/20/2020



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Sincerely,

Michael Gerner

Denver 80220

8/20/2020



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Sincerely,

Sophia Gonzales

Denver 80214

8/20/2020





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Sincerely,

Gracie Smith

Denver 80249

8/20/2020



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Sincerely,

Hedrick Jaurigue

Denver 91761

8/20/2020



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Sincerely,

Jay Thies

Denver 80205

8/20/2020



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Sincerely,

Da'Monique Duclair

Denver 27265

8/20/2020



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Sincerely,

Jerry Covill

Denver 80123

8/20/2020



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Sincerely,

Marsha Trelstad

Denver 80231

8/20/2020



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Sincerely,

Rod Allen

Denver 80206

8/20/2020



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Sincerely,

Jac Reynolds

Denver 80211

8/20/2020





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Sincerely,

Andrea Fuller

Denver 80123

8/20/2020



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Sincerely,

Hector Reyes

Denver 80231

8/20/2020



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Sincerely,

Lydia Buchmann

Denver 80207

8/20/2020



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Sincerely,

Pam Fuller

Denver 80123

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Luis Garcia

Denver 80239

8/20/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Kelly Hernandez

Denver 80209

8/20/2020



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Sincerely,

Derick Gomez

Denver 80203

8/20/2020



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Sincerely,

David Houston

Denver 80249

8/20/2020





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Sincerely,

Valentin Nunez

Denver 80219

8/20/2020



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Sincerely,

Diana Rosas

Denver 80249

8/20/2020



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Sincerely,

Sofia Cortes

Denver 42001

8/20/2020



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Sincerely,

Crystal Andrews

Denver 80220

8/20/2020



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Sincerely,

Carol Wilson

Denver 80237

8/20/2020



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Sincerely,

Jeremy Young

Denver 80218

8/20/2020



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Sincerely,

Tim Schuetz

Denver 80235

8/20/2020



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Sincerely,

Kayla Smith

Denver 80211

8/20/2020





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Sincerely,

Mariana Gutierrez

Denver 80236

8/20/2020



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Sincerely,

Rosie McDonald

Denver 80205

8/20/2020



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Sincerely,

Claudia Jasper

Denver 80227

8/20/2020



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Sincerely,

Melissa Thomas

Denver 80219

8/20/2020



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Caleb Smith

Denver 80237

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Sincerely,

Michael Lockhart

Denver 80260

8/20/2020



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Sincerely,

Elizabeth Morgan

Denver 80210

8/20/2020



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Sincerely,

Rachael Weaver

Denver 80205

8/20/2020





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Sincerely,

Peggy Lortcher

Denver 80209

8/20/2020



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Sincerely,

Amalia Torrez-Hayes

Denver 80227

8/20/2020



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Sincerely,

Hallye Behm

Denver 80210

8/20/2020



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Sincerely,

Angie Rossi

Denver 80439

8/20/2020



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Sincerely,

Kim Davis

Denver 80209

8/20/2020



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Sincerely,

Marty Carmichael

Denver 80123

8/20/2020



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Sincerely,

Mary Lucas

Denver 80123

8/20/2020



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Sincerely,

Justin Behm

Denver 80123

8/20/2020





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Sincerely,

Annie Pineda

Denver 80123

8/20/2020



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Sincerely,

Erik Stark

Denver 80207

8/20/2020



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Sincerely,

Cynthia Van Cise

Denver 80220

8/20/2020



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Sincerely,

Patrick Culp

Denver 80222

8/20/2020



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Ethan Gilbert

Denver 80209

8/20/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Laura Garabedian

Denver 80206

8/20/2020



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Sincerely,

Kaelyn Grinstead

Denver 80220

8/20/2020



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Sincerely,

Aowna Akter

Denver 80249

8/20/2020





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Sincerely,

Tyler Picco

Denver 80220

8/20/2020



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Sincerely,

Eric Lightle

Denver 80206

8/20/2020



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Sincerely,

SUSIE ZEYLMAKER

Denver 80220

8/20/2020



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Sincerely,

Kylie Pumphrey

Denver 80222

8/20/2020



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Sincerely,

Lalana Coughran

Denver 80220

8/20/2020



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Sincerely,

Elisa Morales

Denver 80229

8/20/2020



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Sincerely,

Chris Fisher

Denver 80238

8/20/2020



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Sincerely,

Mariana Reyes

Denver 80239

8/20/2020





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Sincerely,

Lori Lampe

Denver 80224

8/20/2020



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Sincerely,

Brandon Lucero

Denver 80220

8/20/2020



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Sincerely,

helena nguyen

Denver 80219

8/20/2020



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Sincerely,

Isabella Lopez

Denver 80234

8/20/2020



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Sincerely,

Sam Smith

Denver 80218

8/20/2020



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Sincerely,

Benjamin Dreyer

Denver 80206

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Sincerely,

John Ramirez

Denver 80204

8/20/2020



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Sincerely,

Anthea Ewert

Denver 80224

8/20/2020





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Sincerely,

Alec Grumet

Denver 80210

8/20/2020



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Stephanie Weber

Denver 80224

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Sincerely,

Julie Cady

Denver 80123

8/21/2020



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Sincerely,

Keith Sibley

Denver 80226

8/21/2020



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Sincerely,

Mary Jeanne DeMarie

Denver 80231

8/21/2020



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Sincerely,

Michele Wildt

Denver 80123

8/21/2020



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Sincerely,

Maricela Cherveney

Denver 80211

8/21/2020



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Sincerely,

Anna Swayne

Denver 80218

8/21/2020





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Sincerely,

Sarah Lacey

Denver 80210

8/21/2020



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Sincerely,

Peggy Shaw

Denver 80203

8/21/2020



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Sincerely,

Jessie Hickam

DENVER 80231

8/21/2020



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Sincerely,

Jeannine Schultz

Denver 80123

8/21/2020



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Sincerely,

Faith Whittington

Denver 80123

8/21/2020



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Sincerely,

Carl Eklund

Denver 80209

8/21/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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- encourage commercialization of single-family neighborhoods as business/investors/operators buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Daniel Burseth

Denver 80123

8/21/2020



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Sincerely,

Deborah Frate-Sicard

Denver 80210

8/21/2020





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Sincerely,

Georgine Sparr

Denver 80212

8/21/2020



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Sincerely,

JENNIFER HILGER

Denver 80237

8/21/2020



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Sincerely,

William Nazzaro

Denver 80122

8/21/2020



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Sincerely,

Michael Moran

Denver 80209

8/21/2020



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Sincerely,

Tami Skinner

Denver 80210

8/21/2020



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Sincerely,

Shannon Sauro

Denver 80209

8/21/2020



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Sincerely,

Stephen Helm

Denver 80123

8/21/2020



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Sincerely,

Nancy Buchanan

Denver 80210

8/21/2020





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Sincerely,

Stan Kobayashi

Denver 80123

8/21/2020



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Sincerely,

Gary Stark

Denver 80220

8/22/2020



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Sincerely,

Tom Montoya

Denver 80220

8/22/2020



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Sincerely,

Phil Wade

Denver 80223

8/22/2020



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Sincerely,

Elizabeth Lacey

Denver 80220

8/22/2020



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Sincerely,

Valerie Luna

Denver 80206

8/22/2020



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Sincerely,

Caroline Richardson

Denver 80205

8/22/2020



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Sincerely,

Randy Avalos

Denver 80204

8/22/2020





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Sincerely,

Jeremiah Taylor

Denver 80231

8/22/2020



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Sincerely,

jason stafford

Denver 80216

8/22/2020



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Sincerely,

esther castillo

Denver 80219

8/22/2020



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Sincerely,

Katie Carter

Denver 80207

8/22/2020



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Sincerely,

Lois Feinstein

Denver 80206

8/22/2020



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Sincerely,

Tim Hartman

Denver 80220

8/22/2020



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Alice Rosales

Denver 80223

8/22/2020



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Sincerely,

Sheryl Soto

Denver 80218

8/22/2020





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Sincerely,

Alexander Haney

Denver 80205

8/22/2020



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Sincerely,

Fearon Perry

Denver 80218

8/22/2020



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Sincerely,

Mia Lopez

Denver 80231

8/22/2020



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Sincerely,

Daisy Gutierrez

Denver 80216

8/22/2020



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Sincerely,

Ashley Allen

Denver 80204

8/22/2020



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Sincerely,

Travis Robinson

Denver 80207

8/22/2020



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Nina Sisk

Denver 80206

8/22/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Rita Bouzoubaa

Denver 80205

8/22/2020





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Sincerely,

Rayma Ford

Denver 80212

8/22/2020



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Sincerely,

Stephanie Prince

Denver 80220

8/22/2020



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Sincerely,

Jenny Martinez

Denver 80226

8/22/2020



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Sincerely,

Panagiota Sietos

Denver 80210

8/22/2020



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Sincerely,

Jessica Larum

Denver 80123

8/22/2020



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Sincerely,

Helen Spiegel

Denver 80207

8/22/2020



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Sincerely,

Sheila Gordon

Denver 80237

8/22/2020



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Sincerely,

Hiram Welton

Denver 80202

8/22/2020





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Sincerely,

Andrea Hill

Denver 80227

8/22/2020



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Sincerely,

Sarah Grey

Denver 80220

8/22/2020



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Sincerely,

Kiley Freeman

Denver 80206

8/23/2020



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Sincerely,

Christopher Clayton

Denver 80220

8/23/2020



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Sincerely,

Greg Vacca

Denver 80220

8/23/2020



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Sincerely,

Charlene Cohrs

Denver 80206

8/23/2020



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Sincerely,

Rod Becker

Denver 80237

8/23/2020



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Sincerely,

Catherine Boren-Pluss

Denver 80220

8/23/2020





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Sincerely,

Alex Robinson

Denver 80203

8/23/2020



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Sincerely,

Veronica Hall

Denver 80204

8/23/2020



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Sincerely,

Patrick Foley

Denver 80219

8/23/2020



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Sincerely,

Kevin Smith

Denver 80222

8/23/2020



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Sincerely,

elisabeth fleming

Denver 80216

8/23/2020



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Sincerely,

samantha villa

Denver 80204

8/23/2020



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Sincerely,

Emily Ruiz

Denver 80229

8/23/2020



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Sincerely,

Angelina Aguirre

Denver 80223

8/23/2020





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Sincerely,

Melissa Gomez

Denver 80223

8/23/2020



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Sincerely,

jiamain zheng

Denver 80219

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Sincerely,

Autumn Beamon

Denver 80206

8/23/2020



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Sincerely,

Grace Felt

Denver 80211

8/23/2020



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Sincerely,

Angela Manzanarez

Denver 80223

8/23/2020



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Sincerely,

Brenda Vacca

Denver 80123

8/23/2020



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Sincerely,

Linda Tafoya

Denver 80235

8/23/2020



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Sincerely,

Margaret Florentin

Denver 80203

8/23/2020





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Sincerely,

Barbara Holme

Denver 80235

8/23/2020



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Sincerely,

Sharyn Monroe

Denver 80235

8/23/2020



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Sincerely,

Michael Riedy

Denver 80211

8/23/2020



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Sincerely,

Juan Martin Enos Tafoya

Denver 80249

8/23/2020



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Debera Criss

Denver 80235

8/23/2020



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Sincerely,

Michael Collins

Denver 80235

8/23/2020



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James Lewis

Denver 80235

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Sincerely,

Tim Vacca

Denver 80230

8/23/2020





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Sincerely,

Jaime Kafati

Denver 80220

8/23/2020



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Sincerely,

Stephanie Chacon-Powell

Denver 80123

8/23/2020



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Sincerely,

Robert Freilich

Denver 80210

8/23/2020



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Sincerely,

Brianne Murphy

Denver 80123

8/23/2020



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Sincerely,

Alexandra Morales

Denver 80210

8/23/2020



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Sincerely,

Nicolas Esquirol

Denver 80210

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Darlene Diehl

Denver 80211

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Sincerely,

Kate Smith

Denver 80220

8/23/2020





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Margaret Montague

Denver 80210

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Jose Franco

Denver 80238

8/23/2020



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Elijah Wright

Denver 80210

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Sincerely,

Thomas Martin

Denver 80227

8/23/2020



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Sincerely,

Victoria Bell

Denver 80246

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Sincerely,

Anthony Paris

Denver 80204

8/23/2020



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Sincerely,

Susan Simpson

Denver 80204

8/24/2020



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Sincerely,

Raina Kochevar

Denver 80209

8/24/2020





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Sincerely,

Michele Lawonn

Denver 80231

8/24/2020



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Sincerely,

Cheryl Dabney

Denver 80231

8/24/2020



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Michael Simpson

Denver 80204

8/24/2020



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Michelle Daniels

Denver 80231

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Lorin Kling

Denver 80238

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Sincerely,

Richard Boehm

Denver 80207

8/24/2020



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Sincerely,

Dwayne Talton

Denver 80219

8/24/2020



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Sincerely,

Daniel Padilla

Denver 80219

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

jasmine lam

Denver 80205

8/24/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Ashley White

Denver 80202

8/24/2020



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Sincerely,

James Plunkett

Denver 80209

8/24/2020



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Sincerely,

Paul Maggiore

Denver 80123

8/24/2020



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Sincerely,

Kristi Coffin

Denver 80231

8/24/2020



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Sincerely,

Joy Lewis

Denver 80204

8/24/2020



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Sincerely,

Charles Dickinson

Denver 80237

8/24/2020



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Sincerely,

Sheila Jenkins

Denver 80206

8/24/2020





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Sincerely,

Glenn Cuerden

Denver 80209

8/24/2020



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Sincerely,

Nicole Riedy

Denver 80123

8/24/2020



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Sincerely,

Deborah Round

Denver 80207

8/24/2020



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Sincerely,

Tina Davis

Denver 80206

8/24/2020



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Sincerely,

Stephanie Guidera

Denver 80123

8/24/2020



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Sincerely,

Jason Inselman

Denver 80123

8/24/2020



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Sincerely,

stacie knapp

Denver 80210

8/24/2020



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Sincerely,

Emily Jost

Denver 80204

8/24/2020





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Sincerely,

Stacy Pahl-Tichy

Denver 80236

8/24/2020



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Sincerely,

deborah justiss

Denver 80220

8/24/2020



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Sincerely,

John Young

Denver 80220

8/25/2020



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Sincerely,

Dana Lachance-Wittman

Denver 80202

8/25/2020



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Sincerely,

Marie Nussbaumer

Denver 80231

8/25/2020



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Sincerely,

Nancy Kelley

Denver 80123

8/25/2020



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Sincerely,

Gregory Sheehan

Denver 80204

8/25/2020



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Sincerely,

Sarah Englehardt

Denver 80239

8/25/2020





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Sincerely,

Olivia Flores

Denver 80239

8/25/2020



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Sincerely,

Melanie Scott

Denver 80231

8/25/2020



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Sincerely,

Jack Gray

Denver 80231

8/25/2020



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Sincerely,

Ricardo Macias

Denver 80221

8/25/2020



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Sincerely,

Anne Sanchez

Denver 80219

8/25/2020



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Sincerely,

Tyler Willis

Denver 80205

8/25/2020



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Sincerely,

Oscar Reyes

Denver 80219

8/25/2020



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Sincerely,

Lizzy Walker

Denver 80210

8/25/2020





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Sincerely,

Renee Alvarez

Denver 80224

8/25/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

laura johnson

Denver 80204

8/25/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Tina Goodluck

Denver 80219

8/25/2020



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Sincerely,

Amy McCabe

Denver 80238

8/25/2020



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Sincerely,

Kathya Farias

Denver 80207

8/25/2020



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Sincerely,

Rafael Flores

Denver 80219

8/25/2020



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Sincerely,

Rose Hudson

Denver 80219

8/25/2020



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Sincerely,

Jean Maxwell

Denver 80238

8/25/2020





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Sincerely,

Howard Price

Denver 80123

8/25/2020



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Sincerely,

Patricia Price

Denver 80123

8/25/2020



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Sincerely,

Jo Daley

Denver 80218

8/25/2020



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Sincerely,

Barbara Harkey

Denver 80210

8/25/2020



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Sincerely,

Angelina Bunker

Denver 80206

8/25/2020



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Sincerely,

wesley vondenkamp

Denver 80207

8/25/2020



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Sincerely,

Robert Kling

Denver 80238

8/25/2020



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Sincerely,

Kenneth Westlund

Denver 80123

8/26/2020





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Robert Boswell

Denver 80218

8/26/2020



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Sincerely,

Frances Jimenez

Denver 80211

8/26/2020



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Sincerely,

Bailey Brooks

Denver 80206

8/26/2020



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Sincerely,

Patrick Mulligan

Denver 80231

8/26/2020



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Sincerely,

Trey Ripley

Denver 80209

8/26/2020



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Sincerely,

Lenore Hoops

Denver 80209

8/26/2020



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Sincerely,

Isaiah Reyes

Denver 80219

8/26/2020



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Sincerely,

Elizabeth Gonzalez

Denver 80235

8/26/2020





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Sincerely,

Anthony Perez

Denver 80223

8/26/2020



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Sincerely,

Carrie Ethier

Denver 80238

8/26/2020



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Sincerely,

Paige Primmer

Denver 80236

8/26/2020



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Sincerely,

Skip Scarlett

Denver 80123

8/26/2020



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Sincerely,

Luke Thilgen

Denver 80211

8/26/2020



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Sincerely,

Maurine Boling

Denver 80123

8/26/2020



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Sincerely,

olivia cooper

Denver 80216

8/26/2020



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Sincerely,

John maki

Denver 80237

8/26/2020





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Sincerely,

Kaitlyn Price

Denver 80229

8/26/2020



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Sincerely,

Steven Morris

Denver 80202

8/26/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Amisha Samaroo

Denver 80231

8/26/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Dana Thomas

Denver 80205

8/26/2020



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Sincerely,

Charles Wellso

Denver 80206

8/26/2020



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Sincerely,

Jill DeLano

Denver 80123

8/26/2020



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Sincerely,

Katherine Rodriguez

Denver 80204

8/26/2020



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Sincerely,

Michael Swartz

Denver 80230

8/26/2020





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Sincerely,

Desiree Perez

Denver 80236

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Sincerely,

Steven Gibson

Denver 80221

8/26/2020



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Sincerely,

Emilio Perez

Denver 80220

8/26/2020



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Sincerely,

Audra Mills

Denver 80210

8/26/2020



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Sincerely,

Martha Villanueva

Denver 80239

8/26/2020



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Hannah Walker

Denver 80218

8/26/2020



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Denver 80220

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Sincerely,

Katherine Duffy

Denver 80220

8/26/2020





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Katherine McConnell

Denver 80223

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Sincerely,

Jonathan Cable

Denver 80222

8/26/2020



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Javier Quintana

Denver 80239

8/26/2020



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Beth Myers

Denver 80206

8/26/2020



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Sincerely,

Debra Nowlen

Denver 80231

8/26/2020



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Sincerely,

Tiffany Federico

Denver 80123

8/26/2020



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Sincerely,

Paul Morrison

Denver 80123

8/26/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

Denver City Council President Stacie Gilmore said:

**"It's not going to be inclusive because we are pitting neighborhoods against neighborhoods...Montbello is going to feel the brunt of this and Green Valley Ranch is going to be protected."**

The current 1,500 ft. buffer zone between all Denver schools and community corrections facilities has been removed, in direct conflict with the Denver Comprehensive 2040 Plan's values and vision of safe communities: Strong and Authentic Neighborhoods; Goal # 9 *Ensure all Neighborhoods are Safe*.

This is a big experiment on Denver's residents and neighborhoods.

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Jeffrey Allen

Denver 80202

8/26/2020





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Loretta Hernandez

Denver 80216

8/26/2020



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Sarah Hunt

Denver 80218

8/26/2020



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Kennen Cohen

Denver 80209

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Adam Densmore

Denver 80231

8/27/2020

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Denver 80237

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Andrew Knutson

Denver 80220

8/27/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Sara Lewinski

Denver 80237

8/27/2020





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Cathleen Mchugh

Denver 80211

8/27/2020



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Andrew Miller

Denver 80202

8/27/2020



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Denver 80202

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Jane Norton

Denver 80237

8/27/2020



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Lori Osenbaugh

Denver 80123

8/27/2020



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Phillip Quintana

Denver 80212

8/27/2020



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C Singleton

Denver 80249

8/27/2020



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Stephanie Stoa

Denver 80224

8/27/2020





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John Reed

Denver 80205

8/27/2020



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Denver 80203

8/27/2020



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Denver 80206

8/28/2020



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Denver 80220

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Denver 80219

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Denver 80231

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Denver 80123

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Denver 80205

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Barbara Patton

Denver 80224

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Joyce Pratt

Denver 80237

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Robert Reilly

Denver 80222

8/28/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Curt Reimann

Denver 80206

8/28/2020



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Denver 80206

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Ashley French

Denver 80238

8/28/2020





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Jenica Smith

Denver 80210

8/28/2020



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Jeremy Strom

Denver 80210

8/28/2020



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Joshua Acevedo

Denver 80204

8/28/2020



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Nathan Williams

Denver 80218

8/28/2020



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Andrea Smith

Denver 80123

8/29/2020



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Jessica Allen

Denver 80205

8/30/2020



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Charlene Davey

Denver 80238

8/30/2020



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Margarita Kontny

Denver 80237

8/30/2020





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Denver 80237

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Eric Ma

Denver 80123

8/30/2020



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Clayton Mccoy

Denver 80216

8/30/2020



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Keri Moran

Denver 80211

8/30/2020



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Morgan Olson

Denver 80237

8/30/2020



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Mary Peterson

Denver 80220

8/30/2020



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Wendy Cuvelier

Denver 80123

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Elissa Tucker

Denver 80123

8/30/2020





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Ingrid Bendzsa

Denver 80231

8/31/2020



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Carla Fox

Denver 80123

8/31/2020



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Charles McClure

Denver 80219

8/31/2020



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Karen Mcclure

Denver 80211

8/31/2020



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Kevin Morton

Denver 80231

8/31/2020



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Alexxy Roelfson

Denver 80224

8/31/2020



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Caitlin Storey

Denver 80211

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Dorane Subjack

Denver 80231

8/31/2020



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Linda West

Denver 80210

8/31/2020



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Jack Clark

Denver 80210

8/31/2020



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Alicia Ramirez

Denver 80123

8/31/2020



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Amy Shanahan

Denver 80238

8/31/2020



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Andres Hernandez

Denver 80203

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Ashley Garcia

Denver 80205

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Denver 80231

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Denver 80205

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Jasmine Singh

Denver 80222

8/31/2020



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Denver 80221

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Denver 80219

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Preston Smith

Denver 80239

8/31/2020



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Tyler Polzin

Denver 80123

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Vicki Boesel

Denver 80231

9/1/2020





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Virginia Bryant

Denver 80237

9/1/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

William Burns

Denver 80249

9/1/2020



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Bonnie Hargrove

Denver 80247

9/1/2020



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Brenda Kelsch

Denver 80219

9/1/2020



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Elizabeth Manus

Denver 80206

9/1/2020



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Robert Miller

Denver 80123

9/1/2020



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Lois Nadorff

Denver 80237

9/1/2020



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Eric Nelson

Denver 80204

9/1/2020





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Alex Roelfson

Denver 80206

9/1/2020



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Jason Salz

Denver 80231

9/1/2020



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Kevin Simms

Denver 80237

9/1/2020



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Denver 80231

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Denver 80205

9/1/2020



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Denver 80231

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Elaine West

Denver 80220

9/1/2020



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Denver 80206

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Aaliyah Herrera

Denver 80239

9/1/2020



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Abigail Silva

Denver 80235

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Carlos Ortiz

Denver 80212

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Denise Gonzales

Denver 80210

9/1/2020



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Jasmine Ramirez

Denver 80216

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Jessica Nguyen

Denver 80210

9/1/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Maria Diaz

Denver 80203

9/1/2020





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Doug Andrews

Denver 80218

9/2/2020



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Krysten Crews

Denver 80231

9/2/2020



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Carol Nelson-Douglas

Denver 80222

9/2/2020



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Amanda Bergman

Denver 80249

9/3/2020



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Lawrence Davis

Denver 80210

9/3/2020



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Jj Gorsuch

Denver 80220

9/3/2020



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Ellen Retchin

Denver 80206

9/3/2020



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Christine Richmeier

Denver 80207

9/3/2020





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Lawrence Wilson

Denver 80207

9/3/2020



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Kimberly Adams

Denver 80211

9/3/2020



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Denver 80231

9/3/2020



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Alondra Rodriguez

Denver 80223

9/3/2020



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Angelica Medina

Denver 80220

9/3/2020



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Brian Scott

Denver 80205

9/3/2020



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Esmeralda Murillo

Denver 80239

9/3/2020



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Lesly Garcia

Denver 80229

9/3/2020





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Miguel Lopez

Denver 80231

9/3/2020



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Denver 80221

9/3/2020



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Denver 80211

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Andrew Baum

Denver 80209

9/4/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Rachel Baum

Denver 80210

9/4/2020



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Brewster Boyd

Denver 80220

9/4/2020



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Jason Gregg

Denver 80204

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Beverly Howell

Denver 80210

9/4/2020



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Denver 80205

9/4/2020



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Joyce Redwillow

Denver 80210

9/4/2020



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Jay Velinder

Denver 80210

9/4/2020



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Lori Velinder

Denver 80210

9/4/2020



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Beth Sturges

Denver 80209

9/4/2020



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Nora Burns

Denver 80210

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Denver 80209

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Denver 80204

9/5/2020



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Denver 80211

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Denver 80247

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Denver 80205

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Denver 80220

9/6/2020





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Robert Lowe

Denver 80220

9/6/2020



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Alice Sidwell

Denver 80249

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Betty White

Denver 80204

9/6/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Cindy Young

Denver 80238

9/6/2020



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Wayne Barnes

Denver 80210

9/7/2020



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Brian Berglund

Denver 80210

9/7/2020



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Bryan Biel

Denver 80231

9/7/2020



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Lyndal Brookhart

Denver 80206

9/7/2020





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Grace Busch

Denver 80206

9/7/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Greg Davis

Denver 80123

9/7/2020



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Jason Davis

Denver 80211

9/7/2020



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Sara Dimanna

Denver 80209

9/7/2020



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Courtney Forman

Denver 80231

9/7/2020



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Abby Gailey

Denver 80219

9/7/2020



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Summer Gibbons

Denver 80218

9/7/2020



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Melanie Griggs

Denver 80231

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Denver 80231

9/7/2020



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Denver 80204

9/7/2020



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Beth Lyford

Denver 80238

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John Morris

Denver 80203

9/7/2020



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Denver 80231

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Clara Oxley

Denver 80206

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Gary Pasicznyk

Denver 80231

9/7/2020



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Ryan Peters

Denver 80231

9/7/2020





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Mike Retzke

Denver 80237

9/7/2020



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Cathy Roper

Denver 80220

9/7/2020



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Sandra Sage

Denver 80231

9/7/2020



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C. Shea

Denver 80231

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Creighton Smith

Denver 80231

9/7/2020



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Lana Smith

Denver 80222

9/7/2020



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Kathryn Stewart

Denver 80123

9/7/2020



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Aliza Rothman

Denver 80210

9/7/2020





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Abby Miller

Denver 80206

9/7/2020



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Alexandra Mckenzie

Denver 80223

9/7/2020



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Allison Dixon

Denver 80246

9/7/2020



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Alyssa Hall

Denver 80211

9/7/2020



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Amy Robinson

Denver 80203

9/7/2020



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Angel Cooper

Denver 80249

9/7/2020



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Denver 80205

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Denver 80237

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Denver 80206

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Denver 80205

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Denver 80204

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Maria Alvarez

Denver 80210

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Denver 80204

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Mia Hernandez

Denver 80219

9/7/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Michael Hall

Denver 80205

9/7/2020





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Michelle Perez

Denver 80219

9/7/2020



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Monique Washington

Denver 80239

9/7/2020



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Olivia Munson

Denver 80203

9/7/2020



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Stephen Miller

Denver 80202

9/7/2020



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Steven Morris

Denver 80209

9/7/2020



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Tammy Clark

Denver 80206

9/7/2020



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Taylor Snyder

Denver 80202

9/7/2020



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Yolanda Brown

Denver 80247

9/7/2020





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Aliza Rothman

Denver 80210

9/7/2020



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Katherine Anderson

Denver 80203

9/8/2020



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Denver 80204

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Denver 80219

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Denver 80210

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Jessica Crawley

Denver 80231

9/8/2020



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Mary Curran

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Breanne Duty

Denver 80237

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Coy Ebell

Denver 80202

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Walter Edgerly

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Paul England

Denver 80231

9/8/2020



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Kaz Hashigami

Denver 80231

9/8/2020



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Holly Knor

Denver 80231

9/8/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Paul Nelson

Denver 80203

9/8/2020



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Julie Nordstrom

Denver 80210

9/8/2020



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Armando Rios

Denver 80219

9/8/2020





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Gregory Smith

Denver 80202

9/8/2020



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Joe Trevino

Denver 80204

9/8/2020



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Savannah Trevino

Denver 80219

9/8/2020



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Christine Van Sickle

Denver 80236

9/8/2020



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Christina Wheaton

Denver 80231

9/8/2020



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Jill Dipasquale

Denver 80218

9/8/2020



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Robin Rios

Denver 80219

9/8/2020



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David Reyes

Denver 80206

9/8/2020





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Deanna Smith

Denver 80203

9/8/2020



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Tiffany Butler

Denver 80227

9/8/2020



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Aimee Anderson

Denver 80203

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Matt Capecelatro

Denver 80206

9/9/2020



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Carsten Goff

Denver 80236

9/9/2020



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Kelli Kingsbury

Denver 80231

9/9/2020



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Daniel Navarro

Denver 80212

9/9/2020





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Garry Wolff

Denver 80236

9/9/2020



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Martha Ramirez

Denver 80211

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Alexander Barnes

Denver 80209

9/9/2020



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Angel Ortiz

Denver 80204

9/9/2020



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Ashley Gonzalez

Denver 80211

9/9/2020



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Bailey Martin

Denver 80207

9/9/2020



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Carlos Garcia

Denver 80123

9/9/2020



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Deborah Martinez

Denver 80202

9/9/2020





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Derek Ramos

Denver 80229

9/9/2020



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Jamie Martin

Denver 80205

9/9/2020



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Jason Gonzales

Denver 80218

9/9/2020



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Leticia Garcia

Denver 80211

9/9/2020



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Lindsay Skinner

Denver 80219

9/9/2020



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Mackenzie Smith

Denver 80205

9/9/2020



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Pedro Claudio

Denver 80210

9/9/2020



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Robert Chambers

Denver 80123

9/9/2020





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Martha Ramirez

Denver 80211

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Kathleen Cook

Denver 80209

9/10/2020



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Brittany Kindgren

Denver 80224

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Teresa Wilson

Denver 80237

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Colton Zimmerman

Denver 80239

9/10/2020



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Alex Garcia

Denver 80204

9/10/2020



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Amanda Fox

Denver 80123

9/10/2020



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Andrea Hernandez

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Anna Berry

Denver 80219

9/10/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Audrey Garcia

Denver 80203

9/10/2020



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Jamie Coleman

Denver 80205

9/10/2020



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Jason Bell

Denver 80236

9/10/2020



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Jose Silva

Denver 80239

9/10/2020



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Kenneth Anderson

Denver 80212

9/10/2020



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Kimberly Brown

Denver 80203

9/10/2020



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Lacey Boyer

Denver 80206

9/10/2020





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Mary Anderson

Denver 80123

9/10/2020



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Michael Hull

Denver 80210

9/10/2020



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Michael Lopez

Denver 80203

9/10/2020



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Noelle Miller

Denver 80223

9/10/2020



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Sean Saunders

Denver 80206

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Stephanie Guevara

Denver 80204

9/10/2020



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Colton Zimmerman

Denver 80239

9/10/2020



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Jennifer Ianelli

Denver 80220

9/11/2020





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Anthony Ibarra

Denver 80123

9/11/2020



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Colette Linehan

Denver 80223

9/11/2020



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Louis Orzolek

Denver 80231

9/11/2020



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Celeste Paranjape

Denver 80222

9/11/2020



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Paula Pinkerton

Denver 80224

9/11/2020



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Elizabeth Pomroy

Denver 80211

9/11/2020



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Ellyn Bouts

Denver 80235

9/12/2020



The proposed [Group Living Zoning Code Amendment](#) is a massive, 184-page amendment to Denver's Zoning Code. If passed, it will go into effect 1 week after City Council approval.

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Julie Ciarvella

Denver 80235

9/12/2020





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Richard Gleason

Denver 80230

9/12/2020



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Rachel Hague

Denver 80220

9/12/2020



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Shane Hague

Denver 80220

9/12/2020



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Becky Knipe

Denver 80202

9/12/2020



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Barbra Miller

Denver 80202

9/12/2020



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Courtney Muir

Denver 80209

9/12/2020



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Adam Smith

Denver 80203

9/12/2020



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Eleonora Yurkevich

Denver 80222

9/12/2020





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Chris Bohnsak

Denver 80212

9/13/2020



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Mary Courtney

Denver 80231

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Denver 80205

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Anita Madden

Denver 80235

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Denver 80218

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Denver 80230

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Denver 80219

9/13/2020



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Denver 80210

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Adrienne Robinson

Denver 80227

9/13/2020



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Bartley Case

Denver 80219

9/13/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Daniel Dixon

Denver 80221

9/13/2020



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Madison Walker

Denver 80203

9/13/2020



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Susan Armstrong

Denver 80212

9/13/2020





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Andrew Spencer

Denver 80210

9/13/2020



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Colleen Becker

Denver 80219

9/13/2020



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Carolyn Asher

Denver 80206

9/14/2020



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Pam Brendel

Denver 80222

9/14/2020



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Joshua Burleson

Denver 80223

9/14/2020



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Ben Callahan

Denver 80210

9/14/2020



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Man-Ching Callahan

Denver 80210

9/14/2020



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Brett Crawford

Denver 80211

9/14/2020





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John Dee

Denver 80210

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Timothy Foster

Denver 80202

9/14/2020



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Jennifer Frank

Denver 80220

9/14/2020



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Adam Hostetter

Denver 80209

9/14/2020



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Dave Link

Denver 80210

9/14/2020



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Carleton Pierson

Denver 80210

9/14/2020



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Ann Schleve

Denver 80220

9/14/2020



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Molly Wass

Denver 80237

9/14/2020





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Dan Winkler

Denver 80236

9/14/2020



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John Yates

Denver 80205

9/14/2020



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Leslie Sanchez

Denver 80123

9/14/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Abdallah Mahmoud

Denver 80247

9/14/2020



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Andrea Smith

Denver 80123

9/14/2020



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Carlos Alvarez

Denver 80123

9/14/2020



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Christian Greene

Denver 80231

9/14/2020



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Christopher Torres

Denver 80204

9/14/2020





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Jacob Holmes

Denver 80235

9/14/2020



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Jennifer Green

Denver 80209

9/14/2020



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John Kramer

Denver 80111

9/14/2020



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Julie Martin

Denver 80249

9/14/2020



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Lucy Bell

Denver 80222

9/14/2020



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Melissa Flores

Denver 80202

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Denver 80249

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Denver 80219

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Nicole Sullivan

Denver 80220

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Paola Sanchez

Denver 80219

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Ryan Booth

Denver 80211

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Sophia Smith

Denver 80218

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Sydney Sherman

Denver 80206

9/14/2020



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William Hostetter

Denver 80210

9/14/2020



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Sandra Adams

Denver 80227

9/15/2020





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Gayle Crockett

Denver 80247

9/15/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Bill Frazier

Denver 80123

9/15/2020



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William Lutz

Denver 80218

9/15/2020



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Tara Nalty

Denver 80236

9/15/2020



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Arnette Schouten

Denver 80247

9/15/2020



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Andrea Sykora

Denver 80211

9/15/2020



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Mary Sykora

Denver 80237

9/15/2020



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Karen Veith

Denver 80209

9/15/2020





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Matthew Ward

Denver 80203

9/15/2020



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Brian Wass

Denver 80212

9/15/2020



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Ana Pineda

Denver 80239

9/15/2020



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Carol Reed

Denver 80205

9/15/2020



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Javier Morales

Denver 80229

9/15/2020



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Savannah Brown

Denver 80202

9/15/2020



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Arthur Alarcon

Denver 80219

9/16/2020



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Mildred Anderson

Denver 80247

9/16/2020





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Bruce Baird

Denver 80235

9/16/2020



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Alan Bemis

Denver 80249

9/16/2020



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Ryan Bingham

Denver 80209

9/16/2020



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Carolyn Blake

Denver 80224

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Daniel Boyle

Denver 80204

9/16/2020



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Claire Bulkley

Denver 80237

9/16/2020



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Caleb Bury

Denver 80210

9/16/2020



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Robert Collins

Denver 80205

9/16/2020





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Randall Corbett

Denver 80220

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Lauren Costantini

Denver 80210

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Barbara Culbertson

Denver 80207

9/16/2020



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Susan Eastburn

Denver 80204

9/16/2020

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Joseph Finkenbinder

Denver 80205

9/16/2020



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Justin Folkestad

Denver 80205

9/16/2020



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Michael Garcia

Denver 80202

9/16/2020



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Beverly Goodwin

Denver 80221

9/16/2020





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Daniel Goodwin

Denver 80209

9/16/2020



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Denver 80220

9/16/2020



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Denver 80204

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Denver 80237

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Melanie Hockley

Denver 80223

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Dana Jessup

Denver 80212

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Gregory Johnson

Denver 80204

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Nancy Johnson

Denver 80202

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Denver 80238

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Denver 80202

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Denver 80205

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Connie Magers

Denver 80210

9/16/2020



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Calvin Markwood

Denver 80205

9/16/2020



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Ken Meyer

Denver 80212

9/16/2020



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Denver 80212

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Robert Mitchell

Denver 80206

9/16/2020



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Claudia Moore

Denver 80207

9/16/2020



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Richard Mountain

Denver 80210

9/16/2020



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John Nesavich

Denver 80210

9/16/2020



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John Nesiba

Denver 80209

9/16/2020



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Vincent Pascale

Denver 80209

9/16/2020



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Brian Paulson

Denver 80206

9/16/2020





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Denver 80231

9/16/2020



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Denver 80221

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Denver 80210

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Denver 80209

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Denver 80209

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Denver 80209

9/16/2020



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Annemarie Roberts

Denver 80219

9/16/2020



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April See

Denver 80227

9/16/2020





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Timothy Wilson

Denver 80202

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Bradley Zieg

Denver 80203

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Tova Zussman

Denver 80204

9/16/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Judith Gallegos

Denver 80237

9/16/2020



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Denver 80206

9/16/2020



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Denver 80202

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Amy McKay

Denver 80204

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John Nesavich

Denver 80210

9/16/2020





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Ronald Adams

Denver 80220

9/17/2020



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Christina Beck

Denver 80218

9/17/2020



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Sharyn Beers

Denver 80202

9/17/2020



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Denver 80202

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Denver 80210

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Denver 80203

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Denver 80247

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Denver 80231

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Denver 80239

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Denver 80231

9/17/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

Denver City Council President Stacie Gilmore said:

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Anthony Fierro

Denver 80206

9/17/2020



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Colleen Fitzgerald

Denver 80219

9/17/2020



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Sean Fitzgerald

Denver 80203

9/17/2020



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Kathryn Garvie

Denver 80247

9/17/2020



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Richard Haller

Denver 80209

9/17/2020



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Barbara Henderson

Denver 80205

9/17/2020



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Allison Hill

Denver 80204

9/17/2020





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David Jones

Denver 80204

9/17/2020



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Johanna Kelly

Denver 80238

9/17/2020



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Carol Kiser

Denver 80236

9/17/2020



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Alvin Lucero

Denver 80219

9/17/2020



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Jacquie Marks

Denver 80224

9/17/2020



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Eric Marquez

Denver 80221

9/17/2020



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James Metiva

Denver 80209

9/17/2020





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Denver 80237

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Kevin Novak

Denver 80202

9/17/2020



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Alison Patton

Denver 80210

9/17/2020



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Dixie Poppell

Denver 80210

9/17/2020



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Larry Ross

Denver 80218

9/17/2020



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Carol Selner

Denver 80239

9/17/2020



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Gregg Siepman

Denver 80209

9/17/2020



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Adrian Sullesta

Denver 80202

9/17/2020





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James Thompson

Denver 80207

9/17/2020



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Mary Thompson

Denver 80220

9/17/2020



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Brian Trommeter

Denver 80231

9/17/2020



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Kevin Walsh

Denver 80204

9/17/2020



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Bruce Wisser

Denver 80209

9/17/2020



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Barbara Yarnell

Denver 80209

9/17/2020



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Sandra Clinger

Denver 80206

9/17/2020



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Mary Conroy

Denver 80204

9/17/2020





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Alexandria Eyser

Denver 80231

9/17/2020



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Denver 80206

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Todd Larson

Denver 80230

9/17/2020



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Denver 80204

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Charlotte Aycrigg

Denver 80218

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Rodney Barker

Denver 80211

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Denver 80220

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Denver 80204

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Deborah Campbell

Denver 80206

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Denver 80231

9/18/2020



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- \* **allow density in all single-family homes to increase a minimum of 150%** (from 2 to 5 unrelated adults) during a time of COVID-19 crowding concerns

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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Christopher Gilbert

Denver 80207

9/18/2020



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Alexandra Jewell

Denver 80238

9/18/2020



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Kc Keefer

Denver 80224

9/18/2020





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Nancy Laird

Denver 80206

9/18/2020



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Denver 80211

9/18/2020



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Rhandi Lores

Denver 80209

9/18/2020



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Linda Macdonald

Denver 80209

9/18/2020



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Denver 80222

9/18/2020



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Carolyn Meritt

Denver 80123

9/18/2020



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Elaine Morrow

Denver 80209

9/18/2020



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Mark Neustrom

Denver 80210

9/18/2020





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Cameron Ponce De Leon

Denver 80205

9/18/2020



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Kenneth Rotella

Denver 80249

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Barbara Sloss

Denver 80209

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Denver 80209

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Deborah Baynes

Denver 80210

9/19/2020



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Brendan Buglione

Denver 80211

9/19/2020



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John Davis

Denver 80203

9/19/2020



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Elena Dvorkina

Denver 80237

9/19/2020



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Aleksandr Finkelshteyn

Denver 80211

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Janine Hill

Denver 80237

9/19/2020



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Gail Johnson

Denver 80237

9/19/2020





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**Please VOTE NO on the Group Living Zoning Code Amendment!**

George Johnson

Denver 80123

9/19/2020



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David Lopert

Denver 80211

9/19/2020



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Brett Moore

Denver 80210

9/19/2020



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Tom Murray

Denver 80205

9/19/2020



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Matthew Shive

Denver 80220

9/19/2020



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Jennifer Swanson

Denver 80227

9/19/2020



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Henry Winkler

Denver 80203

9/19/2020



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Stacy Johnson

Denver 80205

9/19/2020





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Cindy Ambs

Denver 80210

9/20/2020



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Susan Baxter

Denver 80237

9/20/2020



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Richard Buckley

Denver 80210

9/20/2020



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Teresa Buckley

Denver 80210

9/20/2020



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Ronald Burke

Denver 80221

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Evamarie Denst

Denver 80220

9/20/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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William Harris

Denver 80123

9/20/2020

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Anna Kluver-Fensler

Denver 80224

9/20/2020



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Nancy Lockwood

Denver 80209

9/20/2020



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Michael Martinez

Denver 80204

9/20/2020



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Carol Mcfadden

Denver 80227

9/20/2020



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Carol Nation

Denver 80237

9/20/2020



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Harper Prendergast

Denver 80222

9/20/2020





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Alicia Smart

Denver 80237

9/20/2020



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Dana Williams

Denver 80123

9/20/2020



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Kelly Nole

Denver 80209

9/20/2020



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Elizabeth Baker

Denver 80210

9/20/2020



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Alicia Keller

Denver 80239

9/20/2020



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Albert Albert

Denver 80226

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Alexis Logan

Denver 80205

9/20/2020



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Alicia Bryant

Denver 80206

9/20/2020





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Denver 80239

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Alison Ortiz

Denver 80223

9/20/2020



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Andrea Edwards

Denver 80206

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Arianna Jackson

Denver 80205

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Brandon Warren

Denver 80210

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Denver 80210

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Crystal Garcia

Denver 80211

9/20/2020



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Derrick Jones

Denver 80206

9/20/2020





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Elizabeth Baker

Denver 80210

9/20/2020



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Jack Carter

Denver 80211

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Jacqueline Espinoza

Denver 80221

9/20/2020



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Jasmine Jones

Denver 80223

9/20/2020



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Jasmine Jordan

Denver 80246

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Jennifer Martinez

Denver 80123

9/20/2020



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Mark Watson

Denver 80205

9/20/2020



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Megan Bradley

Denver 80218

9/20/2020





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Michelle Lee

Denver 80202

9/20/2020



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Stephanie Kelly

Denver 80218

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Denver 80205

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Denver 80209

9/20/2020



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Denver 80210

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Denver 80206

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Annette Cole

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Stacey Crossley

Denver 80209

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Anita Cunningham

Denver 80210

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John Dyer

Denver 80211

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Denver 80237

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Glenn Griffin

Denver 80231

9/21/2020



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Kelly Hall

Denver 80202

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Sarah Hawkins

Denver 80209

9/21/2020



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Richard Hayes

Denver 80219

9/21/2020





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Genevieve Hovde

Denver 80209

9/21/2020



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Amie Jaynes

Denver 80209

9/21/2020



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Daniel Jaynes

Denver 80211

9/21/2020



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Paul Jones

Denver 80123

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Vincent Kalbach

Denver 80237

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Benjamin Lieb

Denver 80205

9/21/2020



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Marilyn Lopez

Denver 80237

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Lucinda Mcdowell

Denver 80209

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Denver 80123

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Stuart Morrow

Denver 80220

9/21/2020



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Denver 80210

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Kathleen Patrick

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Laney Pitstick

Denver 80209

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Beth Rimmer

Denver 80237

9/21/2020



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Michael Rosazza

Denver 80210

9/21/2020



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Mary Thacker

Denver 80209

9/21/2020



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Maryann Weil

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Andrew Welch

Denver 80209

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Laura Whalen

Denver 80220

9/21/2020



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Steve Wurst

Denver 80210

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Brittany Dietzler

Denver 80220

9/21/2020



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Andrea Mahoney

Denver 80224

9/21/2020



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Adam Silverstein

Denver 80212

9/21/2020



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Denver 80123

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Denver 80216

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Andrew Romero

Denver 80205

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Denver 80216

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Denver 80123

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Denver 80231

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Denver 80239

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Jennifer Roman

Denver 80238

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Maria Chavez

Denver 80204

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Michael Anderson

Denver 80204

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Sandra Hernandez

Denver 80227

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Andrea Mahoney

Denver 80224

9/21/2020



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Brittany Dietzler

Denver 80220

9/21/2020



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James Bean

Denver 80210

9/22/2020



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David Benson

Denver 80206

9/22/2020



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Charlene Branch

Denver 80212

9/22/2020



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Ronald Brown

Denver 80205

9/22/2020



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Carol Burt

Denver 80236

9/22/2020



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Willie Campbell

Denver 80207

9/22/2020





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John Fallon

Denver 80206

9/22/2020



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Michael Fleischer

Denver 80237

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Rebecca Fuller

Denver 80210

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Denver 80239

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Amanda Geske

Denver 80237

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Shelley Gill

Denver 80210

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Bruce Granger

Denver 80230

9/22/2020





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Emily Hillegeist

Denver 80210

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Adam Hudson

Denver 80203

9/22/2020



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Betty Jacobs

Denver 80205

9/22/2020



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Laura Jilke

Denver 80237

9/22/2020



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Denver 80224

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Deborah Jones

Denver 80238

9/22/2020



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Betty Kane

Denver 80247

9/22/2020





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Kay Kotzelnick

Denver 80247

9/22/2020



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Brian Leonard

Denver 80210

9/22/2020



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Adriana Lopez

Denver 80203

9/22/2020



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Blanca Lucero

Denver 80207

9/22/2020



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Angela Maher

Denver 80207

9/22/2020



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Gregg Martin

Denver 80231

9/22/2020



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Jordan Mattson

Denver 80211

9/22/2020



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Clyde Metzger

Denver 80239

9/22/2020





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Randie Mosenthal

Denver 80209

9/22/2020



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Lisa Murray

Denver 80221

9/22/2020



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Chris Parise

Denver 80203

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Lisa Perry

Denver 80205

9/22/2020



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Denver 80222

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Jeffrey Pooley

Denver 80209

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Carol Reed

Denver 80205

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Jill Rossini

Denver 80205

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Joan Saliman

Denver 80237

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Brandi Schimpf

Denver 80216

9/22/2020



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Denver 80209

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Angela Sims

Denver 80205

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Angelo Spataro

Denver 80211

9/22/2020



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Sheila Tyler

Denver 80210

9/22/2020



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Ed Vieira

Denver 80210

9/22/2020



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Laura Voss

Denver 80212

9/22/2020





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Shannon Wagner

Denver 80207

9/22/2020



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Maryjo Warren

Denver 80209

9/22/2020



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Kimberly Weiss

Denver 80220

9/22/2020



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Gary Wright

Denver 80203

9/22/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Shawn Young

Denver 80203

9/22/2020



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Gary Zimmerman

Denver 80206

9/22/2020



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Joyce Brown

Denver 80220

9/22/2020



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Barbara Gillett

Denver 80247

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Alejandro Gonzalez

Denver 80204

9/22/2020



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Amanda Lytle

Denver 80209

9/22/2020



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Ashley Roman

Denver 80206

9/22/2020



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Barbara Marsh

Denver 80238

9/22/2020



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Bryan Dunn

Denver 80209

9/22/2020



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Christian Silva

Denver 80246

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Connor Smith

Denver 80123

9/22/2020





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Gregory Brown

Denver 80223

9/22/2020



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Hana Kim

Denver 80222

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Jennifer Lopez

Denver 80123

9/22/2020



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Jessica Nguyen

Denver 80210

9/22/2020



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Jessica Schaefer

Denver 80235

9/22/2020



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Jonathan Martinez

Denver 80203

9/22/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Kevin Le

Denver 80219

9/22/2020



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Kevin Norton

Denver 80249

9/22/2020





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Kevin Wright

Denver 80206

9/22/2020



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Kimberly Gutierrez

Denver 80204

9/22/2020



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Kris Taylor

Denver 80219

9/22/2020



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Lindsey Turner

Denver 80222

9/22/2020



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Lisa Bowman

Denver 80237

9/22/2020



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Maria Hernandez

Denver 80204

9/22/2020



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Matthew Allen

Denver 80205

9/22/2020



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Maya Vasquez

Denver 80207

9/22/2020





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Nancy Rogers

Denver 80231

9/22/2020



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Nicholas Rivera

Denver 80205

9/22/2020



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Robert Ortiz

Denver 80227

9/22/2020



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Samantha Davis

Denver 80203

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Sarah Smith

Denver 80202

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Stephen Herrera

Denver 80210

9/22/2020



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Tyler Davis

Denver 80211

9/22/2020



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Barbara Gillett

Denver 80247

9/22/2020





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Joyce Brown

Denver 80220

9/22/2020



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Nisha Ashley

Denver 80209

9/23/2020



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Cassandra Atayde

Denver 80110

9/23/2020



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Anacani Briseno

Denver 80203

9/23/2020



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Annie Burke

Denver 80210

9/23/2020



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Jenine Camins

Denver 80209

9/23/2020



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Nikki Carpenter

Denver 80237

9/23/2020



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Alice Caywood

Denver 80209

9/23/2020





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Derek Cocovinis

Denver 80224

9/23/2020



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Christin Grover

Denver 80237

9/23/2020



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Christopher Hand

Denver 80205

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Corey Hesterman

Denver 80227

9/23/2020



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Denver 80227

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Berith Jacobsen

Denver 80224

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Terri Johnson

Denver 80221

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Adrah Levin

Denver 80209

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Bruce Lintjer

Denver 80210

9/23/2020



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Theresa Martin

Denver 80218

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Andrew McGown

Denver 80237

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Jeremy Moss

Denver 80209

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Kaitlin Moss

Denver 80209

9/23/2020



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Genifer Murray

Denver 80204

9/23/2020



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Carrie Palmer

Denver 80249

9/23/2020





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Denver 80204

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Carol Pomranka

Denver 80249

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Christopher Reinhardt

Denver 80249

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Stephen Shelley

Denver 80209

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John Simmons

Denver 80206

9/23/2020



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Charles Sullivan

Denver 80014

9/23/2020



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Alanna Tanner-Chojnacki

Denver 80209

9/23/2020



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Christine Verano

Denver 80247

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Brian Voss

Denver 80210

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Jax Voss

Denver 80212

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Denver 80212

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Elena Bragg

Denver 80203

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Denver 80209

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Denver 80204

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Doug Adams

Denver 80205

9/24/2020



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Denver 80206

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Denver 80204

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Charles Bandy

Denver 80235

9/24/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Robert Berg

Denver 80231

9/24/2020



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Christopher Bradley

Denver 80211

9/24/2020



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Sherrie Cox

Denver 80123

9/24/2020



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Dan Davis

Denver 80203

9/24/2020





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Amy Dreyer

Denver 80223

9/24/2020



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Heather Eaton

Denver 80210

9/24/2020



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Thomas Fields

Denver 80222

9/24/2020



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Curtis Franklin

Denver 80209

9/24/2020



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Steve Hornberger

Denver 80231

9/24/2020



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Judith Hulsey

Denver 80220

9/24/2020



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Timothy James

Denver 80206

9/24/2020



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Sophia Kenny

Denver 80220

9/24/2020





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Michael Kirk

Denver 80209

9/24/2020



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Michelle Malone

Denver 80218

9/24/2020



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Linda Matthews

Denver 80206

9/24/2020



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Alexandria Molina

Denver 80230

9/24/2020



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Christine Murray

Denver 80207

9/24/2020



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Gerald Olson

Denver 80239

9/24/2020



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Jessica Peskin

Denver 80211

9/24/2020



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Vivian Pollock

Denver 80224

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Bette Rehner

Denver 80247

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Kelly Robertson

Denver 80209

9/24/2020



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Nanette Shelley

Denver 80209

9/24/2020



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Bernadette Tynan

Denver 80227

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Emily Wakim

Denver 80211

9/24/2020



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John Walker

Denver 80202

9/24/2020



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Denver 80210

9/24/2020



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Denver 80210

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Denver 80218

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Debbie Wildrick

Denver 80211

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Denver 80220

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Denver 80212

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Nancy Mcfadden

Denver 80219

9/24/2020



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Kathy Williams

Denver 80206

9/24/2020



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Denis Bensard

Denver 80218

9/25/2020





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Jerilyn Bensard

Denver 80218

9/25/2020



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Charles Berkey

Denver 80206

9/25/2020



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Brian Bigelow

Denver 80209

9/25/2020



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James Carlson

Denver 80231

9/25/2020



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Bernida Chapman

Denver 80239

9/25/2020



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Annette Davis

Denver 80205

9/25/2020



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Lisa Davis

Denver 80210

9/25/2020



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Suni Devitt

Denver 80206

9/25/2020





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Karen Falk

Denver 80219

9/25/2020



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Wendy Fryer

Denver 80206

9/25/2020



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Denver 80221

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Denver 80249

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Denver 80207

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Denver 80209

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Denver 80206

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Denver 80212

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Andronik Mamayan

Denver 80220

9/25/2020



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Denver 80206

9/25/2020



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Denver 80218

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Denver 80205

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Sherri Morgan

Denver 80231

9/25/2020



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William Morgan

Denver 80123

9/25/2020



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James Nicholson

Denver 80203

9/25/2020





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Ashby Norwood

Denver 80212

9/25/2020



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Kristine Obregon

Denver 80238

9/25/2020



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John Oppenheim

Denver 80247

9/25/2020



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Steven Pelletier

Denver 80209

9/25/2020



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Ashley Robinson

Denver 80123

9/25/2020



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Erik Robinson

Denver 80210

9/25/2020



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Frank Robinson

Denver 80249

9/25/2020





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Susan Rossi

Denver 80206

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Vanessa Soto

Denver 80219

9/25/2020



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Denver 80236

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Denver 80202

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Denver 80206

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Denver 80205

9/25/2020



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Denver 80218

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Denver 80218

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Denver 80212

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Richard Allen

Denver 80206

9/25/2020



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Richard Balstad

Denver 80230

9/26/2020



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Ben Barfield

Denver 80238

9/26/2020



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Courtney Brillhart

Denver 80238

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Colin Buchanan

Denver 80206

9/26/2020





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Erin Clibbens

Denver 80203

9/26/2020



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Clarence Ellebracht

Denver 80231

9/26/2020



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John Flaherty

Denver 80204

9/26/2020



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Abe Gallegos

Denver 80204

9/26/2020



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Steven Gold

Denver 80221

9/26/2020



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Patricia Hachey

Denver 80211

9/26/2020



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Warren Halpern

Denver 80231

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Barbara Hancock

Denver 80209

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Denver 80220

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Denver 80203

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Allison Leech

Denver 80207

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Ashley Lukens

Denver 80202

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Denver 80237

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William Phelps

Denver 80224

9/26/2020



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Stacey Redford

Denver 80218

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Denver 80203

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Victor Smith

Denver 80223

9/26/2020



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Brad Steffen

Denver 80237

9/26/2020



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Tina Wildes

Denver 80210

9/26/2020



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Chelsea Williams

Denver 80211

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Susan Rodgers

Denver 80238

9/26/2020



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Kristin Decker

Denver 80210

9/26/2020



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George Marshall

Denver 80203

9/26/2020





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Paulette Davis

Denver 80249

9/26/2020



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Gerald Anderson

Denver 80221

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Denver 80203

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Denver 80204

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Kelly Kehoe

Denver 80205

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Denver 80206

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David Marom

Denver 80209

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Amy McGarrity

Denver 80224

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Denver 80236

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Denver 80210

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Shelley Tamminga

Denver 80206

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Keith Werkheiser

Denver 80211

9/27/2020





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Denver 80222

9/27/2020



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Ann Shelley

Denver 80210

9/27/2020



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Ridvan Akkurt

Denver 80222

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Irene Avila

Denver 80236

9/28/2020



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Kristen Condon

Denver 80218

9/28/2020



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Patty Coughlon

Denver 80206

9/28/2020



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David Fowler

Denver 80209

9/28/2020





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Denver 80209

9/28/2020



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Julie Graef

Denver 80209

9/28/2020



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Denver 80237

9/28/2020



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Denver 80211

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Susan Law

Denver 80206

9/28/2020



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Andrea Longo

Denver 80207

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Denver 80218

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Berlynn Moore

Denver 80239

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Lenora Moore

Denver 80231

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Denver 80209

9/28/2020



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Mahe Rellos

Denver 80206

9/28/2020



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Denver 80207

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Nancy Santen

Denver 80210

9/28/2020



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Mallory Sisler

Denver 80211

9/28/2020



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Sean Southard

Denver 80206

9/28/2020





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Charles Swats

Denver 80210

9/28/2020



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Mary Vitale

Denver 80238

9/28/2020



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Bennett Thompson

Denver 80206

9/28/2020



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Janine Armatas

Denver 80220

9/29/2020



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James Brooks

Denver 80202

9/29/2020



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Bruce Burgess

Denver 80210

9/29/2020



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Nancy Chang

Denver 80212

9/29/2020



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Aaron Duke

Denver 80239

9/29/2020





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Denver 80218

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Denver 80206

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Renee Hopkins

Denver 80207

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Denver 80209

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Denver 80209

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Denver 80231

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Cheryl Marx

Denver 80218

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Jennifer Mercado

Denver 80211

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Karyn Oneil

Denver 80210

9/29/2020



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Lisa Padilla

Denver 80231

9/29/2020



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Cheryl Pierangeli

Denver 80211

9/29/2020



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Christopher Pollak

Denver 80221

9/29/2020



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David Salvato

Denver 80231

9/29/2020





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Elizabeth Simpson

Denver 80210

9/29/2020



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Dana Wasserman

Denver 80221

9/29/2020



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Elizabeth Widner

Denver 80224

9/29/2020



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Anthony Leuthold

Denver 80220

9/29/2020



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Denver 80222

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Tyler Forster

Denver 80205

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Carrie Krambeck

Denver 80204

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Denver 80210

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Denver 80206

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Denver 80210

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Denver 80206

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Denver 80211

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Ann Scherzinger

Denver 80207

9/30/2020



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Christina Slater

Denver 80222

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Dalene Walker

Denver 80212

9/30/2020



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Ryan Kirk

Denver 80220

9/30/2020



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Joey Ballew

Denver 80231

10/1/2020



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Craig Becker

Denver 80204

10/1/2020



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Michael Cordova

Denver 80205

10/1/2020



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Tyler Errickson

Denver 80209

10/1/2020



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Carlos Gandora

Denver 80239

10/1/2020



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Phil Horwitz

Denver 80210

10/1/2020





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Christine Hultgren

Denver 80204

10/1/2020



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Michael Hurley

Denver 80210

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Jeffrey Johnson

Denver 80202

10/1/2020



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Eimear Mcguire

Denver 80224

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Odalys Zamarripa

Denver 80239

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Barbara Zimmerman

Denver 80204

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Amelia Burns

Denver 80220

10/2/2020



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Harrison Cymbala

Denver 80231

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Alanna Deatly

Denver 80207

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Daniel Foxhoven

Denver 80221

10/2/2020



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Jenna Gillard

Denver 80210

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Jason Hill

Denver 80204

10/2/2020



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Christine Iozza-Lukkes

Denver 80209

10/2/2020



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Aaron Kramer

Denver 80206

10/2/2020



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Teresa Mcguire

Denver 80224

10/2/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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Deborah Morton

Denver 80209

10/2/2020





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Kathy Reagan

Denver 80220

10/2/2020



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Earl Rudolph

Denver 80237

10/2/2020



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Brent Snyder

Denver 80210

10/2/2020



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Darcy Todd

Denver 80203

10/2/2020



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Michael Villarreal

Denver 80210

10/2/2020



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John Wolz

Denver 80224

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Rh Elliott

Denver 80238

10/3/2020



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Angela Hewitt

Denver 80206

10/3/2020





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Jesica Montgomery

Denver 80210

10/3/2020



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Denver 80209

10/3/2020



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Denver 80218

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Denver 80204

10/3/2020



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Robert Toomey

Denver 80210

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Christopher Ramirez

Denver 80202

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Naomi Smith

Denver 80209

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Reese Crawford

Denver 80204

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Denver 80203

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Lisa Borbon

Denver 80227

10/4/2020



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Paul Caldwell

Denver 80219

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Carol Campbell

Denver 80205

10/4/2020



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Carmen Casis

Denver 80239

10/4/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Cheri Huff

Denver 80207

10/4/2020



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Arturo Jimenez

Denver 80218

10/4/2020



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Chansonette Kisner

Denver 80210

10/4/2020





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Ed Levy

Denver 80210

10/4/2020



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Dawn Miller

Denver 80224

10/4/2020



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Denver 80210

10/4/2020



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Mindae Russell

Denver 80220

10/4/2020



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Daniel Kal

Denver 80221

10/4/2020



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Jorge Herrera

Denver 80204

10/4/2020



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Denver 80224

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Denver 80210

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Denver 80220

10/5/2020



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Denver 80210

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Kathleen Mccarthy

Denver 80123

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David Silverman

Denver 80237

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Kimberley Silverman

Denver 80237

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Gregory Thompson

Denver 80202

10/5/2020





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Eve Treschitta

Denver 80210

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Cameron Yegge

Denver 80203

10/5/2020



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Betty Barton

Denver 80204

10/6/2020



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Nancy Barton

Denver 80231

10/6/2020



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Barbara Basse

Denver 80222

10/6/2020



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James Morris

Denver 80218

10/6/2020



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Amar Patel

Denver 80209

10/6/2020



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Tyler Webb

Denver 80203

10/6/2020





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Christine Wells

Denver 80211

10/6/2020



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Jonathan Will

Denver 80218

10/6/2020



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Aaron Will

Denver 80220

10/6/2020



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Elizabeth Romo

Denver 80229

10/6/2020



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Denver 80211

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Denver 80220

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Denver 80218

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Denver 80210

10/7/2020





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Denver 80249

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Denver 80206

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Rebecca Offner

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Denver 80210

10/7/2020



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Crystal Mascarenas

Denver 80123

10/8/2020



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Andre Ray

Denver 80218

10/8/2020



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Curtis Tunson

Denver 80205

10/8/2020



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Emma Rose

Denver 80205

10/8/2020



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Jennifer Jackson

Denver 80203

10/8/2020



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Robert Rager

Denver 80207

10/8/2020



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Austin Roberts

Denver 80204

10/8/2020



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Hamilton Blair

Denver 80209

10/9/2020



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Christopher Cook

Denver 80205

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Cathleen Ryland

Denver 80219

10/9/2020



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Denver 80219

10/9/2020



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Thomas Alison

Denver 80237

10/11/2020



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Denver 80237

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Denver 80238

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Jasmine Gonzalez

Denver 80211

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Denver 80210

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Allison Bushard

Denver 80205

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Dina Castillo

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Charles Dykstra

Denver 80222

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Mark Haefele

Denver 80231

10/12/2020



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Jacob Barnes

Denver 80219

10/12/2020





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Jessica Tran

Denver 80249

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Cheryl Acierno

Denver 80205

10/13/2020



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Laurel Olson

Denver 80219

10/13/2020



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David Rogers

Denver 80209

10/13/2020



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Amber Hall

Denver 80203

10/13/2020



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Joshua Cornett

Denver 80247

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Denver 80203

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Denver 80235

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Belinda Zimmerly

Denver 80123

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Chaniya Boyce

Denver 80239

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Cynthia Enright

Denver 80220

10/15/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

Denver City Council President Stacie Gilmore said:

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Patrick Fitzmaurice

Denver 80220

10/15/2020



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Denver 80220

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Scott Geiger

Denver 80224

10/15/2020





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Abby Goodman

Denver 80205

10/15/2020



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Darius Jack

Denver 80224

10/15/2020



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Brenda Johnson

Denver 80203

10/15/2020



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Kathy Kappas

Denver 80209

10/15/2020



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Robert Koch

Denver 80203

10/15/2020



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Carmen Nieves

Denver 80249

10/15/2020



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Elizabeth Page

Denver 80224

10/15/2020



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Denver 80236

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Denver 80202

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Denver 80210

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Denver 80238

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Denver 80247

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Denver 80210

10/15/2020



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Joel Thomas

Denver 80216

10/15/2020



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Madison Taylor

Denver 80210

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Natalie Moreno

Denver 80206

10/15/2020



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Tanya Morgan

Denver 80249

10/15/2020



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Courtney Simmons

Denver 80219

10/15/2020





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John Aloe

Denver 80220

10/16/2020



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Beth Bogan

Denver 80219

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Michael Carney

Denver 80212

10/16/2020



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Lara Dawson

Denver 80224

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Annette Garza

Denver 80221

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Lavada Harmon

Denver 80231

10/16/2020



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Denver 80220

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Renee Ratliff

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Denver 80231

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Sharon Schneider

Denver 80238

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Denver 80211

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Denver 80207

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Cara Martin

Denver 80202

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Luke Kennedy

Denver 80229

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Denver 80224

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Barbara Schoen

Denver 80204

10/17/2020



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Gretchen Thaxton

Denver 80211

10/17/2020



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Jacob Sherman

Denver 80123

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Kenneth Crowley

Denver 80238

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Denver 80231

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Denver 80222

10/18/2020



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Carolyn Otte

Denver 80216

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Leah Stewart

Denver 80123

10/18/2020



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Kirk Mills

Denver 80220

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Abigail Taylor

Denver 80205

10/18/2020



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Denver 80218

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Denver 80205

10/18/2020



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Denver 80202

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Svea Berry

Denver 80206

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Denver 80203

10/19/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Brandon Winters

Denver 80219

10/19/2020





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Dan Wilson

Denver 80229

10/19/2020



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Barbara Riesenman

Denver 80236

10/20/2020



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Henry Ripley

Denver 80209

10/20/2020



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Nancy Schotters

Denver 80210

10/20/2020



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Albert Hernandez

Denver 80209

10/20/2020



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Alex Martinez

Denver 80203

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Annie Thai

Denver 80221

10/20/2020



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Dominick Lee

Denver 80220

10/20/2020





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Adam Lenhardt

Denver 80231

10/21/2020



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Norman Vick

Denver 80224

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Rachel Hesterman

Denver 80227

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Linda Davis

Denver 80230

10/22/2020



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Barbara Sauer

Denver 80205

10/22/2020



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Denver 80230

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Hanna Le

Denver 80220

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John Murphy

Denver 80202

10/23/2020





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Denver 80210

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Denver 80204

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Austin Watson

Denver 80123

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Lauren Blake

Denver 80123

10/24/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Shannon Calhoun

Denver 80210

10/24/2020



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George Evans

Denver 80219

10/24/2020



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Mary Kennedy

Denver 80223

10/24/2020





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Denver 80211

10/24/2020



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Denver 80110

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Ava Smith

Denver 80206

10/24/2020



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Jennifer Campbell

Denver 80206

10/24/2020



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Latoya Willis

Denver 80205

10/24/2020



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Mayra Garcia

Denver 80014

10/24/2020



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Nicholas Kelly

Denver 80209

10/24/2020



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Denver 80246

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Denver 80202

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Denver 80231

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Billy King

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Denver 80223

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Denver 80203

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Christian Robinson

Denver 80210

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Diana Hernandez

Denver 80216

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Michael Brown

Denver 80110

10/25/2020



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Rachel Mcdaniel

Denver 80207

10/25/2020



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Shannon Smith

Denver 80206

10/25/2020



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Harold Fireman

Denver 80237

10/26/2020



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Michael Ludington

Denver 80230

10/26/2020



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Abigail Nicholas

Denver 80237

10/26/2020





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Carrie Printz

Denver 80210

10/26/2020



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Craig Roth

Denver 80216

10/26/2020



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Daniel Sheehan

Denver 80239

10/26/2020



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Amy Steele

Denver 80123

10/26/2020



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Dyan Wilcox

Denver 80212

10/26/2020



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Denver 80212

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Lori Winter

Denver 80220

10/26/2020



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Amanda Gregory

Denver 80218

10/27/2020





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Sonya Michieli

Denver 80237

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Denver 80212

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Georgia Kristan

Denver 80222

10/28/2020



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Janet Manning

Denver 80210

10/29/2020



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Jeanne Tubb

Denver 80210

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Norman Solomon

Denver 80224

10/29/2020



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Angelina Lopez

Denver 80206

10/29/2020



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Brian Burton

Denver 80211

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Caitlyn Cook

Denver 80207

10/29/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Norman Solomon

Denver 80224

10/29/2020



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Marika Christopher

Denver 80237

10/30/2020



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Sheila Lyons

Denver 80206

10/30/2020



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Ricky Ruiz

Denver 80211

10/30/2020



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Daniel Munoz

Denver 80202

10/30/2020



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Ricardo Ramirez

Denver 80221

10/30/2020



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Samantha Kennedy

Denver 80204

10/30/2020





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Alejandra Gonzalez

Denver 80206

11/2/2020



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Kyle Pratt

Denver 80202

11/2/2020



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Maria Silva

Denver 80249

11/2/2020



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Ray Martin

Denver 80210

11/3/2020



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Denver 80210

11/3/2020



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Mark Espo

Denver 80207

11/6/2020



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Samuel Allen

Denver 80203

11/7/2020



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Bobbie Ferrari

Denver 80220

11/7/2020





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Ariella Allen

Denver 80212

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Erin Davis

Denver 80230

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Gina Hansen

Denver 80219

11/7/2020



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Gloria Estrada

Denver 80221

11/7/2020



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Michael Thompson

Denver 80203

11/7/2020



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Scott Patrick

Denver 80209

11/7/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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Michelle Brooks

Denver 80207

11/8/2020





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April Horace

Denver 80123

11/9/2020



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Christie Mochoruk

Denver 80247

11/9/2020



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Ashleigh Rankin

Denver 80239

11/9/2020



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Gary Seib

Denver 80222

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Gloria Chavez

Denver 80221

11/10/2020



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Dillon Denardo

Denver 80221

11/10/2020



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John Eisinger

Denver 80220

11/10/2020



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Amy Kuessner

Denver 80246

11/10/2020





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Mary Miller

Denver 80111

11/10/2020



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Margaret Fitzgerald

Denver 80216

11/10/2020



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Denver 80221

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Abigail Flores

Denver 80219

11/10/2020



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Arthur Robinson

Denver 80204

11/10/2020



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Augustus Johnson

Denver 80210

11/10/2020



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Bradley Edwards

Denver 80219

11/10/2020



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Brianna Johnson

Denver 80210

11/10/2020





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Carson Allen

Denver 80203

11/10/2020



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Denver 80207

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Christy Johnson

Denver 80212

11/10/2020



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Cindy Taylor

Denver 80220

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Dale Carter

Denver 80229

11/10/2020



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Dale Johnson

Denver 80221

11/10/2020



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Daniel Roberts

Denver 80202

11/10/2020



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David Baker

Denver 80204

11/10/2020





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David Duncan

Denver 80203

11/10/2020



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Denise Williams

Denver 80247

11/10/2020



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Iris Moon

Denver 80211

11/10/2020



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James Hale

Denver 80202

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Jennifer Valentin

Denver 80224

11/10/2020



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Jeremy Anderson

Denver 80221

11/10/2020



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Jesse Brown

Denver 80123

11/10/2020



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Jessica Perez

Denver 80223

11/10/2020





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John Courtney

Denver 80219

11/10/2020



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Denver 80204

11/10/2020



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Katelyn Fox

Denver 80212

11/10/2020



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Denver 80204

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Denver 80205

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Denver 80205

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Nicole Allison

Denver 80210

11/10/2020



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Pamela Smith

Denver 80204

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Phu Tran

Denver 80203

11/10/2020



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The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Reginald Coleman

Denver 80231

11/10/2020



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Susan Miller

Denver 80209

11/10/2020



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Thai Nguyen

Denver 80123

11/10/2020



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Margaret Fitzgerald

Denver 80216

11/10/2020



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Mary Ford

Denver 80206

11/11/2020





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Ben Stapleton

Denver 80218

11/11/2020



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Andrew Zoellner

Denver 80221

11/11/2020



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Jean Wallace

Denver 80218

11/12/2020



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Stephen Fanning

Denver 80235

11/13/2020



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Calvin Nguyen

Denver 80231

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Denver 80206

11/13/2020



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Sam Barfield

Denver 80210

11/15/2020



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Kenneth Johnson

Denver 80205

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Jason Wing

Denver 80220

11/16/2020



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David Bentley

Denver 80204

11/17/2020



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Yvonne Flood

Denver 80249

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Robert Stapp

Denver 80202

11/18/2020



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Jessica Collins

Denver 80206

11/20/2020



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John Dowling

Denver 80212

11/20/2020





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Christina Saetta

Denver 80207

11/20/2020



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**Please VOTE NO on the Group Living Zoning Code Amendment!**

Jasmine Sandoval

Denver 80219

11/20/2020



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Ian Navarro

Denver 80207

11/21/2020



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Jill Cooper

Denver 80211

11/22/2020



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Antonio Campos

Denver 80203

11/22/2020



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Lori Becker

Denver 80207

11/23/2020



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Caitlin Clark

Denver 80219

11/23/2020



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Sarah Thomas

Denver 80202

11/23/2020





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Courtney Long

Denver 80220

11/23/2020



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Deborah Gardner

Denver 80210

11/23/2020



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Devin Watts

Denver 80249

11/23/2020



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Emma Fuller

Denver 80209

11/23/2020



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Jose Rodriguez

Denver 80123

11/23/2020



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Denver 80219

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Denver 80205

11/23/2020



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Denver 80203

11/23/2020



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Jessica Bast

Denver 80212

11/24/2020



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Denver 80216

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Denver 80207

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Patrick Wallace

Denver 80204

11/25/2020



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Denver 80202

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Louise Firth

Denver 80220

11/30/2020



The proposed [Group Living Zoning Code Amendment](#) is a massive, 184-page amendment to Denver's Zoning Code. If passed, it will go into effect 1 week after City Council approval.

The changes will:

- \* **allow density in all single-family homes to increase a minimum of 150%** (from 2 to 5 unrelated adults) during a time of COVID-19 crowding concerns

- \* **allow new 1-10 person 24/7 homeless shelters** in all neighborhoods, with few limitations and no spacing from schools

- \* **allow new 11-20 person community corrections with felons and 24/7 homeless shelters** in many neighborhoods, with few limitations and no spacing from schools

- \* **commercialize single-family neighborhoods** as service providers and investors buy limited, existing single-family housing stock

The Group Living Zoning Code Amendment promises "equity" but many areas of the city are exempt.

Denver City Council President Stacie Gilmore said:

**"It's not going to be inclusive because we are pitting neighborhoods against neighborhoods...Montbello is going to feel the brunt of this and Green Valley Ranch is going to be protected."**

The current 1,500 ft. buffer zone between all Denver schools and community corrections facilities has been removed, in direct conflict with the Denver Comprehensive 2040 Plan's values and vision of safe communities: Strong and Authentic Neighborhoods; Goal # 9 *Ensure all Neighborhoods are Safe*.

This is a big experiment on Denver's residents and neighborhoods.

**Please VOTE NO on the Group Living Zoning Code Amendment!**

Sarah Skelton

Denver 80237

12/4/2020



TO: Members of the LUTI Committee

CC: Community Planning and Development, City Council, Mayor Hancock

FROM: Florence Sebern, Denver Resident, 80246

RE: Group Living Zoning Code Amendment | Text Amendment #7

DATE: August 27, 2020

---

I am the author and custodian of the Change.org petition ***NO to Denver's Group Living Zoning Code Amendment***. The Change.org platform was chosen because it offers a legitimate, proven method for communication with legislative bodies and is a public benefit corporation.

Please find attached 2,143 individuals who have signed the petition to date and are Denver residents, verified through voter registration record or other public residency databases.

### **LEGITIMATE FORM OF COMMUNICATION**

A petition is a form or style of legitimate communication with a legislative body.

Petition = a formal written request made to an authority or organized body; a written request or call for change signed by many people in support of a shared cause or concern.

Petitioners speak for themselves; the custodian is simply the conduit of their statement.

A similar form of legitimate communication is the form letter, employed by proponents of the zoning code amendment with The Action Network as their preferred platform or the DCTA who also utilized a form letter. The abbreviated comment cards that were used by CPD and recorded in the Comments document is another example of legitimate communication.

While it may be desirable to see personal letters, all forms of valid communication must be accepted in an open, transparent, public legislative process.

A simpler form of valid communication should not be minimized or denied, especially with current COVID restrictions in place and with so many unemployed.

### **SECOND COMMENT WINDOW | PLANNING BOARD PUBLIC HEARING**

- 2049 comments received
- 1859 opposed
- 190 support
- 90% opposed
- 10% support

### **FIRST COMMENT WINDOW | PLANNING BOARD**

- 1022 comments received
- 752 opposed
- 262 support
- 74% opposed
- 26% support

## ORIGINAL COMMENT COUNT | CPD

- 500 entries
- 403 oppose
- 97 support
- 81% opposed
- 19% support

## CLEAR AND CONCISE OBJECTIONS

The petitioners state straightforward concerns. These are common concerns for the immense effects of density on infrastructure, quality of life, health, safety, and enforcement.

**The revisions to the proposed amendment have not adequately address these concerns. The Planning Board's recommendations do not adequately address these concerns. The current comments and numbers of responses in opposition/support reflect that reality.**

Thank you for your consideration of the 2,143 Denverites who stand in opposition to the Group Living Zoning Code Amendment and urge a **NO VOTE** in Committee.



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
- \* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations
- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Florence Sebern

Denver 80246

8/6/2020



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Sincerely,

Anne Delphia

Denver 80222

8/6/2020



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Sincerely,

George Byers

Denver 80235

8/6/2020



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Sincerely,

Anna McCaffery

Denver 80206

8/6/2020



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Sincerely,

Liza Anne DeJulio

Denver 80206

8/6/2020



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Sincerely,

Martha White

Denver 80230

8/6/2020





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Sincerely,

Melody Christensen

Denver 80206

8/6/2020



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Sincerely,

Joyce Haberkorn

Denver 80224

8/6/2020



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Sincerely,

Sarah Klever

Denver 80206

8/6/2020



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Sincerely,

Jane Berg

Denver 80237

8/6/2020



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Sincerely,

Allen Shaw

Denver 80246

8/6/2020



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Sincerely,

Jan Kossman

Denver 80206

8/6/2020



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Sincerely,

Brandon Duringer

Denver 80211

8/6/2020



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Sincerely,

Ben Wilson

Denver 80220

8/6/2020





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Sincerely,

Neil Wolkodoff

Denver 80219

8/6/2020



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Sincerely,

Patti Shyne

Denver 80246

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Sincerely,

Mary Jermance

Denver 80236

8/6/2020



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Sincerely,

Cindee Moyer

Denver 80207

8/6/2020



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Sincerely,

Clare Rothchild

Denver 80220

8/6/2020



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Sincerely,

Lynn Ritvo

Denver 80209

8/6/2020



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Sincerely,

Margaret Houser

Denver 80219

8/6/2020



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Dane Houser

Denver 80219

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Sincerely,

Lisa Lucas

Denver 80220

8/6/2020



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Sincerely,

Lisa Jason

Denver 80206

8/6/2020



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Paige Burkeholder

Denver 80206

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Mary Waters

Denver 80209

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Debbie Gadomski

Denver 80220

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Sincerely,

Nicholas Lundberg

Denver 80219

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Sincerely,

Grace Kiernan

Denver 80210

8/6/2020



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Sue Shannon

Denver 80207

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Mary Bryant

Denver 80220

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- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Gail Delaney

Denver 80220

8/6/2020



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Sincerely,

Edward Laurson

Denver 80235

8/6/2020



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Sincerely,

Kathy Cozyn

Denver 80206

8/6/2020



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Sincerely,

Reuben Drebenstedt

Denver 80224

8/6/2020



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Sincerely,

Gary Fancher

Denver 80220

8/6/2020



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Sincerely,

Elizabeth Stokka

Denver 80206

8/6/2020



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Sincerely,

TIM DITMER

Denver 80209

8/6/2020





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Sincerely,

Joanne Davidson

Denver 80220

8/6/2020



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Sincerely,

Julie Jacobs

Denver 80224

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Sincerely,

Tami McMann

Denver 80209

8/6/2020



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Sincerely,

Chuck Thomas

Denver 80231

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Sincerely,

MARY ELLEN SILCOTT

Denver 80207

8/6/2020



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Sincerely,

Christina Pavlov

Denver 80220

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Sincerely,

Tanya Dyjak

Denver 80209

8/6/2020



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Sincerely,

Kim Merendino

Denver 80206

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Sincerely,

Mary Jo Hartwell

Denver 80220

8/6/2020



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Sincerely,

Rose Holmes

Denver 80218

8/6/2020



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Sincerely,

Sarah Murphy

Denver 80222

8/6/2020



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Sincerely,

William Sargent

Denver 80220

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Sincerely,

susan miesen

Denver 80219

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Sincerely,

John Esbenshade

Denver 80237

8/6/2020



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Sincerely,

Elizabeth MacDonald

Denver 80230

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Kathy Durham Delaney

Denver 80205

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Sincerely,

Barbara Gish

Denver 80209

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Agnes Zahony

Denver 80210

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Sincerely,

Vic Proulx

Denver 80207

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Stephanie Weber

Denver 80218

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Jason Berry

Denver 80238

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Sincerely,

Leah Sandoval

Denver 80224

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Chase Luedtke

Denver 80237

8/6/2020



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Denver 80237

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Sincerely,

Colette Wilbanks

Denver 80204

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Sincerely,

Olivia Taylor

Denver 80209

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Sincerely,

Sandra Levine

Denver 80206

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Sincerely,

Lisa Hewitt

Denver 80220

8/6/2020



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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Helen Glunz

Denver 80246

8/6/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Sincerely,

Frank Montalvo

Denver 80220

8/6/2020



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Sincerely,

Haley Bortz

Denver 80206

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Sincerely,

Kyle Jones

Denver 80224

8/6/2020





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Sincerely,

Joanne Sargent

Denver 80220

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Sincerely,

Larry Bell

Denver 80220

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Nancy Bell

Denver 80220

8/6/2020



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Sincerely,

Melissa Eliot

Denver 80205

8/6/2020



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Sincerely,

Geraldine G. Maier

Denver 80210

8/6/2020



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Sincerely,

Edward Hornung

Denver 80224

8/6/2020



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Sincerely,

Jay Kacik

Denver 80211

8/6/2020



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Sincerely,

Michael Jobin

Denver 80238

8/7/2020





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Sincerely,

Mindy Kaemingk

Denver 80203

8/7/2020



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Sincerely,

Melody Mirbaba

Denver 80210

8/7/2020



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Sincerely,

Susan Perez

Denver 80237

8/7/2020



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Sincerely,

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Denver 80224

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Sincerely,

Amy Wesoloskie

Denver 80212

8/7/2020



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Sincerely,

Marlena Smith

Denver 80246

8/7/2020



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Sincerely,

Susan Evans

Denver 80202

8/7/2020



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Sincerely,

Elaine Gampel

Denver 80209

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Sincerely,

Laura Stuto

Denver 80246

8/7/2020



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Sincerely,

Brendan Sebern

Denver 80222

8/7/2020



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Diane Wolta

Denver 80222

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Scott Sebern

Denver 80246

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Denver 80238

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Gretchen Hammond

Denver 80247

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Sincerely,

Denise Bennett

Denver 80220

8/7/2020



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Nancy McKiernan

Denver 80231

8/7/2020





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Sincerely,

Wesley Eversole

Denver 80210

8/7/2020



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Denver 80237

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Susan Cox

Denver 80210

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Sincerely,

Valerie Blackburn

Denver 80206

8/7/2020



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Sincerely,

Harold Severson

Denver 80224

8/7/2020



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Denver 80224

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Sincerely,

Judith Case

Denver 80210

8/7/2020





## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Celeste Gamache

Denver 80231

8/7/2020



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Sincerely,

Lila Friel

Denver 80237

8/7/2020



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Sincerely,

Marla Fernandez BENAVIDES

Denver 80238

8/7/2020



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Sincerely,

Linda Hada

Denver 80237

8/7/2020



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Sincerely,

Josh Pinkert

Denver 80246

8/7/2020



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Sincerely,

Clinton Wood

Denver 80224

8/7/2020



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Sincerely,

Frances Dukehart

Denver 80246

8/7/2020



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Sincerely,

Pamela Bell

Denver 80209

8/7/2020





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Sincerely,

Garrett Lees

Denver 80209

8/7/2020



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Sincerely,

Molly Hedrick

Denver 80237

8/7/2020



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Sincerely,

Rita Anderson

Denver 80237

8/7/2020



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Sincerely,

Lee Ann Rodgers

Denver 80222

8/7/2020



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Sincerely,

Julie Lees

Denver 80209

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Sincerely,

peggy Tynan

Denver 80210

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Sincerely,

Virginia Crocker

Denver 80238

8/7/2020



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Sincerely,

Kristine Mottram

Denver 80209

8/7/2020





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Sincerely,

Renee Law

Denver 80205

8/7/2020



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Sincerely,

Mary Beth Goodspeed

Denver 80220

8/7/2020



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Sincerely,

Therese Roth

Denver 80210

8/7/2020



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Sincerely,

Paul Casper

Denver 80237

8/7/2020



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Sincerely,

Carla Rowland

Denver 80205

8/7/2020



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Sincerely,

Jeffrey Yrineo

Denver 80224

8/7/2020



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Sincerely,

Katharine N REDDING

Denver 80209

8/7/2020



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Sincerely,

Cathleen Gillies

Denver 80209

8/7/2020





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Sincerely,

Sally Hodge

Denver 80210

8/7/2020



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Sincerely,

Josephine Tsao

Denver 80230

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Sincerely,

Suzanne Johnsen

Denver 80218

8/7/2020



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Sincerely,

Lynne Gerken

Denver 80237

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Sincerely,

Janet OCallaghan

Denver 80209

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Sincerely,

Sandra Murray

Denver 80220

8/7/2020



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Sincerely,

Wanda Newman

Denver 80222

8/7/2020



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Sincerely,

Ursula Schultz

Denver 80207

8/7/2020





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Sincerely,

Vaught Melinda

Denver 80220

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Sincerely,

Abbey DeBoyes

Denver 80210

8/7/2020



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Sincerely,

Jeanne Giellis

Denver 80209

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sam Newman

Denver 80237

8/7/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Bill OCallaghan

Denver 80209

8/7/2020



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Sincerely,

J D Johnson

Denver 80218

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Sincerely,

Chris Giellis

Denver 80210

8/7/2020



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Sincerely,

Steve Cudzilo

Denver 80203

8/7/2020





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Sincerely,

Elizabeth Tovado

Denver 80220

8/7/2020



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Sincerely,

Karen Jo

Denver 80209

8/7/2020



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Sincerely,

Donna Widmaier

Denver 80206

8/7/2020



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Sincerely,

Lorraine Curtis

Denver 80211

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Sincerely,

Rosina Kovar

Denver 80220

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Sincerely,

Judith McDaniel

Denver 80220

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Sincerely,

Donna Upchurch

Denver 80220

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Sincerely,

ken widmaier

Denver 80206

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Sincerely,

Osborne Dykes

Denver 80209

8/7/2020



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Sincerely,

Yvette Newman

Denver 80237

8/7/2020



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Sincerely,

Michael Clark

Denver 80206

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Sincerely,

Patricia Clark

Denver 80206

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Sincerely,

Callie Vaught

Denver 80220

8/8/2020



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Sincerely,

William Deline

Denver 80237

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Sincerely,

John Strube

Denver 80202

8/8/2020



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Sincerely,

Michelle conklin

Denver 80237

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Sincerely,

Stacie Johnson

Denver 80224

8/8/2020



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Sincerely,

Jeff Martz

Denver 80219

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Sincerely,

Brad Appel

Denver 80203

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Sincerely,

Angela Miles

Denver 80231

8/8/2020



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Denver 80224

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Sincerely,

Duane Hanstein

Denver 80222

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Sincerely,

Natalya Wang

Denver 80220

8/8/2020



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Sincerely,

Celeste Draper

Denver 80228

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Sincerely,

Elizabeth St John

Denver 80220

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Sincerely,

Liz Sellyei

Denver 80203

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Sincerely,

Janet Wheeler

Denver 80206

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Sincerely,

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Sincerely,

Kathy Smith

Denver 80207

8/8/2020



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Sincerely,

John Wheeler

Denver 80249

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sandra Smith

Denver 80207

8/8/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Sincerely,

J Patterson

Denver 80224

8/8/2020





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Sincerely,

Sheila Roach

Denver 80222

8/8/2020



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Sincerely,

Michele Hassold

Denver 80210

8/8/2020



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Robert Neiryndck

Denver 80207

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Sincerely,

James Burkeholder

Denver 80237

8/8/2020



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Sincerely,

Joe Brill

Denver 80209

8/8/2020



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Sincerely,

Alissa Remstad

Denver 80224

8/8/2020



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Sincerely,

VASO MARTELLARO

Denver 80210

8/8/2020



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Sincerely,

David Fritschen

Denver 80210

8/8/2020





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Sincerely,

Kathy Quigley

Denver 80209

8/8/2020



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Sincerely,

Gina Simonson

Denver 80237

8/8/2020



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Sincerely,

Judy Berry

Denver 80237

8/8/2020



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Sincerely,

Melanie Buscemi

Denver 80238

8/8/2020



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Sincerely,

Stephen Kady

Denver 80222

8/8/2020



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Sincerely,

Cecelia Simms

Denver 80210

8/8/2020



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Sincerely,

Dee Carsten

Denver 80231

8/8/2020



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Sincerely,

shari Scott

Denver 80239

8/8/2020





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Sue Koscove

Denver 80238

8/8/2020



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Sincerely,

Sara Delavan

Denver 80223

8/8/2020



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Sincerely,

Lois Bradbury

Denver 80220

8/8/2020



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Sincerely,

Jason Clark

Denver 80209

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Sincerely,

Ryan Maxwell

denver 80222

8/8/2020



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Sincerely,

RICHARD NICKOLOFF

Denver 80211

8/8/2020



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Sincerely,

Jeanne Maxwell

Denver 80222

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Sincerely,

Katherine Lancaster

Denver 80246

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Sincerely,

Leslie Honaman

Denver 80222

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Sincerely,

Haven Cassidy

Denver 80237

8/8/2020



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Sincerely,

Martha Ferger

Denver 80210

8/8/2020



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Sincerely,

Rebecca Schwartz

Denver 80218

8/8/2020



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Sincerely,

Ann Somers

Denver 80209

8/8/2020



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Sincerely,

Jan Parker

Denver 80203

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Sincerely,

Karen Doyle

Denver 80224

8/8/2020



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Sincerely,

Ryan Moriarity

Denver 80210

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Denver 80210

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Sincerely,

Robert Maxwell

Denver 80222

8/8/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jamal Robinson

Denver 80239

8/8/2020



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Sincerely,

Brian Matthews

Denver 80233

8/8/2020



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Sincerely,

lois sollenberger

Denver 80206

8/8/2020



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Sincerely,

Terry Frazier

Denver 80210

8/8/2020



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Sincerely,

Jill Overton

Denver 80238

8/8/2020



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Sincerely,

Madison Stewart

Denver 80239

8/8/2020





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Sincerely,

Alisa Emerson

Denver 80237

8/8/2020



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Sincerely,

Erin Cormany

Denver 80224

8/8/2020



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Sincerely,

Mary Bergman

Denver 80211

8/8/2020



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Sincerely,

Deb Finnerty

Denver 80260

8/8/2020



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Sincerely,

Paul Tate

Denver 80205

8/8/2020



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Sincerely,

Bonnie Tessler

Denver 80222

8/8/2020



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Sincerely,

Judy Kunz

Denver 80237

8/8/2020



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Sincerely,

Barbara O'Neil

Denver 80224

8/8/2020





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Sincerely,

Lori Lee

Denver 80237

8/8/2020



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Sincerely,

Douglas McCain

Denver 80210

8/8/2020



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Sincerely,

Nancy Finan

Denver 80209

8/8/2020



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Sincerely,

Paula Suhr

Denver 80237

8/8/2020



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Sincerely,

Vicki Pearson

Denver 80223

8/8/2020



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Sincerely,

Rebecca Yamaguchi

Denver 80237

8/8/2020



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Sincerely,

N Young

Denver 80209

8/8/2020



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Sincerely,

Stefanie Baker

Denver 80222

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Sincerely,

Richard Weil

Denver 80237

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Sincerely,

Jerry Doerksen

Denver 80238

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Sincerely,

William Brown

Denver 80246

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Sincerely,

Rita Henry

Denver 80209

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Sincerely,

Michelle Miles-Lambert

Denver 80219

8/8/2020



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Sincerely,

JAMES MILES-LAMBERT

Denver 80222

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Sincerely,

Kim Kjergaard

Denver 80238

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Sincerely,

Timothy Carl

Denver 80237

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Sincerely,

William Douglass

Denver 80206

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Sincerely,

Debra Hodgkin

Denver 80209

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Sincerely,

Tanya Gelster

Denver 80224

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Sincerely,

Cliff Foster

Denver 80220

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Pam Foster

Denver 80220

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jane Schissel

Denver 80210

8/8/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Marlene Davis

Denver 80210

8/8/2020



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Sincerely,

Carolyn Haas

Denver 80222

8/8/2020





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Sincerely,

Kathleen McGovern

Denver 80210

8/8/2020



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Sincerely,

EJ Lorimer

Denver 80219

8/8/2020



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Sincerely,

Shawn Emery

Denver 80224

8/8/2020



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Sincerely,

Debbie Frazier

Denver 80224

8/9/2020



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Sincerely,

Joe Cuddihy

Denver 80246

8/9/2020



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Sincerely,

Nicole Pokorney

Denver 80224

8/9/2020



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Sincerely,

Ann Brannan

Denver 80211

8/9/2020



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Sincerely,

Colin Joyce

Denver 80211

8/9/2020





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Sincerely,

Kathleen Hutton

Denver 80209

8/9/2020



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Steven Arnold

Denver 80211

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Sincerely,

Steve Zizzo

Denver 80224

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Sincerely,

Dean Flanders

Denver 80227

8/9/2020



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Sincerely,

Ann McBournie

Denver 80210

8/9/2020



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Sincerely,

Noreen Dahl

Denver 80206

8/9/2020



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Sincerely,

Konstantina Kotantoulas

Denver 80209

8/9/2020



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Sincerely,

Werner Stadel

Denver 80224

8/9/2020





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Sincerely,

Ken Somon

Denver 80209

8/9/2020



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Sincerely,

Cynthia Tuttle

Denver 80224

8/9/2020



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Sincerely,

Leslie Whitty

Denver 80222

8/9/2020



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Sincerely,

Kathleen Aubert

Denver 80206

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Sincerely,

Kelly McFadden

Denver 80209

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Sincerely,

Kathy Malik

Denver 80207

8/9/2020



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Sincerely,

Jeff Phillips-strain

Denver 80202

8/9/2020



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Sincerely,

Richard Saiz

Denver 80227

8/9/2020





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Sincerely,

Beth Heiberg

Denver 80222

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JACKIE WYLDE

Denver 80206

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Sincerely,

Kathleen Rayborn

Denver 80238

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Sincerely,

Deborah Kacik

Denver 80211

8/9/2020



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Sincerely,

Elvin Heiberg

Denver 80222

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Sincerely,

Amy Gillespie

Denver 80222

8/9/2020



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Sincerely,

Kimberly Lomonaco Haycraft

Denver 80205

8/9/2020



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Sincerely,

George Lilly

Denver 80218

8/9/2020





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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lauren Serak

Denver 80210

8/9/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Sincerely,

Andy Schnack

Denver 80224

8/9/2020



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Sincerely,

Heather Sherman

Denver 80224

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Sincerely,

Sheri Calfee

Denver 80206

8/9/2020



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Sincerely,

Lisa Farrell

Denver 80218

8/9/2020



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Sincerely,

Julie Bunsness

Denver 80207

8/9/2020



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Sincerely,

nathan mattison

Denver 80222

8/9/2020



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Sincerely,

Lorraine Shuba

Denver 80220

8/9/2020





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Sincerely,

Mark Burgoon

Denver 80211

8/9/2020



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Sincerely,

Jennie Doerksen

Denver 80211

8/9/2020



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Sincerely,

Joan Turner

Denver 80210

8/9/2020



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Sincerely,

Mary Spero

Denver 80220

8/9/2020



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Sincerely,

Patrick Lehan

Denver 80231

8/9/2020



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Sincerely,

Patty Job

Denver 80207

8/9/2020



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Sincerely,

Jameela Khadiwala

Denver 80210

8/9/2020



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Sincerely,

Pamela Buhl

Denver 80210

8/9/2020





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Sincerely,

Samantha Koch

Denver 80236

8/9/2020



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Sincerely,

Judy lawler

Denver 80224

8/9/2020



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Sincerely,

Susan Schooleman

Denver 80205

8/9/2020



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Sincerely,

Sharon Thorson

Denver 80202

8/9/2020



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Sincerely,

Rosemary Perkins

Denver 80222

8/9/2020



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Sincerely,

Lynda Butterfield

Denver 80224

8/9/2020



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Sincerely,

Suzanne Creswell

Denver 80111

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Sincerely,

Tonia Wilson

Denver 80231

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Sincerely,

Blair Perron

Denver 80237

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Sincerely,

Catherine Ritchie

Denver 80210

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Sincerely,

Terry Fowler

Denver 80210

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Sincerely,

Carlee Kruep

Denver 80210

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Sincerely,

April Friedrichsen

Denver 80246

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Kevin Shuba

Denver 80220

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Sincerely,

Wendy Lee

Denver 80210

8/9/2020



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Sincerely,

Thomas Umland

Denver 80231

8/9/2020





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Sincerely,

Annie Bement

Denver 80209

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Sincerely,

Barbara Walder

Denver 80231

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Sincerely,

Bradley Gaylord

Denver 80220

8/9/2020



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Sincerely,

Tanner Hayes

Denver 80222

8/9/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Bonita Slothower

Denver 80207

8/9/2020



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Sincerely,

Teresa Gillespie

Denver 80224

8/9/2020



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Sincerely,

Maryalice Rael

Denver 80227

8/9/2020



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Sincerely,

John Lietz

Denver 80123

8/9/2020





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Sincerely,

Mary Andrews

Denver 80210

8/9/2020



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Sincerely,

Stacy Pahl- Tichy

Denver 80236

8/9/2020



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Sincerely,

Jerry King

Denver 80237

8/9/2020



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Sincerely,

Carol Esquibel

Denver 80238

8/9/2020



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Sincerely,

Carol Ward

Denver 80210

8/9/2020



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Sincerely,

John Eaton

Denver 80237

8/9/2020



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Sincerely,

Mary Brofford

Denver 80209

8/9/2020



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Sincerely,

Linda Adams

Denver 80246

8/9/2020





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Sincerely,

Cynthia Coffman

Denver 80220

8/9/2020



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Sincerely,

D'Ree Bobick

Denver 80227

8/9/2020



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Sincerely,

J Albertson

Denver 80209

8/9/2020



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Sincerely,

Cris Ann Bowman-Harvey

Denver 80232

8/9/2020



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Sincerely,

Karla Martinez

Denver 80214

8/9/2020



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Sincerely,

Doug Townsend

Denver 80206

8/9/2020



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Sincerely,

Quint Bobick

Denver 80227

8/9/2020



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Sincerely,

Larraine Givens

Denver 80227

8/9/2020





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Sincerely,

Louise Rouse

Denver 80209

8/9/2020



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Sincerely,

John Edwards

Denver 80227

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Denver 80206

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Sincerely,

Christopher Gates

Denver 80227

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Sincerely,

Elaine Brofford

Denver 80231

8/9/2020



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Sincerely,

Patricia Durbin

Denver 80231

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Sincerely,

Stacy Kenney

Denver 80220

8/9/2020



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Sincerely,

Nancy Graham

Denver 80209

8/9/2020





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Sincerely,

Michael Quigley

Denver 80204

8/9/2020



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Sincerely,

Matthew Martinez

Denver 80227

8/9/2020



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Sincerely,

Cheryl Beckwith

Denver 80210

8/9/2020



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Sincerely,

Basil Katsaros

Denver 80209

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Sincerely,

Geraldine Baron

Denver 80227

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Sincerely,

David Booth

Denver 80205

8/9/2020



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Sincerely,

Larry Braig

Denver 80237

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Amy Fagan

Denver 80222

8/9/2020





## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Tanis Bula

Denver 80224

8/9/2020



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Sincerely,

Waldo Lodder

Denver 80205

8/9/2020



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Sincerely,

Frank Jermance

Denver 80236

8/9/2020



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Sincerely,

Brian Friedman

Denver 80206

8/9/2020



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Sincerely,

Dale Chandler

Denver 80220

8/9/2020



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Sincerely,

Katie Whalen

Denver 80238

8/9/2020



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Sincerely,

Diana LaCazette

Denver 80222

8/9/2020



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Sincerely,

Rebecca Blue

Denver 80231

8/10/2020





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Sincerely,

Tommye McLemore

Denver 80209

8/10/2020



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Sincerely,

Juan Gutierrez

Denver 80246

8/10/2020



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Sincerely,

Patricia Ruscio

Denver 80231

8/10/2020



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Sincerely,

Sara Henry

Denver 80206

8/10/2020



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Sincerely,

Francis Reich

Denver 80238

8/10/2020



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Sincerely,

Jill Lodder

denver 80205

8/10/2020



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Sincerely,

Jeffrey Deckler

Denver 80224

8/10/2020



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Sincerely,

Natalie Landau

Denver 80238

8/10/2020





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Sincerely,

Brianna Thomas

Denver 80204

8/10/2020



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Sincerely,

James Roth

Denver 80209

8/10/2020



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Sincerely,

Bonnie Shenefelt

Denver 80227

8/10/2020



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Denver 80206

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Sincerely,

karen mccullough

Denver 80238

8/10/2020



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Christina Glennon

Denver 80222

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Sincerely,

Julie Christiansen

Denver 80222

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Sincerely,

Nancy Whitemore

Denver 80231

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Sincerely,

Kathryn Ried

Denver 80227

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Sincerely,

Arlene Straight

Denver 80210

8/10/2020



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Mary Lou Faherty

Denver 80222

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Betty Carson

Denver 80227

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Sincerely,

Fred Hamel

Denver 80209

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Sincerely,

john wyche

Denver 80236

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Sincerely,

Marie Brown

Denver 80219

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Sincerely,

gail lindley

Denver 80211

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Sincerely,

Dan Makolondra

Denver 80123

8/10/2020



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Stephen Fleischer

Denver 80218

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Carl Gustafson

Denver 80231

8/10/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Carolyn Ewald

Denver 802227

8/10/2020



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Sincerely,

Lauren Snider

Denver 80210

8/10/2020



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Sincerely,

Richard Maes

Denver 80249

8/10/2020



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Sincerely,

Allan kelley

Denver 80227

8/10/2020



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Sincerely,

Pamela Schaffer

Denver 80219

8/10/2020





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Sincerely,

Sara Montgomery

Denver 80246

8/10/2020



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Sincerely,

Christy Jones

Denver 80212

8/10/2020



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Sincerely,

Nora Roth

Denver 80237

8/10/2020



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Sincerely,

Christina Hicks

Denver 80210

8/10/2020



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Sincerely,

Margaret Chavez

Denver 80235

8/10/2020



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Sincerely,

Stephen Humphries

Denver 80209

8/10/2020



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Sincerely,

Yvonne Garcia

Denver 80227

8/10/2020



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Sincerely,

Robert Fry

Denver 80237

8/10/2020





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Sincerely,

Rosemary Sapegin

Denver 80110

8/10/2020



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Sincerely,

Victoria Palmer

Denver 80206

8/10/2020



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Sincerely,

MonaRae Hobart

Denver 80123

8/10/2020



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Sincerely,

Bart Glathar

Denver 80230

8/10/2020



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Sincerely,

Ronald Johns

Denver 80237

8/10/2020



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Sincerely,

Jan Kissell

Denver 80207

8/10/2020



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Sincerely,

Janette Cassidy

Denver 80210

8/10/2020



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Sincerely,

Debra Armento

Denver 80236

8/10/2020





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Sincerely,

Curtis Roberts

Denver 80210

8/10/2020



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Sincerely,

Dale Coski

Denver 80227

8/10/2020



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Sincerely,

Steve Shute

Denver 80236

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Sincerely,

Ruben Beltran

Denver 80206

8/10/2020



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Mirella Deleon

Denver 80210

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Sincerely,

Donald Gilworth

Denver 80220

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Sincerely,

Margaret Williams

Denver 80210

8/10/2020



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Sincerely,

Theresa Lopez

Denver 80227

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Richard Lopez

Denver 80227

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Sincerely,

Valerie Wunderlich

Denver 80237

8/10/2020



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Sincerely,

Andrew Remstad

Denver 80224

8/10/2020



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Sincerely,

Paul Johnson

Denver 80222

8/10/2020



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Sincerely,

Jimmy Gose

Denver 80202

8/10/2020



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Sincerely,

Carol Reed

Denver 80224

8/10/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Vivian Nerim

Denver 80206

8/10/2020



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Debra Niemiec

Denver 80222

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Sincerely,

Terri Allsup

Denver 80224

8/10/2020



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JUAN Gras

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Sincerely,

CAROL MARTINEZ

Denver 80219

8/10/2020



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Sincerely,

Steve Allison

Denver 80203

8/10/2020



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Sincerely,

Andrew Silva

Denver 80204

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Sincerely,

philip gotlin

Denver 80212

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Sincerely,

Peter Garcia

Denver 80227

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Sincerely,

Kim Ward

Denver 80210

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Sincerely,

Dean Lazzari

Denver 80231

8/10/2020



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P Breese

Denver 80206

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Sincerely,

Tamiko Giuffrida

Denver 80206

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Sincerely,

Alex Valderrama

Denver 80219

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Sincerely,

Irene Dionne

Denver 80209

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John Cullerton

Denver 80218

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Daniel Courtney

Denver 80238

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Perfecto Reyes

Denver 80222

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sigrid Barr

Denver 80209

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Sharon Sekerak

Denver 80211

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Denver 80222

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Denver 80211

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Larry Keller

Denver 80210

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Sincerely,

Clare Cavanaugh

Denver 80220

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Sincerely,

julie zimbelman

Denver 80230

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Sincerely,

kevin delaney

Denver 80205

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Thomas Cavanaugh

Denver 80220

8/10/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Kristin Des Marais

Denver 80202

8/10/2020



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Sincerely,

Carolyn Falvey

Denver 80218

8/10/2020



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Sincerely,

Gordon Reed

Denver 80210

8/10/2020



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Sincerely,

Lorraine Badger

Denver 80210

8/10/2020



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Sincerely,

Howard Taborsky

Denver 80227

8/10/2020



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Sincerely,

Brenda Cole

Denver 80222

8/10/2020





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Sincerely,

LEE ADKINS II

Denver 80123

8/10/2020



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Sincerely,

Veronica Saiz

Denver 80227

8/10/2020



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Sincerely,

Charles Berkey

Denver 80206

8/10/2020



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Sincerely,

Cherie Oertel

Denver 80210

8/10/2020



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Sincerely,

Kathleen Lemming

Denver 80246

8/10/2020



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Sincerely,

Tanner Johnson

Denver 80210

8/10/2020



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Sincerely,

Lisa Lujan

Denver 80219

8/10/2020



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Sincerely,

Barry Schaer

Denver 80222

8/10/2020





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Sincerely,

Julianne Butler

Denver 80222

8/10/2020



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Sincerely,

Bernadette Langbein

Denver 80210

8/10/2020



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Sincerely,

Nancy Burke

Denver 80204

8/10/2020



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Sincerely,

Eugene McGuire

Denver 80237

8/10/2020



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Sincerely,

Rob Leach

Denver 80206

8/10/2020



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Sincerely,

Mary Gallegos-Scisney

Denver 80224

8/10/2020



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Sincerely,

Karen McGuire

Denver 80237

8/10/2020



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Sincerely,

Don Lindley

Denver 80211

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Sincerely,

Annette Sylber

Denver 80123

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Sincerely,

Kim Hayes

Denver 80222

8/10/2020



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Sincerely,

Teresa Gibbons

Denver 80206

8/10/2020



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Sincerely,

Sarah Speicher

Denver 80224

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Sincerely,

Jacques Bensard

Denver 80203

8/10/2020



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Sincerely,

Mary Hierath-Prout

Denver 80206

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Sincerely,

Diana Lambe

Denver 80209

8/10/2020



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Sincerely,

Paul Linton

Denver 80210

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Sincerely,

Robert Bloom

Denver 80223

8/10/2020



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Sincerely,

Veronica Marvin

Denver 80214

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Sincerely,

Mark Rich

Denver 80236

8/10/2020



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Sincerely,

Joseph Moore

Denver 80210

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Steven Carter

Denver 80123

8/10/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Jennifer Stevens

Denver 80220

8/10/2020



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Sincerely,

Karyl Klein

Denver 80209

8/10/2020



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Sincerely,

Deborah Hooks

Denver 80209

8/10/2020





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Sincerely,

Sue Moore

Denver 80210

8/10/2020



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Sincerely,

Holly Bodine

Denver 80209

8/10/2020



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Sincerely,

Nick Nathan

Denver 80220

8/10/2020



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Sincerely,

Colleen Mackey

Denver 80210

8/10/2020



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Sincerely,

Nancy Bokowski

Denver 80238

8/10/2020



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Sincerely,

T GOLDHAMER

Denver 80224

8/10/2020



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Sincerely,

Keith Scisney

Denver 80230

8/10/2020



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Sincerely,

Michael Battista

Denver 80204

8/10/2020





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Sincerely,

Mary Grant

Denver 80210

8/10/2020



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Sincerely,

Lisa Battista

Denver 80236

8/10/2020



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Michael Cecchini

Denver 80224

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Sincerely,

Frank Wallace

Denver 80220

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Sincerely,

Jeannie Springer

Denver 80210

8/10/2020



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Sincerely,

Sara Christison-Rino

Denver 80206

8/10/2020



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Sincerely,

Edith Lindsey

Denver 80222

8/10/2020



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mike Landa

Denver 80222

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Jane Prancan

Denver 80206

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Sincerely,

Rick Skurulsky

Denver 80210

8/10/2020



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Sincerely,

Alli Steed Pineda

Denver 80231

8/10/2020



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Sincerely,

Joseph Black

Denver 80235

8/10/2020



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Sincerely,

Megan Adamson

Denver 80246

8/10/2020



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Sincerely,

dale Armento

Denver 80219

8/10/2020



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Sincerely,

Tara Skurulsky

Denver 80210

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Sincerely,

greg sauber

denver 80210

8/10/2020





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Denver 80231

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Sincerely,

MARY DEVINE

Denver 80220

8/10/2020



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Sincerely,

Jody roblez

Denver 80209

8/10/2020



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Joe Esterak

Denver 80235

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Sincerely,

Barbara Basse

Denver 80209

8/10/2020



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Sincerely,

sandra peif

Denver 80209

8/10/2020



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Sincerely,

Karen Bryant

Denver 80246

8/10/2020



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Sincerely,

Mhari Doyle

Denver 80210

8/10/2020





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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rob Landis

Denver 80210

8/10/2020



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Sincerely,

Sarah List

Denver 80210

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Sincerely,

Robert Scofield

Denver 80219

8/10/2020



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Sincerely,

James Black

Denver 80210

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Sincerely,

H Paul Cohen

Denver 80220

8/10/2020



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Sincerely,

Richard Armento

Denver 80219

8/10/2020



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Sincerely,

Dan Montgomery

Denver 80210

8/10/2020



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Sincerely,

Kay Schumacher

Denver 80210

8/10/2020





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Sincerely,

Barbara Nash

Denver 80210

8/10/2020



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Sincerely,

Rita Gibson

Denver 80220

8/10/2020



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Sincerely,

Tom Sund

Denver 80123

8/10/2020



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Sincerely,

James Katsaros

Denver 80203

8/10/2020



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Sincerely,

victoria partridge

Denver 80210

8/10/2020



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Sincerely,

Jane Scofield

Denver 80219

8/10/2020



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Sincerely,

Lori Trani

Denver 80220

8/10/2020



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Sincerely,

John Wilson

Denver 80231

8/10/2020





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Sincerely,

Yelena Avramenko

Denver 80222

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Sincerely,

Michael Hebert

Denver 80210

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Sincerely,

Treisa Kennedy

Denver 80222

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Sincerely,

Andrew Newcomb

Denver 80218

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Sincerely,

Beverly Reilly

Denver 80222

8/10/2020



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Sincerely,

Tim Sweeney

Denver 80220

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Sincerely,

David Weinstock

Denver 80223

8/10/2020



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Sincerely,

Andy Barton

Denver 80209

8/10/2020





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Sincerely,

David Larkin

Denver 80209

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Sincerely,

Bridget Hurley

Denver 80210

8/11/2020



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Sincerely,

shel block

denver 80218

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Sincerely,

Beverly Sherman

Denver 80220

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Sincerely,

Phyllis Salz

Denver 80206

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Sincerely,

linda scheurer

Denver 80210

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Sincerely,

Jade Martinez

Denver 80238

8/11/2020



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Sincerely,

Deidre Shanley

Denver 80206

8/11/2020





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Sincerely,

John Sawyer

Denver 80207

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Sincerely,

Robert Coe

Denver 80218

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Sincerely,

FRED JOSEPH

Denver 80231

8/11/2020



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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

James Lindeberg

Denver 80237

8/11/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Marcia Lindeberg

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Sincerely,

Thomas Coxhead

Denver 80220

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Sincerely,

ZJ Czupor

Denver 80237

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Sincerely,

Marta Sipeki

Denver 80237

8/11/2020





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Sincerely,

Lori Henley

Denver 80231

8/11/2020



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Sincerely,

Angie Howes

Denver 80220

8/11/2020



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Sincerely,

Dan Wade

Denver 80123

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Sincerely,

Fred Wulff

Denver 80209

8/11/2020



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Sincerely,

Joe Vigil

Denver 80211

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Sincerely,

Jeff Vaccaro

Denver 80219

8/11/2020



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Sincerely,

David Bufalo

Denver 80221

8/11/2020



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Sincerely,

Gregory Soneff

Denver 80206

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Sincerely,

Jane Gallup

Denver 80206

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Sincerely,

Rod and Connie Smith

Denver 80220

8/11/2020



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Sincerely,

Julie Bury

Denver 80210

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Sincerely,

margaret maupin

Denver 80220

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Sincerely,

Elaine Taniwaki

Denver 80234

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Sincerely,

Paul McKenna

Denver 80231

8/11/2020



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Sincerely,

Kara McKenna

Denver 80231

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Sincerely,

Sean Innerst

Denver 80219

8/11/2020





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Sincerely,

Jaylene Keeler

Denver 80218

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Denver 80219

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Sincerely,

Thomas Rowe

Denver 80210

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Sincerely,

Debbie Blew

Denver 80231

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Sincerely,

shannon johnson

denver 80203

8/11/2020



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Sincerely,

Tracy Killian

Denver 80206

8/11/2020



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Denver 80219

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Sincerely,

Jessica Ryan

Denver 80206

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Jeffrey Brown

Denver 80211

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Sincerely,

Bridget Rosenberg

Denver 80206

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Sincerely,

Donna Wojtowicz

Denver 80206

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Sincerely,

Jim Meier

Denver 80221

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Sincerely,

Jean Gravina

Denver 80219

8/11/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joy Ziegler

Denver 80219

8/11/2020





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Sincerely,

Cynthia Powers

Denver 80214

8/11/2020



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Sincerely,

Marc Hanna

Denver 80206

8/11/2020



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Sincerely,

Leslie Burget

Denver 80222

8/11/2020



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Sincerely,

Elizabeth Rowan

Denver 80209

8/11/2020



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Sincerely,

Kathy Staiano

Denver 80216

8/11/2020



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Sincerely,

Donna Ryan

Denver 80206

8/11/2020



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Sincerely,

Georgia Gallagher

Denver 80202

8/11/2020



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Sincerely,

Diane Jones

Denver 80206

8/11/2020





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Sincerely,

Catherine Shopneck

Denver 80206

8/11/2020



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Sincerely,

Julie Gavrilovic

Denver 80222

8/11/2020



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Sincerely,

Sheila Swanberg

Denver 80206

8/11/2020



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Sincerely,

Shawna Crocker

Denver 80219

8/11/2020



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Sincerely,

Arlene Perry

Denver 80206

8/11/2020



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Sincerely,

Angela Hacker

Denver 80202

8/11/2020



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Sincerely,

Marilyn Mitchell

Denver 80206

8/11/2020



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Sincerely,

Nanette Raaf

Denver 80220

8/11/2020





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Sincerely,

Gwen Ross

Denver 80226

8/11/2020



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Sincerely,

maggie hacala

Denver 80206

8/11/2020



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Sincerely,

Andrea CHRIST

Denver 80231

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Sincerely,

Lorraine Alfani

Denver 80238

8/11/2020



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Sincerely,

Marcia Ausmus

Denver 80236

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Sincerely,

Chip Duval

Denver 80206

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Sincerely,

Kerri Ginther

Denver 80237

8/11/2020



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Sincerely,

Susan Marvin

Denver 80238

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Sincerely,

Janlyn Baylor

Denver 80211

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Sincerely,

Ronald Crawford

Denver 80236

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Sincerely,

Michelle Cory

Denver 80220

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Sincerely,

Rita Rios

Denver 80231

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Sincerely,

Joanna Lucas

Denver 80206

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Sincerely,

Joseph Gallegos

Denver 80236

8/11/2020



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Sincerely,

Gail Simon

Denver 80206

8/11/2020



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Sincerely,

Mary Kitchen

Denver 80220

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Sincerely,

Julie Schwarz

Denver 80238

8/11/2020



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Sincerely,

Dawne Murray

Denver 80210

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Case

Denver 80210

8/11/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Paula von Lindern

Denver 80209

8/11/2020



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Sincerely,

Nadine Davis

Denver 80222

8/11/2020



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Sincerely,

Belinda Nelson

Denver 80220

8/11/2020



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Sincerely,

Nick Pacheco

Denver 80236

8/11/2020



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Sincerely,

Kim Neitzke

Denver 80236

8/11/2020





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Sincerely,

Melissa Bollacker

Denver 80224

8/11/2020



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Sincerely,

Trish Macaskill

Denver 80210

8/11/2020



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Sincerely,

Nary Bastien

Denver 80206

8/11/2020



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Sincerely,

Susan Young

Denver 80207

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Sincerely,

Scott Hutcherson

Denver 80227

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Sincerely,

Eva Haykin

Denver 80231

8/11/2020



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Sincerely,

Cindy Powell

Denver 80214

8/11/2020



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Sincerely,

Tamara Patzer

Denver 80231

8/11/2020





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Sincerely,

Karen Miller

Denver 80219

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Sincerely,

Doug Backman

Denver 80211

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Sincerely,

Shaun Gleason

Denver 80230

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Sincerely,

Brady Kolath

Denver 80237

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Sincerely,

Anna Kaye

Denver 80210

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Sincerely,

Beverly DeBusk

Denver 80206

8/12/2020



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Sincerely,

Anthony Zarate

Denver 80247

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Sincerely,

Steve Adams

Denver 80220

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Sincerely,

Mary Mauck

Denver 80224

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Sincerely,

Taylor Gabel

Denver 80206

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Sincerely,

Frances Daly

Denver 80222

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Sincerely,

Jacquelyn Williams

Denver 80218

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Diego Madrigal

Denver 80218

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Sincerely,

maya mcgann

Denver 80221

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Sincerely,

Elijah Rodriguez

Denver 80235

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Sincerely,

Jenifer Schipper

Denver 80222

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Sincerely,

Elizabeth Dzabic

Denver 80231

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Sincerely,

Robert Wright

Denver 80236

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Sincerely,

Timothy McHugh

Denver 80210

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Sincerely,

Dominique Stewart

Denver 80249

8/12/2020



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Sincerely,

Alexandra Lopez

Denver 80206

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jon foreman

Denver 80247

8/12/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Amy Barrett

Denver 80206

8/12/2020



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Sincerely,

Kristen Sandersen

Denver 80219

8/12/2020





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Sincerely,

Roberto Solis

Denver 80229

8/12/2020



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Sincerely,

Francine Porter

Denver 80220

8/12/2020



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Sincerely,

Mark Ryan

Denver 80220

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Sincerely,

Grace Torres

Denver 80219

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Sincerely,

Amy Gebhardt

Denver 80209

8/12/2020



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Sincerely,

Amanda Burnett

Denver 80211

8/12/2020



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Sincerely,

Patricia Callan

Denver 80237

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Sincerely,

Daniel Pacheco

Denver 80227

8/12/2020





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Sincerely,

Sharon Johnson

Denver 80220

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Sincerely,

Brooklynn Miller

Denver 80205

8/12/2020



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Sincerely,

Christina Doyle

Denver 80205

8/12/2020



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Sincerely,

Judith Morris

Denver 80247

8/12/2020



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Sincerely,

Jannelle Molina

Denver 80231

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Sincerely,

Barbara Oberfeld

Denver 80206

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Sincerely,

Michael Walker

Denver 80202

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Sincerely,

Jeanne Vaughn

Denver 80210

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Sincerely,

Kathleen Boggie

Denver 80222

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Denver 80210

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Lori Roberts

Denver 80227

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Denver 80220

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Denver 80206

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Cynthia Alford

Denver 80212

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Denver 80205

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Michelle Kniley

Denver 80210

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Denver 80207

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Sheila Ashmore

Denver 80220

8/12/2020



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Sincerely,

Betsy Hernandez

Denver 80204

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Sincerely,

Alfonso Valdez

Denver 80239

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Denver 80209

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Eric Smith

Denver 80219

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Elizabeth Brown

Denver 80207

8/12/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jolene Platz

Denver 80229

8/12/2020



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Sincerely,

Lania Ross

Denver 80209

8/12/2020



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Sincerely,

Ben Thompson

Denver 80206

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Sincerely,

Avery Anderson

Denver 80205

8/12/2020



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Sincerely,

Hillary Laird

Denver 80204

8/12/2020



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Sincerely,

Roxane Homan

Denver 80220

8/12/2020



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Sincerely,

Lynn Vickers

Denver 80231

8/12/2020





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Amy Long

Denver 80202

8/12/2020



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Sincerely,

Stacy Perez

Denver 80222

8/12/2020



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Sincerely,

Stephen Eppler

Denver 80206

8/12/2020



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Sincerely,

DB Boardman

Denver 80246

8/12/2020



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Sincerely,

Jeff Kwon

Denver 80210

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Sincerely,

Michele McKinster

Denver 80205

8/12/2020



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Sincerely,

Shirley Sarmiento

Denver 80237

8/12/2020



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Sincerely,

Ronald Cardwell

Denver 80223

8/12/2020





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Sincerely,

Steven Scharnhorst

Denver 80220

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Sincerely,

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Denver 80206

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Sincerely,

Keith Brown

Denver 80249

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Sincerely,

Ryan Cook

Denver 80112

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Tom Afman

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Sincerely,

Virginia McGrane

Denver 80219

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Sincerely,

Katy Priest

Denver 80224

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Denver 80220

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Sincerely,

Todd Reynolds

Denver 80123

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Denver 80209

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Denver 80231

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gabriella campos

Denver 80219

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Eric Armento

Denver 80236

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Sincerely,

Colin Lamberton

Denver 80222

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Danelle Bittner

Denver 80231

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Sincerely,

Cindy Engel

Denver 80237

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Mildred Caplitz

Denver 80222

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Christina Pino

Denver 80219

8/13/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Diana Meraz

Denver 80220

8/13/2020



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Sincerely,

Gloria Medina

Denver 80249

8/13/2020



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Sincerely,

Reina Blea

Denver 80219

8/13/2020





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Sincerely,

Monica Ayala

Denver 80204

8/13/2020



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Sincerely,

Jennifer Clark

Denver 80207

8/13/2020



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Sincerely,

Juliann Blea

Denver 80222

8/13/2020



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Sincerely,

Samuel Zubia

Denver 80219

8/13/2020



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Sincerely,

Ronald Messing

Denver 80227

8/13/2020



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Sincerely,

Karen Eivins

Denver 80209

8/13/2020



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Sincerely,

Jane Hornung

Denver 80224

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Sincerely,

Tom Turner

Denver 80206

8/13/2020





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Sincerely,

Estelle Keren

Denver 80222

8/13/2020



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Sincerely,

cody campbell

Denver 80249

8/13/2020



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Sincerely,

Molly White

Denver 80204

8/13/2020



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Sincerely,

Jorge Hernandez

Denver 80238

8/13/2020



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Sincerely,

Valerie Ruiz

Denver 80249

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Sincerely,

Beth Stoffel

Denver 80210

8/13/2020



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Sincerely,

William Hunter

Denver 80230

8/13/2020



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Sincerely,

Yvonne Garcia

Denver 80227

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David Gonzales

Denver 80237

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Sincerely,

Beatrice Serna

Denver 80211

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Sincerely,

Adrienne Randol

Denver 80238

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Sincerely,

Nicolas Harding

Denver 80202

8/13/2020



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Sincerely,

William Chamberlain

Denver 80228

8/13/2020



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Sincerely,

Mina Reed

Denver 80223

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Sincerely,

Lisa Lewis

Denver 80222

8/13/2020





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Sincerely,

Justin Lewis

Denver 80110

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Sincerely,

Amy Reynolds

Denver 80219

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Sincerely,

Cyndi Lahn

Denver 80220

8/13/2020



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Denver 80210

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Sincerely,

Caroline Herter

Denver 80221

8/13/2020



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Sincerely,

Peggy Largent

Denver 80211

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Sincerely,

Lauren West

Denver 80204

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mark Miller

Denver 80227

8/13/2020





## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Sincerely,

Rhonda Balding

Denver 80204

8/13/2020



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Sincerely,

Janice Padilla

Denver 80231

8/13/2020



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Sincerely,

Sherri Doyle

Denver 80207

8/13/2020



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Sincerely,

Austin Moore

Denver 80222

8/13/2020



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Sincerely,

Lisa Langas

Denver 80211

8/13/2020



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Sincerely,

Stephanie Casey

Denver 80224

8/13/2020



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Sincerely,

Robin Wilder

Denver 80123

8/13/2020



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Sincerely,

Laura Mitchell

Denver 80237

8/13/2020





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Sincerely,

George Makolondra

Denver 80230

8/13/2020



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Sincerely,

Kirk Anderson

Denver 80209

8/13/2020



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Sincerely,

Priscilla Olmsted

Denver 80205

8/13/2020



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Sincerely,

Bruce Higson-Smith

Denver 80220

8/13/2020



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Sincerely,

Geary Anderson

Denver 80224

8/13/2020



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Sincerely,

Ned Carlson

Denver 80220

8/13/2020



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Sincerely,

Richard Anderson

Denver 80224

8/13/2020



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Sincerely,

Emily Shaw

Denver 80231

8/13/2020





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Sincerely,

Mary Justice

Denver 80210

8/13/2020



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Sincerely,

James Conwell

Denver 80220

8/13/2020



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Sincerely,

Ron Weiss

Denver 80224

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Charles Lehman

Denver 80209

8/13/2020



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Sincerely,

Justine Chorley

Denver 80219

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Sincerely,

Anthony Moreno

Denver 80206

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George Bodley

Denver 80210

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Sincerely,

Roger Schmidt

Denver 80203

8/13/2020





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Sincerely,

Kathleen Fiore

Denver 80206

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Sincerely,

Joe Staib

Denver 80224

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Marisa Echaniz

Denver 80220

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Sincerely,

H. GORDON BEAMGUARD

Denver 80224

8/13/2020



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Denver 80224

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Stewart Reed

Denver 80224

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Sincerely,

Terry Hostetler

Denver 80206

8/13/2020



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Sincerely,

Toby Beamguard

Denver 80224

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Denver 80219

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Sincerely,

Donna Krentz

Denver 80204

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Sincerely,

Mary Ann Krawchuk

Denver 80210

8/13/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ashley Arroyo

Denver 80210

8/13/2020



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Sincerely,

Dina Fanter

Denver 80231

8/13/2020



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Sincerely,

Linda Fischer

Denver 80218

8/13/2020



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Sincerely,

Stacy Garcia

Denver 80227

8/13/2020



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Sincerely,

Gail Sykes

Denver 80238

8/13/2020





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Sincerely,

Jayne Cordes

Denver 80210

8/13/2020



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Sincerely,

Deborah Berkey

Denver 80209

8/13/2020



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Sincerely,

Alison Strom

Denver 80223

8/13/2020



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Sincerely,

Jaime Jacob

Denver 80208

8/13/2020



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Sincerely,

Eric Bialorucki

denver 80210

8/13/2020



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Sincerely,

Lori Hartzband

Denver 80218

8/13/2020



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Sincerely,

Carole Costello

Denver 80238

8/13/2020



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Sincerely,

Diane Duncanson

Denver 80231

8/13/2020





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Sincerely,

Laura Agelopoulos

Denver 80220

8/13/2020



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Sincerely,

Rosa Macias

Denver 80237

8/13/2020



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Sincerely,

pat myles

Denver 80238

8/13/2020



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Sincerely,

marcia finkel

denver 80209

8/13/2020



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Sincerely,

Patricia Peri

Denver 80210

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Sincerely,

Lee Berkey

Denver 80204

8/13/2020



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Sincerely,

gaylene garbizo

Denver 80218

8/13/2020



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Sincerely,

jane herbst

Denver 80209

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Sincerely,

Alex Moore

Denver 80216

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Sincerely,

Sandra Butler

Denver 80220

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Denver 80231

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Sincerely,

Carolyn Griffin

Denver 80206

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Sincerely,

Glenn Siddall

Denver 80206

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Sincerely,

Alex Boucher

Denver 80206

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Sincerely,

Adrienne Mulliniaux

Denver 80209

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Sincerely,

Shannon Walsweer

Denver 80210

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Sincerely,

Laura London

Denver 80223

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James French

Denver 80222

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Sincerely,

Michele Korver

Denver 80210

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Lauren Victor

Denver 80206

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Sincerely,

victoria donovan

Denver 64121

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Diana Benedict

Denver 80210

8/13/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Patricia Ohern

Denver 80206

8/13/2020





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Sincerely,

Rebecca Mayfield

Denver 80219

8/13/2020



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Sincerely,

DAVID KLOOSTERMAN

Denver 80224

8/13/2020



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Sincerely,

Elizabeth Scharnhorst

Denver 80220

8/13/2020



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Sincerely,

Barry Steelman

Denver 80210

8/14/2020



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Sincerely,

Karen Keithley

Denver 80220

8/14/2020



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Sincerely,

Renata Hahn

Denver 80210

8/14/2020



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Sincerely,

Vincent Polzer

Denver 80212

8/14/2020



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Sincerely,

Carter Smith

Denver 80206

8/14/2020





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Sincerely,

Elizabeth Thompson

Denver 80206

8/14/2020



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Sincerely,

Megan Harry

Denver 80209

8/14/2020



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Sincerely,

Andrea Stevens

Denver 80210

8/14/2020



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Sincerely,

Matt Seibel

Denver 80220

8/14/2020



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Sincerely,

Lisa Biro

Denver 80210

8/14/2020



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Sincerely,

Anne Chandler

Denver 80206

8/14/2020



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Sincerely,

Kristi Sweeney

Denver 80237

8/14/2020



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Sincerely,

Giuliana Brunner

Denver 80210

8/14/2020





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Sincerely,

Suzanne Thigpen

Denver 80218

8/14/2020



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Sincerely,

Lisa LUTZ

Denver 80230

8/14/2020



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Sincerely,

Catherine Ferguson-Wyatt

Denver 80210

8/14/2020



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Sincerely,

Karri Smith

Denver 80238

8/14/2020



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Sincerely,

Lynn Josef

Denver 80209

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Sincerely,

Jami Grier

Denver 80210

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Sincerely,

Jacqueline Stephens

Denver 80220

8/14/2020



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Sincerely,

Cynthia Berland

Denver 80206

8/14/2020





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Sincerely,

John Berg

Denver 80218

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Sincerely,

Melissa Segers

Denver 80218

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Sincerely,

Pamela Jinkerson

Denver 80209

8/14/2020



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Sincerely,

Nicole Wexler

Denver 80210

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Sincerely,

Annelyn Aficial

Denver 80210

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Sincerely,

Joan Baronberg

Denver 80220

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Sincerely,

Susan Gowen

Denver 80220

8/14/2020



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Sincerely,

Maureen McGowan

Denver 80231

8/14/2020





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Sincerely,

Cara Mccarty

Denver 80203

8/14/2020



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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lonnie Kemp

Denver 80224

8/14/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Sincerely,

Clark Gestring

Denver 80206

8/14/2020



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Sincerely,

Sandra Schechter

Denver 80220

8/14/2020



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Sincerely,

Neiel Baronberg

Denver 80220

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Sincerely,

Rosa Obrand

Denver 80231

8/14/2020



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Sincerely,

Carrie Lensink

Denver 80247

8/14/2020



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Sincerely,

Helen Reuben

Denver 80210

8/14/2020





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Sincerely,

Anne Howard

Denver 80206

8/14/2020



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Sincerely,

Robin Beery

Denver 80206

8/14/2020



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Sincerely,

Jennifer Nargi

Denver 80209

8/14/2020



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Sincerely,

William Logan

Denver 80237

8/14/2020



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Sincerely,

Robert Duncan

Denver 80220

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Sincerely,

Michael Ricafort

Denver 80209

8/14/2020



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Sincerely,

Sasha Hernandez

Denver 80212

8/14/2020



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Sincerely,

Ivan London

Denver 80206

8/14/2020





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Sincerely,

Maria Hargett

Denver 80210

8/14/2020



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Sincerely,

Barbara Amato

Denver 80218

8/14/2020



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Sincerely,

Juli Faber

Denver 80210

8/14/2020



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Sincerely,

Ann Ayers

Denver 80218

8/14/2020



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Sincerely,

Tom Hughes

Denver 80237

8/14/2020



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Sincerely,

Karen Walter

Denver 80218

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Sincerely,

Jean Butler

Denver 80231

8/14/2020



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Sincerely,

Catherine Stanton

Denver 80209

8/14/2020





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Sincerely,

Valerie Lopez

Denver 80231

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Sincerely,

Michael Merson

Denver 80230

8/14/2020



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Hanni Cohen

Denver 80220

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Sincerely,

Jennifer Bailey

Denver 80210

8/14/2020



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Sincerely,

Kim Flickinger

Denver 80209

8/14/2020



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Sincerely,

Linda Perry

Denver 80206

8/14/2020



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Sincerely,

MaryCaye Johnson

Denver 80206

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Sincerely,

Leslie Moroye

Denver 80231

8/14/2020





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Sincerely,

Scott Perry

Denver 80123

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Sincerely,

Noemi Chavez

Denver 80219

8/14/2020



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Sincerely,

Terrence Richards

Denver 80209

8/14/2020



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liv hanson

Denver 80210

8/14/2020



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Sincerely,

carolyn andrews

Denver 80237

8/14/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

W Moore

Denver 80223

8/14/2020



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Sincerely,

susan wallner

Denver 80220

8/14/2020



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Sincerely,

Cindy Nolan

Denver 80204

8/14/2020





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Sincerely,

Richard Gardner

Denver 80237

8/14/2020



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Sincerely,

Patrick Scanlan

Denver 80211

8/14/2020



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Sincerely,

Tracey Brummett

Denver 80210

8/14/2020



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Sincerely,

Hailey Roberts

Denver 80222

8/14/2020



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Sincerely,

Ross Wallace

Denver 80238

8/14/2020



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Sincerely,

Susan Rydiger

Denver 80205

8/14/2020



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Sincerely,

John Lutz

Denver 80230

8/14/2020



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Sincerely,

Rosemary Hensley

Denver 80237

8/14/2020





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Sincerely,

Karen Okuno

Denver 80231

8/14/2020



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Sincerely,

Sarah Gunn

Denver 80209

8/14/2020



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Sincerely,

Kat Taylor

Denver 80204

8/14/2020



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Sincerely,

Jameson Gregson

Denver 80222

8/14/2020



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Sincerely,

Barbara Lencicki

Denver 80206

8/14/2020



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Sincerely,

Sylvia Replogle

Denver 80211

8/14/2020



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Sincerely,

Joseph Tentler

Denver 80222

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Sincerely,

Virginia Prochnow

Denver 80204

8/14/2020





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Sincerely,

Lawrence Christ

Denver 80231

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Sincerely,

Linda Kaufman

Denver 80210

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Sincerely,

Shannon Calhoun

Denver 80210

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Sincerely,

Marvin Crai

Denver 80207

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Sincerely,

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Denver 80220

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Sincerely,

Joan L. Buresh

Denver 80224

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Sincerely,

Melissa Barrett

Denver 80210

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Sincerely,

Mary E Holmes

Denver 80218

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Sincerely,

Dawn Martinez

Denver 80209

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Sincerely,

Carol Naff

Denver 80220

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Sincerely,

Diana Moon

Denver 80231

8/14/2020



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Sincerely,

Bev Sack

Denver 80223

8/14/2020



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Charles Engle

Denver 80210

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J Federico

Denver 80221

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Sincerely,

Patricia Bass

Denver 80210

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Denver 80210

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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jane Sklar

Denver 80210

8/14/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

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Sincerely,

Elizabeth LaBarbera

Denver 80210

8/14/2020



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Sincerely,

Jennifer Doran

Denver 80220

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Sincerely,

Mary Burns

Denver 80210

8/14/2020



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Sincerely,

Scott Watkins

Denver 80210

8/14/2020



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Sincerely,

Edward Wharton

Denver 80223

8/14/2020



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Sincerely,

Douglas Windes

Denver 80210

8/14/2020



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Sincerely,

Randi Barrett

Denver 80204

8/14/2020





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Sincerely,

BRENDA MCHENRY

Denver 80210

8/14/2020



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Sincerely,

Rebecca Swartz

Denver 80209

8/14/2020



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Sincerely,

Kathryn Anderson

Denver 80237

8/14/2020



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Sincerely,

Ronald Naff

Denver 80220

8/14/2020



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Sincerely,

Pamela Peros

Denver 80237

8/14/2020



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Sincerely,

Charles Hiltz

Denver 80209

8/14/2020



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Sincerely,

Laura Brenner

Denver 80227

8/14/2020



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Sincerely,

Marilyn Richardson

Denver 80218

8/14/2020





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Sincerely,

Robert Gratiot

Denver 80206

8/14/2020



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Sincerely,

George Zepernick

Denver 80209

8/14/2020



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Sincerely,

Samuel Feld

Denver 80209

8/14/2020



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Sincerely,

Rae Harris

Denver 80220

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Elizabeth Migel

Denver 80223

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Sincerely,

Barbara tupkelewicz

Denver 80211

8/14/2020



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Fred Jorgensen

Denver 80220

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Sincerely,

Jane Oppenheim

Denver 80206

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Sincerely,

Norene Donofrio

Denver 80220

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John D'Onofrio

Denver 80220

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Sincerely,

Mary Darlene Hurley

Denver 80237

8/14/2020



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Sincerely,

Sarah Schweizer

Denver 80209

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Sincerely,

D. Gurtler

Denver 80210

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Sincerely,

ANN KANEKO

Denver 80210

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Sincerely,

Catherine Moran

Denver 80222

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Sincerely,

Stephanie Barth

Denver 80209

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Sincerely,

K. Louise Burger

Denver 80219

8/15/2020



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Sincerely,

Drew Smith

Denver 80204

8/15/2020



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Sincerely,

Jean Grieve

Denver 80218

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Gayle LeRoux

Denver 80220

8/15/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Sincerely,

Diane Grove

Denver 80207

8/15/2020



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Sincerely,

Hugo Chavez-Rey

Denver 80212

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Sincerely,

Lynn Zenoniani

Arvada 80007

8/15/2020



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Sincerely,

Stephanie Davy

Denver 80237

8/15/2020





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Sincerely,

Sonja Berdahl

Denver 80237

8/15/2020



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Sincerely,

Juan Candil

Denver 80231

8/15/2020



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Sincerely,

Susan Griebel

Denver 80209

8/15/2020



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Sincerely,

Eileen Sullivan

Denver 80212

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Sincerely,

Marcia Pittleman

Denver 80206

8/15/2020



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Sincerely,

Avis Clark

Denver 80224

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Sincerely,

Janie Rausch

Denver 80218

8/15/2020



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Sincerely,

Julian Carpender

Denver 80218

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Sincerely,

Caitlin Brozna

Denver 80220

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Sincerely,

Bennet Evans

Denver 80222

8/15/2020



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Sincerely,

Janelle Crowe

Denver 80209

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Sincerely,

Jeri Jo Johnson

Denver 80227

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Sincerely,

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Denver 80227

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Sincerely,

Derek Celek

Denver 80219

8/15/2020



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Sincerely,

Shawn Bailey

Denver 80237

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Sincerely,

Cecilia White

Denver 80236

8/15/2020



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Sincerely,

James Fennell

Denver 80210

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Devona Messing

Denver 80227

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Sincerely,

Stephen Tanberg

Denver 80224

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Pamela Winsor

Denver 80222

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Denver 80210

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Denver 80237

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Alan Kamp

Denver 80219

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Denver 80224

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Hillary Reed

Denver 80206

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Sincerely,

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Denver 80220

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Martin Garcia

Denver 80227

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Casey Miller

Denver 80209

8/15/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
- \* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations
- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Robert Miller

Denver 80210

8/15/2020





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Sincerely,

Gina Morlan

Denver 80219

8/15/2020



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Sincerely,

Chris Olson

Denver 80210

8/15/2020



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Chris Floyd

Denver 80210

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Sincerely,

Michelle Olson

Denver 80210

8/15/2020



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Sincerely,

Val Cohn

Denver 80224

8/15/2020



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Sincerely,

Joan McCallie

Denver 80237

8/15/2020



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Sincerely,

Jan White

Denver 80231

8/15/2020



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Sincerely,

Christopher Bouc

Denver 80210

8/15/2020





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Sincerely,

Sharon Withers

Denver 80210

8/15/2020



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Sincerely,

Pat England

Denver 80220

8/15/2020



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Sincerely,

David Imes

Denver 80222

8/15/2020



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Sincerely,

Deborah Cuerden

Denver 80209

8/15/2020



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Sincerely,

Theresa JAUDON-BELVIN

Denver 80207

8/15/2020



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Sincerely,

Annette Sponseller

Denver 80209

8/15/2020



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Sincerely,

Wendy Morrison

Denver 80218

8/15/2020





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Sincerely,

Susan Williams

Denver 80203

8/15/2020



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Sincerely,

Roberta Loeb

Denver 80238

8/15/2020



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Sincerely,

Jacqueline Roman

Denver 80210

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Sincerely,

Lollie Roduner

Denver 80207

8/15/2020



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Sincerely,

mark rothman

Denver 80218

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Sincerely,

Constance Artigues

Denver 80230

8/15/2020



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Sincerely,

Allison Woolston

Denver 80218

8/15/2020



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Sincerely,

Danny Lewis

Denver 80206

8/15/2020





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Denver 80218

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Denver 80237

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Denver 80209

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Sincerely,

Mary Hersh

Denver 80207

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Sincerely,

sylvia nielsen

denver 80206

8/15/2020



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Denver 80230

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Steven Berson

Denver 80218

8/15/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Teddy DeBerry

Denver 80220

8/15/2020



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Sincerely,

Cate Dunne

Denver 80209

8/15/2020



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Sincerely,

Doug Smooke

Denver 80209

8/15/2020



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Sincerely,

Karen Shander

Denver 80206

8/15/2020



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Sincerely,

Mark McIntosh

Denver 80203

8/15/2020





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Sincerely,

Judy Wurtzebach

Denver 80235

8/15/2020



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Sincerely,

Samuel Hargraves

Denver 80205

8/15/2020



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Sincerely,

Cheryl Acierno

Denver 80210

8/15/2020



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Sincerely,

Scott Alan Smith

Denver 80222

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Sincerely,

Susan Martinez

Denver 80227

8/15/2020



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Sincerely,

Samantha Bernstein

Denver 80218

8/15/2020



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Sincerely,

Irmagene VandePol

Denver 80210

8/15/2020



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Sincerely,

Alexander Trejo

Denver 80224

8/15/2020





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Sincerely,

Daniel Boyd

Denver 80210

8/15/2020



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Sincerely,

Ida Sansoucy

Denver 80210

8/15/2020



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Sincerely,

Holly Hamby

Denver 80230

8/15/2020



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Sincerely,

David Cohn

Denver 80224

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Sincerely,

Sharon Potestio

Denver 80210

8/15/2020



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Sincerely,

Barbara Stewart

Denver 80236

8/15/2020



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Sincerely,

Flavio Vargas

Denver 80219

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Sincerely,

Bradley Walden

Denver 80235

8/15/2020





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John Mitcham

Denver 80210

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Sincerely,

Steven MacDonald

Denver 80209

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Sincerely,

Liz Green

Denver 80219

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Sincerely,

Laurence Gilmore

Denver 80210

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Sincerely,

Nancy Levine

Denver 80210

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Mary Ann Nelson

Denver 80238

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Sincerely,

Colin MacCorquodale

Denver 80209

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Dianna Frogge

Denver 80224

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Denver 80206

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Denver 80218

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Sincerely,

Seery Fosbinder

Denver 80246

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Sincerely,

Deborah Jones

Denver 80209

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

william murray

denver 80210

8/15/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Amy Watkins

Denver 80230

8/15/2020



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Sincerely,

Mary Lane

Denver 80238

8/16/2020





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Sincerely,

Beth Brody

Denver 80210

8/16/2020



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Sincerely,

Kim McAleb

Denver 80210

8/16/2020



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Sincerely,

Renee Reinke

Denver 80209

8/16/2020



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Sincerely,

Shane Amante

Denver 80209

8/16/2020



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Sincerely,

William McAleb

Denver 80210

8/16/2020



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Sincerely,

william beery

denver 80210

8/16/2020



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Sincerely,

Stef Fox

Denver 80210

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Sincerely,

Carol Blewett

Denver 80203

8/16/2020





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Sincerely,

Dennis Dahl

Denver 80210

8/16/2020



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Sincerely,

Colleen Raiford

Denver 80210

8/16/2020



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Sincerely,

Eric Molinar

Denver 80210

8/16/2020



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Sincerely,

Melissa Richards

Denver 80220

8/16/2020



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Sincerely,

Erin Cell

Denver 80210

8/16/2020



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Sincerely,

Kim Duncan

Denver 80206

8/16/2020



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Sincerely,

Mark Young

Denver 80209

8/16/2020



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Sincerely,

Stephanie Luethy

Denver 80230

8/16/2020





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Sincerely,

Christie Sparr

Denver 80220

8/16/2020



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Sincerely,

Vanessa Coats

Denver 80209

8/16/2020



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Sincerely,

Gordon Heller

Denver 80231

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Sincerely,

Laura R Reichenberger

Denver 80209

8/16/2020



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Sincerely,

Carrie Segura

Denver 80223

8/16/2020



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Sincerely,

Mary Murphy

Denver 80211

8/16/2020



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Sincerely,

Julie Segura

Denver 80219

8/16/2020



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Umber blythe

Denver 80223

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Sincerely,

Gillette HANSEN

Denver 80209

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Sincerely,

Charlene Phifer

Denver 80207

8/16/2020



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Sincerely,

Joshua Neil

Denver 80210

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Sincerely,

Elizabeth Richards

Denver 80205

8/16/2020



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Sincerely,

Sarah McGowne

Denver 80231

8/16/2020



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Sincerely,

Carolyn Greene

Denver 80237

8/16/2020



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Sincerely,

Chris McGowne

Denver 80206

8/16/2020



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Sincerely,

Rosellar Louis

denver 80237

8/16/2020





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Sincerely,

lilly oravec

Denver 80208

8/16/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

David R. Callaghan

Denver 80209

8/16/2020



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linda cook

denver 80209

8/16/2020



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Sincerely,

Mark Willits

Denver 80210

8/16/2020



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Sincerely,

Stephen Bruner

Denver 80238

8/16/2020



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Sincerely,

Victor Sulzer

Denver 80210

8/16/2020



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Sincerely,

James Dutchik

Denver 80218

8/16/2020



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Sincerely,

Caitlin Brennan

Denver 80220

8/16/2020





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Sincerely,

Charles Groves

Denver 80210

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Sincerely,

Jennifer Mix

Denver 80209

8/16/2020



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Sincerely,

Brandon Fosbinder

Denver 80202

8/16/2020



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Sincerely,

Liz Callender

Denver 80246

8/16/2020



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Sincerely,

David Anderson

Denver 80220

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Sincerely,

Anna Fugier

Denver 80209

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Sincerely,

Natalie DeHerrera

Denver 80237

8/16/2020



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Sincerely,

Sherri Sokolovich

Denver 80224

8/16/2020





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Sincerely,

John Stidman

Denver 80260

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Sincerely,

Johnny Sierra

Denver 80218

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Sincerely,

Sandra Heth

Denver 80239

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Sincerely,

Don Nichols

Denver 80235

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Sincerely,

Mark Greenberg

Denver 80224

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Sincerely,

Michelle White

Denver 80206

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Jo Greenwood

Denver 80210

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Robert Emery

Denver 80210

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Sincerely,

Russell Scott III

Denver 80246

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Denver 80206

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Sincerely,

Eric Williams

Denver 80203

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Sincerely,

Wendy Segrest

Denver 80209

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Sincerely,

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Denver 80220

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Sincerely,

Heather Alcott

Denver 80220

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Sincerely,

Susan Thompson

Denver 80209

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Sincerely,

Kerry Kracht

Denver 80238

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Sincerely,

Noemi Saenz

Denver 80239

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Sincerely,

Kelli Murphy

Denver 80209

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jill Cowperhwaite

Denver 80210

8/16/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Steve Johnson

Denver 80206

8/16/2020



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Sincerely,

Edward Harris

Denver 80222

8/16/2020



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Sincerely,

Carol Denewiler

Denver 80224

8/16/2020





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Rod Mullins

Denver 80206

8/16/2020



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Sincerely,

Michael McCloskey

Denver 80202

8/16/2020



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Sincerely,

Marilyn Tolentino

Denver 80239

8/16/2020



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Sincerely,

Carol Owens

Denver 80239

8/16/2020



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Sincerely,

Lisa Lancelot

Denver 80220

8/16/2020



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Sincerely,

Brian Kingsley

Denver 80211

8/16/2020



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Sincerely,

erin palacios

denver 80237

8/16/2020



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Sincerely,

JAMES A LORENZEN

Denver 80220

8/16/2020





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Sincerely,

Evelinda Urman

Denver 80206

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Sincerely,

Ashley Phradestin

Denver 80249

8/16/2020



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Sincerely,

Rachel Most

Denver 80239

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Sarah Pluff

Denver 80210

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Sincerely,

Barry Nash

Denver 80224

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Sincerely,

Edie Landon

Denver 80224

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Sincerely,

Annette Valera

Denver 80206

8/16/2020



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Sincerely,

Jhoseline Vidales

Denver 80218

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Sincerely,

isabel ward

denver 80204

8/16/2020



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Denver 80220

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Herb Alie

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Denver 80237

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Denver 80204

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Denver 80205

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Sincerely,

Charles Jones

Denver 80247

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Sincerely,

Brenda Riske

Denver 80206

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Sincerely,

Lori Arias

Denver 80209

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Denver 80203

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Linda Zschoche

Denver 80209

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JoAnne Stratton

Denver 80209

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Mary Stuckey

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Denver 80209

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Janet Connell

Denver 80210

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mike Williams

Denver 80230

8/16/2020





## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Aaron Johnson

Denver 80211

8/16/2020



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Sincerely,

Sheri Connor

Denver 80210

8/16/2020



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Sincerely,

Karen Hauser

Denver 80237

8/16/2020



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Sincerely,

Vicki Tomlin

Denver 80224

8/16/2020



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Sincerely,

Isabel Howard

Denver 80237

8/16/2020



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Sincerely,

Amy Kultgen

Denver 80231

8/16/2020



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Sincerely,

Jonathan Tilton

Denver 80209

8/16/2020



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Sincerely,

Constance Wanke

Denver 80210

8/16/2020





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Sincerely,

Katherine Whitcomb

Denver 80202

8/16/2020



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Sincerely,

Carolyn Craig

Denver 80206

8/16/2020



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Sincerely,

Susan Carrizales

Denver 80220

8/16/2020



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Sincerely,

William Merriken

Denver 80220

8/16/2020



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Sincerely,

Claudia Dillman

Denver 80218

8/16/2020



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Sincerely,

Scott McLean

Denver 80231

8/16/2020



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Sincerely,

Jason Rietz

Denver 80209

8/16/2020



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Sincerely,

Judy Stapp

Denver 80238

8/16/2020





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Sincerely,

Steve Weil

Denver 80220

8/16/2020



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Sincerely,

William Callender

Denver 80218

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Sincerely,

Raymond Henkel

Denver 80220

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Sincerely,

gladys Connolly

Denver 80237

8/16/2020



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Sincerely,

Larry Collins

Denver 80210

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Sincerely,

Marsha Tharakan

Denver 80209

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Sincerely,

Michelle Lyng

Denver 80211

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Denver 80218

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Sincerely,

Monics Stamper

Denver 80203

8/16/2020



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Charles Willyard

Denver 80212

8/16/2020



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Sincerely,

Angel Saunders

Denver 80204

8/16/2020



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Sincerely,

Geri Bigum

Denver 80237

8/16/2020



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Bob Bigum

Denver 80237

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Sincerely,

Mary Kay Allen

Denver 80203

8/16/2020



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Sincerely,

CT Rippons

Denver 80209

8/16/2020



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Sincerely,

William Berger

Denver 80209

8/16/2020





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Sincerely,

Diane Gould

Denver 80222

8/16/2020



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Sincerely,

Dee Strong

Denver 80206

8/16/2020



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Sincerely,

Olga Guerra

Denver 80220

8/16/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
- \* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations
- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Theo Agelopoulos

Denver 80231

8/16/2020



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Sincerely,

Hanna Goldberg

Denver 80210

8/16/2020



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Sincerely,

Tim Hoops

Denver 80247

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Sincerely,

Pamela Hansen

Denver 80209

8/16/2020



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Sincerely,

Ralene Reynolds

Denver 80224

8/16/2020





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Sincerely,

Jill Taylor

Denver 80222

8/17/2020



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Sincerely,

Margaret Marshall

Denver 80206

8/17/2020



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Sincerely,

Marianna Lea

Denver 80206

8/17/2020



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Sincerely,

Jeanne Bair

Denver 80221

8/17/2020



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Sincerely,

Tina Goodwin

Denver 80209

8/17/2020



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Sincerely,

Mary Lynn DArcy

Denver 80222

8/17/2020



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Sincerely,

Todd Resig

Denver 80210

8/17/2020



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Sincerely,

Bruno Miller

Denver 80209

8/17/2020





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Sincerely,

Marisa Showalter

Denver 80224

8/17/2020



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Sincerely,

Andrew Zeikowitz

Denver 80212

8/17/2020



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Sincerely,

James Spera

Denver 80210

8/17/2020



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Sincerely,

Stuart Mathis

Denver 80220

8/17/2020



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Sincerely,

Jennifer Lusk

Denver 80209

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Sincerely,

John Meininger

Denver 80220

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Sincerely,

Nathan Bryant

Denver 80222

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Sincerely,

Nancy Brauer

Denver 80202

8/17/2020





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Sincerely,

Howard Wignall

Denver 80207

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Sincerely,

Kathrine Weissner

Denver 80207

8/17/2020



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Sincerely,

Leona Berger

Denver 80206

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Sincerely,

Nick Oscarsson

Denver 80209

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Sincerely,

Joy Weissner

Denver 80206

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Sincerely,

Amanda Miller-Sarmento

Denver 80219

8/17/2020



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Sincerely,

Kim Zeller

Denver 80209

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Sincerely,

Georgianna Forbes

Denver 80209

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Sincerely,

David Gannon

Denver 80206

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Sincerely,

Lizabeth Morrill

Denver 80222

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Sincerely,

Shawnda Maher

Denver 80209

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Sarie Patterson

Denver 80206

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Sincerely,

Jared Roush

Denver 80209

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Sincerely,

Jacalyn Erickson

Denver 80206

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Dorothy Walter

Denver 80210

8/17/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Linda Rockower

Denver 80218

8/17/2020





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Sincerely,

Cynthia Stefanatz

Denver 80237

8/17/2020



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Sincerely,

louise hurlbut

denver 80211

8/17/2020



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Sincerely,

Robert Foerster

Denver 80206

8/17/2020



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Sincerely,

William Rutherford

Denver 80206

8/17/2020



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Sincerely,

Kyle Zeller

Denver 80237

8/17/2020



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Sincerely,

Anthony Ferolie

Denver 80204

8/17/2020



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Sincerely,

Jacquelyn Platt

Denver 80206

8/17/2020



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Sincerely,

Meghan Zucker

Denver 80218

8/17/2020





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Sincerely,

erik zitek

denver 80218

8/17/2020



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Sincerely,

Margaret Bowlin

Denver 80210

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Sincerely,

Sai Harshini Badugu

Denver 80218

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Sincerely,

Tish Vigil

Denver 80110

8/17/2020



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Sincerely,

Charlene Parris

Denver 80207

8/17/2020



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Sincerely,

Ryan Sander

Denver 80207

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Sincerely,

Kenneth Roberts

Denver 80210

8/17/2020



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Sincerely,

Christopher Neuman

Denver 80204

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Sincerely,

Alex Hope

Denver 80239

8/17/2020



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Sincerely,

Allan Striker

Denver 80209

8/17/2020



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Sincerely,

Susan McIntire

Denver 80206

8/17/2020



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Sincerely,

Melinda Douglas

Denver 80218

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Sincerely,

Frank Kugeler

Denver 80209

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Sincerely,

Shelbie Berry

Denver 80209

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Sincerely,

Anne Wiedenmayer

Denver 80209

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Sincerely,

Margaret Berzins

Denver 80209

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Sincerely,

Mark Windhager

Denver 80218

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Denver 80209

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Denver 80209

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Michael Casey

Denver 80210

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Sincerely,

David Boyles

Denver 80224

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Sincerely,

Kevin Torres

Denver 80205

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Sincerely,

Kathryn Finley

Denver 80228

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Sincerely,

David Coors

Denver 80206

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Sincerely,

Karen Hriso

Denver 80246

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Stacy Schafer

Denver 80206

8/17/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Sincerely,

William Pier

Denver 80222

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William Singer

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Sincerely,

Rebecca Bliss

Denver 80206

8/17/2020



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Sincerely,

Tory Warner

Denver 80210

8/17/2020



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Sincerely,

Charles Boswell

Denver 80206

8/17/2020



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Sincerely,

Hilary Donnelly

Denver 80206

8/17/2020





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Sincerely,

charlie luther

denver 80220

8/17/2020



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Sincerely,

Tim Harrington

Denver 80210

8/17/2020



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Sincerely,

Tim Connors

Denver 80218

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Sincerely,

CHRISTIE AUSTIN

Denver 80206

8/17/2020



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Sincerely,

Louis Clinton

Denver 80210

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Sincerely,

Ed Danielson

Denver 80209

8/17/2020



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Sincerely,

Dianne Eddolls

Denver 80210

8/17/2020



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Sincerely,

John Perkins

Denver 80206

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Sincerely,

Brandon Brennick

Denver 80250

8/17/2020



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Sincerely,

Janice Nelson

Denver 80206

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Sincerely,

John Zuckert

Denver 80209

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Sincerely,

Lillian Kanz

Denver 80246

8/17/2020



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Sincerely,

Kate Johnson

Denver 80209

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Denver 80210

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Sincerely,

Daniel Brown

Denver 80219

8/17/2020



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Sincerely,

Olivia Velasquez

Denver 80202

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Sincerely,

Stacia Freimuth

Denver 80220

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Sincerely,

Helen Morrison

Denver 80220

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Sincerely,

Tatyana Coker

Denver 80220

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Sincerely,

Christy Owen

Denver 80209

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Denver 80209

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Denver 80209

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Sincerely,

Tracey MacDermott

Denver 80246

8/17/2020





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Sincerely,

kathleen gans

Denver 80220

8/17/2020



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Sincerely,

Eugenie Waters

Denver 80203

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Sincerely,

James Thoeming

Denver 80220

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Sincerely,

Alyce VanGilder

Denver 80218

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Sincerely,

Karess Langford Allen

Denver 80209

8/17/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
- \* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations
- \* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations
- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Griebel

Denver 80237

8/17/2020



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Sincerely,

Dominic DiFelice

Denver 80237

8/17/2020



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Sincerely,

Molly Coors

Denver 80246

8/17/2020





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Sincerely,

Brady Keenan

Denver 80246

8/17/2020



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Sincerely,

Nancy Luther

Denver 10022

8/17/2020



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Sincerely,

Doug Wulf

Denver 80210

8/17/2020



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Sincerely,

Brown Cannon

Denver 80206

8/17/2020



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Sincerely,

Brendan Shea

Denver 80209

8/17/2020



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Sincerely,

LESLIE EATON

Denver 80211

8/17/2020



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Sincerely,

Gus Tingley

Denver 80246

8/17/2020



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Sincerely,

Jim Harder

Denver 80210

8/17/2020





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Sincerely,

judy rodine

Denver 80206

8/17/2020



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Sincerely,

Joan Bell

Denver 80206

8/17/2020



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Sincerely,

Jeremy Johnston

Denver 80209

8/17/2020



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Sincerely,

R. Naiman

Denver 80209

8/17/2020



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Sincerely,

Biljana Hanson

Denver 80202

8/17/2020



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Sincerely,

John Putze

Denver 80246

8/17/2020



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Sincerely,

Lisa Hoskins

Denver 80209

8/17/2020



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Sincerely,

Leslie Beltrami

Denver 80211

8/17/2020





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Sincerely,

Susan HIGGINBOTTOM

Denver 80206

8/17/2020



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Sincerely,

Barbara Perry

Denver 80209

8/17/2020



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Sincerely,

Brian Sandusky

Denver 80220

8/17/2020



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Sincerely,

Stephen Powell

Denver 80236

8/17/2020



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Sincerely,

Amy Shonstrom

Denver 80214

8/17/2020



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Sincerely,

Michael Roberts

Denver 80218

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Sincerely,

Nicholas Sheedy

Denver 80218

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Sincerely,

Carla Grant

Denver 80206

8/17/2020





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Sincerely,

Wendy Hession

Denver 80209

8/17/2020



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Sincerely,

Jan Smedley

Denver 80220

8/17/2020



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Sincerely,

Debra Tulp

Denver 80220

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Sincerely,

Larry Bickle

Denver 80220

8/17/2020



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Sincerely,

Blake O'Shaughnessy

Denver 80209

8/17/2020



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Sincerely,

Ryan O'Shaughnessy

Denver 80209

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Sincerely,

Kyla Boyd

Denver 80206

8/17/2020



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Sincerely,

Brent Jones

Denver 80202

8/17/2020





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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lauren Brownstein

Denver 80202

8/17/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Marc Naiman

Denver 80246

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Sincerely,

Brad Arnold

Denver 80211

8/17/2020



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Sincerely,

Patty McConaty

Denver 80211

8/17/2020



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Sincerely,

Bernie Naiman

Denver 80220

8/17/2020



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Sincerely,

Nina Sidley

Denver 80209

8/17/2020



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Sincerely,

Emilia G Herman

Denver 80218

8/17/2020



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Sincerely,

John Moyski

Denver 80206

8/17/2020





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Sincerely,

Kenton Epard

Denver 80206

8/17/2020



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Sincerely,

Sandy Hansen

Denver 80210

8/17/2020



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Sincerely,

Fredric Kutner

Denver 80210

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Sincerely,

Russell Rainey

Denver 80209

8/17/2020



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Sincerely,

Mary E. Von Feldt

Denver 80210

8/17/2020



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Sincerely,

John Wolz

Denver 80238

8/17/2020



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Sincerely,

MARY LYNN GROVER

Denver 80224

8/17/2020



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Sincerely,

Bonnie McCay

Denver 80207

8/17/2020





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Sincerely,

Evelyn McLagan

Denver 80209

8/17/2020



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Sincerely,

Rick gardner

Denver 80233

8/17/2020



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Sincerely,

Michael Allen

Denver 80237

8/17/2020



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Sincerely,

Ben Mendenhall

Denver 80204

8/17/2020



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Sincerely,

Nora Mendenhall

Denver 80205

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Sincerely,

Patty Job

Denver 80205

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Sincerely,

Ben Geiger

Denver 80015

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Sincerely,

Geoff Babbitt

Denver 80215

8/17/2020





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Sincerely,

Erin Powell

Denver 80218

8/17/2020



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Erin Zitek

Denver 80206

8/17/2020



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Sincerely,

Nick Bassett

Denver 80210

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Sincerely,

Ann Devereaux

Denver 80222

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Sincerely,

Ginny Freyer

Denver 80206

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NANCY MORRISON

DENVER 80222

8/17/2020



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Sincerely,

Jeanette Goodwin

Denver 80220

8/17/2020



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Sincerely,

Neil McClain

Denver 80237

8/17/2020





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Sincerely,

Emilie Epard

Denver 80210

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Denver 80210

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Sincerely,

Jean Socolofsky

Denver 80210

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Margaret Anderson

Denver 80205

8/17/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

barbara watson

denver 80209

8/17/2020



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Sincerely,

Robin Farris

Denver 80209

8/17/2020



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Sincerely,

Steven Toltz

Denver 80210

8/17/2020



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Sincerely,

Terry Klap

Denver 80218

8/17/2020





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Sincerely,

Evonne Edwards

Denver 80231

8/17/2020



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Sincerely,

Gayle Larrance

Denver 80231

8/17/2020



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Sincerely,

Sue Sparks

Denver 80206

8/17/2020



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Sincerely,

Marianne Rabalais Sulser

Denver 80210

8/17/2020



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Sincerely,

Robert Peters

Denver 81620

8/17/2020



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Sincerely,

Sally Gauditz

Denver 80206

8/17/2020



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Sincerely,

Don Larrance

Denver 80210

8/17/2020



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Sincerely,

Jan Harding

Denver 80206

8/17/2020





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Sincerely,

Gary Noto

Denver 80206

8/17/2020



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Sincerely,

Jeff Samuelson

Denver 80221

8/17/2020



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Sincerely,

Rebecca Miller

Denver 80227

8/17/2020



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Sincerely,

John Freyer

Denver 80209

8/17/2020



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Sincerely,

Walt Lifsey

Denver 80218

8/17/2020



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Sincerely,

Frank Dorr

Denver 80206

8/17/2020



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Sincerely,

M. Ray Thomasson

Denver 80206

8/17/2020



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Sincerely,

Carrie Dorr

Denver 80218

8/17/2020





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Sincerely,

Carmel Corbett

Denver 80206

8/17/2020



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Sincerely,

Kate McDonald

Denver 80206

8/17/2020



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Sincerely,

Sandra Patterson

Denver 80226

8/17/2020



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Sincerely,

Carol Jansch

Denver 80233

8/17/2020



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Sincerely,

Linda Eikenberry

Denver 80211

8/17/2020



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Sincerely,

Dirk Beck

Denver 80210

8/17/2020



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Sincerely,

James Bruno

Denver 80205

8/17/2020



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Sincerely,

Karen Martyn

Denver 80206

8/17/2020





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Sincerely,

Linda Kropf

Denver 80237

8/17/2020



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Sincerely,

Karen Westerman

Denver 80209

8/17/2020



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Sincerely,

April Elliott

Denver 80219

8/17/2020



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Sincerely,

Lily Walters

Denver 80209

8/17/2020



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Sincerely,

Norma Camarena

Denver 80206

8/17/2020



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Sincerely,

Mimi Pomeranz

Denver 80207

8/17/2020



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Sincerely,

sean kelly

Denver 80224

8/17/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ned Greenwood

Denver 80220

8/17/2020





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Sincerely,

Nancy Cuprisin

Denver 80224

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Jay Roberts

Denver 80220

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Sincerely,

Mary McGrath

Denver 80206

8/17/2020



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Sincerely,

Judith Fahrenkrog

Denver 80211

8/17/2020



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Sincerely,

Maxwell Holtz

Denver 80206

8/17/2020



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Sincerely,

Kevin Fanciulli

Denver 80205

8/17/2020



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Sincerely,

Karen Walker

Denver 80224

8/17/2020



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Sincerely,

Mary Salmon

Denver 80238

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Sincerely,

Ellen Sante

Denver 80206

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Sincerely,

Karen McDowell

Denver 80206

8/17/2020



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Sincerely,

Catherine Hiner

Denver 80206

8/17/2020



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Sincerely,

Matt Ferlic

Denver 80206

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Sincerely,

Ryan Walker

Denver 80210

8/18/2020



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Sincerely,

Rachel Diedrich

Denver 80205

8/18/2020



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Sincerely,

Teri Sullivan Iutz

Denver 80211

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Janeissy Lovera

Denver 80210

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Sincerely,

Susan McFarlane

Denver 80209

8/18/2020



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Sincerely,

Debra Tulp

Denver 80220

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Sincerely,

Brianna Curtis

Denver 80209

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Denver 80210

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Denver 80209

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Sincerely,

Chad Gauger

Denver 80204

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Sincerely,

Ashley Nelson

Denver 80212

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Sincerely,

John Fried

Denver 80206

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Sincerely,

Emily Franco

Denver 80222

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Sincerely,

Alan Pomeranz

Denver 80220

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Sincerely,

Michele Mann

Denver 80220

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Sincerely,

Lily Donelson

Denver 80219

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Sincerely,

Amanda Fernandez

Denver 77079

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Sincerely,

Victoria Lee

Denver 80202

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Richard Reece

Denver 80202

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Sincerely,

Leigh Gauger

Denver 80212

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Sincerely,

Greg Lyon

Denver 80211

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Sincerely,

Hamilton Belk

Denver 80239

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kerry Sims

Denver 80206

8/18/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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The changes will:

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Emily Prieto

Denver 80218

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Sincerely,

brad cler

denver 80220

8/18/2020



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Sincerely,

Logan Lauterbach

Denver 80220

8/18/2020



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Sincerely,

Ariel Carroll

Denver 80246

8/18/2020



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Sincerely,

Nina Belk

Denver 80206

8/18/2020





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Sincerely,

Eric Gould

Denver 80206

8/18/2020



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Sincerely,

stefan lauterbach

Denver 80208

8/18/2020



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Sincerely,

Mike Henley

Denver 80220

8/18/2020



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Sincerely,

Corey Wadley

Denver 80231

8/18/2020



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Sincerely,

Ginger Nielsen

Denver 80212

8/18/2020



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Sincerely,

Cary Lyford

Denver 80206

8/18/2020



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Sincerely,

Carol Sue Strathman

Denver 80249

8/18/2020



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Sincerely,

Jim Doyle

Denver 80224

8/18/2020





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Denver 80224

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Sincerely,

Joe Klinke

Denver 80220

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Sincerely,

Andy Shopneck

Denver 80220

8/18/2020



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Sincerely,

Mike O'Shaughnessy

Denver 80246

8/18/2020



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Sincerely,

Barbara O'Shaughnessy

Denver 80218

8/18/2020



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Sincerely,

Edward Zihel

Denver 80218

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Sincerely,

Vivian Bickle

Denver 80220

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Sincerely,

Marti Judson

Denver 80209

8/18/2020





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ken malo

denver 80206

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Vicki Allen

Denver 80212

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Sincerely,

Barbara McGrath

Denver 80230

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Sincerely,

Bill Hardgrove

Denver 80212

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Sincerely,

Janice H. McGuire

Denver 80226

8/18/2020



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Sincerely,

Lee Goodfriend

Denver 80220

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Sincerely,

Laura Cordova

Denver 80206

8/18/2020



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Sincerely,

Dana Jones

Denver 80220

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Sincerely,

Edward Castell

Denver 80239

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Sincerely,

TYLER ROBEN

DENVER 80237

8/18/2020



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Denver 80237

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Sincerely,

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Denver 80224

8/18/2020



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Sincerely,

catherine hance

Denver 80209

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Chahbandour

Denver 80218

8/18/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Rich Young

Denver 80209

8/18/2020



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Sincerely,

Margaret Madden

Denver 80206

8/18/2020





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Sincerely,

Tim Custy

Denver 80235

8/18/2020



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Sincerely,

Emily Bosio

Denver 80220

8/18/2020



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Sincerely,

Ralph Hubregsen

Denver 80220

8/18/2020



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Sincerely,

Joan Emarine

Denver 80209

8/18/2020



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Sincerely,

THOMAS BENNETT

DENVER 80246

8/18/2020



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Sincerely,

Paul Cattin

Denver 80238

8/18/2020



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Sincerely,

Pamela McCreary

Denver 80203

8/18/2020



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Sincerely,

Iyanna Bolton

Denver 80203

8/18/2020





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Sincerely,

Shelley Coleman

Denver 80202

8/18/2020



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Sincerely,

Rose Pettinger

Denver 80236

8/18/2020



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Sincerely,

kathryn frank

Denver 80236

8/18/2020



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Sincerely,

Latoya Martin

Denver 80206

8/18/2020



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Sincerely,

Diane Brake

Denver 80204

8/18/2020



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Sincerely,

Dione Benson

Denver 80209

8/18/2020



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Sincerely,

Levi Schryvers

Denver 80209

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Sincerely,

Emma Martz

Denver 80210

8/18/2020



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Sincerely,

richard caudle

Denver 80219

8/18/2020



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Sincerely,

Kirk Young

Denver 80206

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Sincerely,

Danaija Patton

Denver 80209

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Sincerely,

Brett Meeks

Denver 80209

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Sincerely,

Gary Benson

Denver 80219

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Sincerely,

Leslie Odell

Denver 80210

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Sincerely,

Joan Godbolt

Denver 80220

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Donald Morrison

Denver 80209

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Sincerely,

Susan Landau

Denver 80203

8/18/2020



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Sincerely,

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Denver 80212

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Sincerely,

Blair Taylor

Denver 80206

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Sincerely,

Janet Haglund Shaw

Denver 80207

8/18/2020



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Sincerely,

Sam Bonilla

Denver 80206

8/18/2020



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Sincerely,

Josh Tidwell

Denver 80224

8/18/2020



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Sincerely,

Emily Holben Walker

Denver 80224

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Sincerely,

Cathleen Nannemann

Denver 80222

8/18/2020



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The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

- \* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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- \* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations
- \* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Angela Bruskotter

Denver 80209

8/18/2020



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Sincerely,

Ash Tucker

Denver 80220

8/18/2020



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Sincerely,

Dan Humphrey

Denver 80210

8/18/2020



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Sincerely,

Justin Roberts

Denver 80201

8/18/2020



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Sincerely,

Rick Blair

Denver 80231

8/18/2020



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Sincerely,

david Luebbbers

Denver 80220

8/18/2020



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Sincerely,

Courtney Kirman

Denver 80209

8/18/2020





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Sincerely,

Robert Boswell

Denver 80218

8/18/2020



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Sincerely,

Lucy Chused

Denver 80218

8/18/2020



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Sincerely,

Meghan Mylott

Denver 80209

8/18/2020



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Sincerely,

Lauren Davis

Denver 80206

8/18/2020



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Sincerely,

Melissa Heithaus

Denver 80218

8/18/2020



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Sincerely,

Karyn Karlson

Denver 80220

8/18/2020



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Sincerely,

Court Wold

Denver 80220

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Sincerely,

Gretchen K Lobitz

Denver 80222

8/18/2020





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Sincerely,

Joseph Kiss

Denver 80209

8/18/2020



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Sincerely,

Adrian Ramirez

Denver 80219

8/18/2020



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Sincerely,

Iveth Zapata

Denver 80219

8/18/2020



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Sincerely,

Sonya Trevino

Denver 80203

8/18/2020



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Sincerely,

Jean Merrick

Denver 80209

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Sincerely,

Zoe Klein

Denver 80220

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Sincerely,

Michael Dixon

Denver 80206

8/18/2020



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Sincerely,

Colleen Lorenz

Denver 80220

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Sincerely,

Morgan Jump

Denver 80205

8/18/2020



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Sincerely,

Delilah Alvarez

Denver 80218

8/18/2020



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Ellen Anderman

Denver 80218

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Denver 80218

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Denver 80210

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Sincerely,

Stephanie Berberich

Denver 80220

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Sincerely,

Lee Smith III

Denver 80206

8/18/2020



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Sincerely,

Angela Hernandez

Denver 80219

8/18/2020





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Sincerely,

Alben Myren

Denver 80209

8/18/2020



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Sincerely,

Tammy Smith

Denver 80210

8/18/2020



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Sincerely,

Jacob Long

Denver 80202

8/18/2020



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Sincerely,

Kyle Weber

Denver 80220

8/18/2020



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- encourage commercialization of single-family neighborhoods as business/investors/operators buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Nancy Wimbush

Denver 80205

8/18/2020



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Sincerely,

William Sinclair

Denver 80218

8/18/2020



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Sincerely,

Elizabeth Labrot

Denver 80203

8/18/2020



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Sincerely,

Natalie Pozatek

Denver 80218

8/18/2020





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Sincerely,

carlos rojas

Denver 80249

8/18/2020



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Sincerely,

Hank Bootz

Denver 80207

8/18/2020



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Sincerely,

Paula Broe

Denver 80206

8/18/2020



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Sincerely,

Brian Rodeno

Denver 80220

8/18/2020



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Sincerely,

Larry King

Denver 80206

8/18/2020



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Sincerely,

Daniel Beatty

Denver 80220

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Sincerely,

Stephen Storey

Denver 80206

8/18/2020



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Sincerely,

Jessica Cavens

Denver 80207

8/18/2020





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Sincerely,

Anne Close

Denver 80209

8/18/2020



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Sincerely,

Linda Pastore

Denver 80206

8/18/2020



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Sincerely,

Lisa Storey

Denver 80206

8/18/2020



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Sincerely,

Gary Summers

Denver 80221

8/18/2020



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Sincerely,

oscar calderon

Denver 80231

8/18/2020



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Sincerely,

Lauren Brockman

Denver 80296

8/18/2020



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Sincerely,

Terri Heywood

Denver 80205

8/18/2020





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Terri Baldwin

Denver 80231

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Sincerely,

Antonio Cisneros

Denver 80221

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Sincerely,

PHILAE DOMINICK

Denver 80209

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Sincerely,

Susan Payne

Denver 80209

8/18/2020



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Sincerely,

Ronald Gotlin

Denver 80207

8/18/2020



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Sincerely,

lynn wagner

Denver 80220

8/18/2020



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Sincerely,

Kimberly Baltz

Denver 80230

8/18/2020



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Sincerely,

Marvin Scheinblatt

Denver 80224

8/18/2020





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Sincerely,

Steven Duris

Denver 80210

8/18/2020



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Sincerely,

Ché McGuire

Denver 80220

8/18/2020



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Sincerely,

Taylor Kvasager

Denver 80220

8/18/2020



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Sincerely,

Lara Merriken

Denver 80220

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Sincerely,

Martha Linder

Denver 80206

8/18/2020



## **NO to Denver's Group Living Zoning Code Amendment**

The proposed Group Living Zoning Code Amendment is a massive, 184-page amendment to Denver's Zoning Code. If passed, it will go into effect 1 week after City Council approval (October 2020).

The changes will:

- allow density in all single-family neighborhoods to increase 150% in a time of COVID-19 crowding concerns (from 2 to 5-10 unrelated adults PLUS any number of persons related to each)
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- encourage commercialization of single-family neighborhoods as business/investors/operators buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Ron Corsentino

Denver 80218

8/18/2020



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Sincerely,

Cheryl Peterson

Denver 80209

8/18/2020



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Sincerely,

Margaret LaTourrette

Denver 802324

8/18/2020





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Sincerely,

Emily Sheldon

Denver 80219

8/18/2020



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Sincerely,

Daniel McAllister

Denver 80211

8/18/2020



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Sincerely,

Angela Oxenreider

Denver 80209

8/18/2020



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Sincerely,

Gabriela Ramos

Denver 80231

8/18/2020



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Sincerely,

Mike Oconnor

Denver 80223

8/18/2020



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Sincerely,

Kelsey Marx

Denver 80209

8/18/2020



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Sincerely,

Nan Eklund

Denver 80209

8/18/2020



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Sincerely,

Steve Roy

Denver 80247

8/18/2020





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Sincerely,

Michael Concordia

Denver 80206

8/18/2020



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Sincerely,

Keira Wood

Denver 80212

8/18/2020



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Sincerely,

Frances Williams

Denver

8/18/2020



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Sincerely,

Dale Brown

Denver 80246

8/18/2020



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Sincerely,

Marta Goffredo

Denver 80212

8/18/2020



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Sincerely,

Mary Ross

Denver 80210

8/18/2020



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Sincerely,

Candace Benson

Denver 80220

8/18/2020



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Sincerely,

Jane Bomba

Denver 80206

8/18/2020





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Sincerely,

Nancy Stewart

Denver 80227

8/18/2020



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Sincerely,

Laura Duris

Denver 80210

8/18/2020



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Sincerely,

Christianne Molinari

Denver 80204

8/18/2020



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Sincerely,

Trupti Suthar

Denver 80206

8/18/2020



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Sincerely,

jim knapp

Denver 80220

8/18/2020



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Sincerely,

Melanie Darden

Denver 80209

8/18/2020



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Sincerely,

Kathryn Cowling

Denver 80218

8/18/2020



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Sincerely,

Cheris Berlinberg

Denver 82002

8/18/2020





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Sincerely,

Steve Bain

Denver 80218

8/18/2020



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Sincerely,

Rich Itkin

Denver 80206

8/18/2020



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Sincerely,

Michelle Rogers

Denver 80202

8/19/2020



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Sincerely,

Elizabeth Wahlborg

Denver 80209

8/19/2020



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Sincerely,

ted hendryx

Denver 80210

8/19/2020



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Sincerely,

Jennifer Young

Denver 80230

8/19/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Csrole Jorgensen

Denver 80237

8/19/2020



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Sincerely,

Carol Whitley

Denver 80221

8/19/2020





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Sincerely,

Melissa Hayes

Denver 80209

8/19/2020



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Sincerely,

Lynn Pace

Denver 80238

8/19/2020



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Sincerely,

Terry Van Schwartz

Denver 80209

8/19/2020



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Sincerely,

Edwin Fenwick

Denver 80206

8/19/2020



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Sincerely,

Monica Lengyel

Denver 80210

8/19/2020



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Sincerely,

Bob Davidson

Denver 80206

8/19/2020



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Sincerely,

Nicole Salazar

Denver 80214

8/19/2020



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Sincerely,

Cullen Wold

Denver 80211

8/19/2020





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Sincerely,

Drew Dutcher

Denver 80216

8/19/2020



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Sincerely,

Michelle Rush

Denver 80209

8/19/2020



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Sincerely,

Jennifer Disabato

Denver 80247

8/19/2020



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Sincerely,

Melissa Suro

Denver 80210

8/19/2020



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Sincerely,

Helen Devantery

Denver 80202

8/19/2020



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Sincerely,

Nancy Baird

Denver 80247

8/19/2020



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Sincerely,

Jane Mcpherson

Denver 80210

8/19/2020



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Sincerely,

Pattie Menk

Denver 80209

8/19/2020





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Sincerely,

Helen Valiant

Denver 80237

8/19/2020



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Sincerely,

Michael Emarine

Denver 80209

8/19/2020



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Sincerely,

Steve Swoboda

Denver 80220

8/19/2020



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Sincerely,

Terri Hamilton

Denver 80224

8/19/2020



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Sincerely,

John Crum

Denver 80202

8/19/2020



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Sincerely,

Charles Powell

Denver 80206

8/19/2020



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Sincerely,

Will Mahoney

Denver 80237

8/19/2020



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Sincerely,

Susan Weisenburger

Denver 80209

8/19/2020





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Lora Witt

Denver 80202

8/19/2020



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Sincerely,

MICHELLE WILHITE

Denver 80209

8/19/2020



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Sincerely,

Kristen Miner

Denver 80210

8/19/2020



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Julie Kelly

Denver 80238

8/19/2020



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Sincerely,

Nita Beckman

Denver 80237

8/19/2020



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Jane Tannenbaum

Denver 80206

8/19/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Tony Church

Denver 80209

8/19/2020



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Sincerely,

Katherine Caskie

Denver 80202

8/19/2020





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Sincerely,

Alberta Sulzer

Denver 80221

8/19/2020



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Sincerely,

Barbara McLaughlin

Denver 80210

8/19/2020



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Sincerely,

Diane Balkin

Denver 80206

8/19/2020



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Sincerely,

Megan Crawford

Denver 80206

8/19/2020



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Sincerely,

Jeremiah Armijo

Denver 80223

8/19/2020



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Sincerely,

G Marshall

Denver 80206

8/19/2020



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Sincerely,

Christie Koonse

Denver 80220

8/19/2020



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Sincerely,

Yvonne Goodson Terry

Denver 80239

8/19/2020





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Boyd Van voorhis

Denver 80209

8/19/2020



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Sincerely,

David Brown

Denver 80206

8/19/2020



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Sincerely,

Adam Strunk

Denver 80233

8/19/2020



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Ann White

Denver 80239

8/19/2020



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Christine Fritschen

Denver 80237

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Sincerely,

Heather Ehret Faircloth

Denver 80206

8/19/2020



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Sincerely,

JOHN RYAN

Denver 80203

8/19/2020



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Sincerely,

Jackie Bell

Denver 80227

8/19/2020





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Sincerely,

Pamela Novotny

Denver 80238

8/19/2020



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Sincerely,

Tiffany Silverberg

Denver 80220

8/19/2020



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Sincerely,

Caitlin King

Denver 80219

8/19/2020



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Sincerely,

Elizabeth Alexander Holtze

Denver 80218

8/19/2020



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Eric Holtze

Denver 80209

8/19/2020



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Sincerely,

Jenene Stookesberry

Denver 80203

8/19/2020



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Jim Stookesberry

Denver 80203

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Sarah Treadway

Denver 80206

8/19/2020





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Kat Taylor

Denver 80221

8/19/2020



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Amber Humbert

Denver 80219

8/19/2020



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Sarah Boerger

Denver 80206

8/19/2020



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Anthony Barahona

Denver 80219

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Sincerely,

Elizabeth Martinez

Denver 80219

8/19/2020



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Sincerely,

Ardith Barbosa

Denver 80231

8/19/2020



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Bryan Hurlbut

Denver 80223

8/19/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Hildy Wold

Denver 80220

8/19/2020





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Sincerely,

Heidi Hoyt

Denver 80210

8/19/2020



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Sincerely,

Mia Vera

Denver 80239

8/19/2020



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Sincerely,

Jordan Krentz

Denver 80224

8/19/2020



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Sincerely,

Margaret Morrissey

Denver 80218

8/19/2020



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Deborah Ward

Denver 80224

8/19/2020



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Sincerely,

Frank rizo

Denver 80210

8/19/2020



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Sincerely,

Elijah Quinones

Denver 80202

8/19/2020



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Sincerely,

STEPHANIE FAY

Denver 80209

8/19/2020





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Sincerely,

Kellie Shopneck

Denver 80206

8/19/2020



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Ricky Horn

Denver 80227

8/19/2020



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Alexander Horman

Denver 80210

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Sincerely,

CAROL MACBRIDE

Denver 80210

8/19/2020



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Denver 80206

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Cheri James

Denver 80246

8/19/2020



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Larry Moore

Denver 80227

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Mark Cramer

Denver 80218

8/19/2020





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Denver 80224

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Sincerely,

Kyra James

Denver 80246

8/19/2020



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Sincerely,

Sherri Martinez

Denver 80210

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Sincerely,

Anika Alston

Denver 80207

8/19/2020



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Jeremiah Little

Denver 80210

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Robert Dent

Denver 80220

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Caryl Shipley

Denver 80210

8/19/2020



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Toni Hamilton

Denver 80203

8/19/2020





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Sincerely,

Helen Ritzler

Denver 80220

8/19/2020



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Elizabeth Hotz

Denver 80210

8/19/2020



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Patricia Casias

Denver 80219

8/19/2020



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Emily Gunlock

Denver 80209

8/19/2020



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Gena Waterman

Denver 80246

8/19/2020



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Denver 80227

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Cara David

Denver 80206

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Jade Gonzalez

Denver 80219

8/19/2020





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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Veronica Leto

Denver 80227

8/19/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Jacob Snow

Denver 80219

8/19/2020



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Sincerely,

Wallie Lambrecht

Denver 80227

8/19/2020



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Sincerely,

Barbara Dziecharska

Denver 80209

8/19/2020



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Sincerely,

Eric Wade

Denver 80206

8/19/2020



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Sincerely,

amy barlock

Denver 80220

8/19/2020



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Sincerely,

Thomas David

Denver 80238

8/19/2020



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Sincerely,

Sam Reed

Denver 80220

8/19/2020





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Sincerely,

Christina Hoffmann

Denver 80224

8/19/2020



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Sincerely,

John DiCino

Denver 80227

8/19/2020



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Sincerely,

Madeline Wilson

Denver 80224

8/19/2020



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Sincerely,

jennifer laird

Denver 80210

8/19/2020



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Sincerely,

Sharon Bates

Denver 80227

8/19/2020



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Sincerely,

Peter Droege

Denver 80227

8/19/2020



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Sincerely,

Adriana LOPEZ

Denver 80216

8/19/2020



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Sincerely,

Kai Robles

Denver 80211

8/19/2020





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Amy Corrigan

Denver 80206

8/19/2020



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Sincerely,

Melissa Hatzidakis

Denver 80220

8/19/2020



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Sincerely,

Donald Schaefer

Denver 80227

8/19/2020



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Sincerely,

Carol McDermott

Denver 80220

8/19/2020



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Sincerely,

Felicia Watkins

Denver 80249

8/19/2020



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Sincerely,

Healy Parks

Denver 80246

8/19/2020



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Sincerely,

John McStay

Denver 80230

8/19/2020



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Allison Perkins

Denver 80210

8/19/2020





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Sincerely,

Teresa Vogler

Denver 80222

8/19/2020



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Sincerely,

Beverly Miller

Denver 80220

8/19/2020



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Selena Torres

Denver 80249

8/19/2020



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Sincerely,

Frances L Mattedi

Denver 80227

8/19/2020



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Sincerely,

Teri Clayton

Denver 80220

8/19/2020



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Ann Rea

Denver 80211

8/19/2020



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Sincerely,

Ben Blanchard

Denver 80209

8/19/2020



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Sincerely,

Rebecca Stevens

Denver 80203

8/19/2020





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Sincerely,

Sophia Sanchez

Denver 80219

8/19/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Mark Beaton

Denver 80231

8/19/2020



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Sincerely,

Kate Nguyen

Denver 80210

8/19/2020



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Sincerely,

Samantha Harris

Denver 80247

8/19/2020



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Sincerely,

Rivaldo Vargas-Ramirez

Denver 68850

8/19/2020



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Sincerely,

mark foseid

Denver 80209

8/19/2020



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Sincerely,

Kimberly Tighe

Denver 80220

8/19/2020



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Sincerely,

Chelsea Williamson

Denver 80227

8/19/2020





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Sincerely,

David Kaufman

Denver 80211

8/19/2020



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Sincerely,

Lindsey McKeever

Denver 80211

8/19/2020



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Sincerely,

Jenny Holtze

Denver 80209

8/19/2020



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Sincerely,

John Fitchett

Denver 80220

8/19/2020



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Sincerely,

joni Caldwell

Denver 80204

8/19/2020



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Sincerely,

Edward Douglass

Denver 80237

8/19/2020



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Kimberly Smith

Denver 80227

8/19/2020



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Sincerely,

Rosie Wiedenmayer

Denver 80218

8/19/2020





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Mary Mucilli

Denver 80218

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Sincerely,

Christopher Tulp

Denver 80224

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Sincerely,

Andrew Regan

Denver 80220

8/19/2020



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Sincerely,

Jeffrey James

Denver 80246

8/19/2020



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Sincerely,

Dirk McDermott

Denver 80207

8/19/2020



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Sincerely,

Laura Montoya

Denver 80226

8/19/2020



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Sincerely,

Carolyn Medrick

Denver 80220

8/19/2020



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Marc Waage

Denver 80227

8/19/2020





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Sincerely,

Nancy Oltman

Denver 80227

8/19/2020



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Sincerely,

Allison Craig

Denver 80209

8/19/2020



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Sincerely,

Adam Deflorian

Denver 80229

8/19/2020



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Danielle Deflorian

Denver 80229

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Neide Stevens

Denver 80246

8/19/2020



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Sincerely,

Maureen Wulf

Denver 80220

8/19/2020



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Sincerely,

Bevin Wallace

Denver 80209

8/19/2020



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Sincerely,

Michelle Hannigan

Denver 80219

8/19/2020





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Sincerely,

Richard Clayton

Denver 80206

8/19/2020



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Sincerely,

sarah stapp

Denver 80220

8/19/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

timothy white

Denver 80204

8/20/2020



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Sincerely,

Betty Croall

Denver 80209

8/20/2020



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Sincerely,

Karin Rutstein

Denver 80207

8/20/2020



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Sincerely,

Linda Wells

Denver 80237

8/20/2020



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Sincerely,

Lisa Clark

Denver 80209

8/20/2020



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Sincerely,

Gary Biesiadecki

Denver 80210

8/20/2020





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Sincerely,

Victoria Biesiadecki

Denver 80210

8/20/2020



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Sincerely,

Libby perkins

Denver 80220

8/20/2020



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Sincerely,

James Perkins

Denver 80238

8/20/2020



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Sincerely,

Michael Dixon

Denver 80218

8/20/2020



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Sincerely,

Hildreth Wold

Denver 80220

8/20/2020



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Sincerely,

Martha Hockensmith

Denver 80209

8/20/2020



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Sincerely,

Gordon Myron

Denver 80203

8/20/2020



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Sincerely,

Christine Hayutin

Denver 80203

8/20/2020





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Sincerely,

Richard Holschuh

Denver 80227

8/20/2020



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Sincerely,

Peter Schellhorn

Denver 60025

8/20/2020



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Sincerely,

Melanie Buchanan

Denver 80231

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Sincerely,

Theresa Karis

Denver 80211

8/20/2020



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Sincerely,

Carrie Berglund

Denver 80224

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Sincerely,

Lachelle Sierra

Denver 80227

8/20/2020



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Sincerely,

Amy Silvesky

Denver 80210

8/20/2020



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Yaron Lidor

Denver 80220

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Jennifer Gilbert

Denver 60534

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Brian Poisson

Denver 80220

8/20/2020



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Janice Vento

Denver 80206

8/20/2020



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Denver 80207

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Denver 80227

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Sincerely,

Sheila Long

Denver 80123

8/20/2020



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Robert Allison

Denver 80123

8/20/2020



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Sincerely,

John Rullo

Denver 80210

8/20/2020





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Sincerely,

Kindra Hochhalter

Denver 80465

8/20/2020



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Sincerely,

George Mayl

Denver 80219

8/20/2020



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Sincerely,

Margaret Kenny

Denver 80206

8/20/2020



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Sincerely,

Susan Bertram

Denver 80209

8/20/2020



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Sincerely,

Markus Thamm

Denver 80210

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Sincerely,

Todd Rullo

Denver 80204

8/20/2020



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Sincerely,

Dale Vodehnal

Denver 80206

8/20/2020



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Sincerely,

Sharlene Good

Denver 80202

8/20/2020





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Sincerely,

Mike Good

Denver 80231

8/20/2020



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Sincerely,

Jesse Smith

Denver 80228

8/20/2020



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Sincerely,

Lucy O'Shaughnessy

Denver 80220

8/20/2020



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Sincerely,

Shayne Tennyson

Denver 80219

8/20/2020



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Sincerely,

John Levett

Denver 80113

8/20/2020



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Sincerely,

Alicia Maitland

Denver 80224

8/20/2020



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Sincerely,

Greyson Wilson

Denver 78758

8/20/2020



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Sincerely,

Gail Smart

Denver 80204

8/20/2020





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Sincerely,

margaret byrne

Denver 80209

8/20/2020



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Sincerely,

Jacque Pohl

Denver 80247

8/20/2020



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Sincerely,

Jennifer Quinn

Denver 80222

8/20/2020



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Anabel Ramirez

Denver 80224

8/20/2020



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Kathy Nguyen

Denver 80231

8/20/2020



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Sincerely,

victoria lenihan

Denver 80209

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Sincerely,

Robert Summers

Denver 80249

8/20/2020



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Jennifer Martinez

Denver 80202

8/20/2020





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Sincerely,

julian miller

Denver 80249

8/20/2020



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Hannah Katz

Denver 80224

8/20/2020



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Evelyn Velasquez

Denver 80219

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Sincerely,

Steve Elenich

Denver 49930

8/20/2020



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Sincerely,

Michael Perry

Denver 80218

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Sincerely,

Mickey Ferguson

Denver 78731

8/20/2020



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Sincerely,

Lavanya Bose

Denver 95129

8/20/2020



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Sincerely,

Laura Johnson

Denver 80239

8/20/2020





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Sincerely,

Michael Gerner

Denver 80220

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Sincerely,

Sophia Gonzales

Denver 80214

8/20/2020



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Gracie Smith

Denver 80249

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Hedrick Jaurigue

Denver 91761

8/20/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Jay Thies

Denver 80205

8/20/2020



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Sincerely,

Da'Monique Duclair

Denver 27265

8/20/2020



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Sincerely,

Jerry Covill

Denver 80123

8/20/2020



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Sincerely,

Marsha Trelstad

Denver 80231

8/20/2020





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Sincerely,

Rod Allen

Denver 80206

8/20/2020



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Sincerely,

Jac Reynolds

Denver 80211

8/20/2020



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Sincerely,

Andrea Fuller

Denver 80123

8/20/2020



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Sincerely,

Hector Reyes

Denver 80231

8/20/2020



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Sincerely,

Lydia Buchmann

Denver 80207

8/20/2020



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Sincerely,

Pam Fuller

Denver 80123

8/20/2020



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Sincerely,

Luis Garcia

Denver 80239

8/20/2020



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Sincerely,

Kelly Hernandez

Denver 80209

8/20/2020





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Sincerely,

Derick Gomez

Denver 80203

8/20/2020



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Sincerely,

David Houston

Denver 80249

8/20/2020



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Sincerely,

Valentin Nunez

Denver 80219

8/20/2020



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Sincerely,

Diana Rosas

Denver 80249

8/20/2020



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Sincerely,

Sofia Cortes

Denver 42001

8/20/2020



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Sincerely,

Crystal Andrews

Denver 80220

8/20/2020



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Sincerely,

Carol Wilson

Denver 80237

8/20/2020



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Sincerely,

Jeremy Young

Denver 80218

8/20/2020





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Sincerely,

Tim Schuetz

Denver 80235

8/20/2020



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Sincerely,

Kayla Smith

Denver 80211

8/20/2020



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Sincerely,

Mariana Gutierrez

Denver 80236

8/20/2020



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Rosie McDonald

Denver 80205

8/20/2020



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Sincerely,

Claudia Jasper

Denver 80227

8/20/2020



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Melissa Thomas

Denver 80219

8/20/2020



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Sincerely,

Caleb Smith

Denver 80237

8/20/2020



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Sincerely,

Michael Lockhart

Denver 80260

8/20/2020





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Sincerely,

Elizabeth Morgan

Denver 80210

8/20/2020



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Sincerely,

Rachael Weaver

Denver 80205

8/20/2020



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Peggy Lortcher

Denver 80209

8/20/2020



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Sincerely,

Amalia Torrez-Hayes

Denver 80227

8/20/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Hallye Behm

Denver 80210

8/20/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Angie Rossi

Denver 80439

8/20/2020



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Sincerely,

Kim Davis

Denver 80209

8/20/2020



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Sincerely,

Marty Carmichael

Denver 80123

8/20/2020





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Sincerely,

Mary Lucas

Denver 80123

8/20/2020



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Sincerely,

Justin Behm

Denver 80123

8/20/2020



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Sincerely,

Annie Pineda

Denver 80123

8/20/2020



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Sincerely,

Erik Stark

Denver 80207

8/20/2020



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Sincerely,

Cynthia Van Cise

Denver 80220

8/20/2020



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Sincerely,

Patrick Culp

Denver 80222

8/20/2020



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Sincerely,

Ethan Gilbert

Denver 80209

8/20/2020



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Sincerely,

Laura Garabedian

Denver 80206

8/20/2020





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Sincerely,

Kaelyn Grinstead

Denver 80220

8/20/2020



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Sincerely,

Aowna Akter

Denver 80249

8/20/2020



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Sincerely,

Tyler Picco

Denver 80220

8/20/2020



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Sincerely,

Eric Lightle

Denver 80206

8/20/2020



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Sincerely,

SUSIE ZEYLMAKER

Denver 80220

8/20/2020



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Sincerely,

Kylie Pumphrey

Denver 80222

8/20/2020



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Sincerely,

Lalana Coughran

Denver 80220

8/20/2020



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Sincerely,

Elisa Morales

Denver 80229

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Sincerely,

Chris Fisher

Denver 80238

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Sincerely,

Mariana Reyes

Denver 80239

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Sincerely,

Lori Lampe

Denver 80224

8/20/2020



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Sincerely,

Brandon Lucero

Denver 80220

8/20/2020



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Sincerely,

helena nguyen

Denver 80219

8/20/2020



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Sincerely,

Isabella Lopez

Denver 80234

8/20/2020



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Sincerely,

Sam Smith

Denver 80218

8/20/2020



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Sincerely,

Benjamin Dreyer

Denver 80206

8/20/2020





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Sincerely,

John Ramirez

Denver 80204

8/20/2020



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Denver 80224

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Sincerely,

Alec Grumet

Denver 80210

8/20/2020



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Stephanie Weber

Denver 80224

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Sincerely,

Julie Cady

Denver 80123

8/21/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Keith Sibley

Denver 80226

8/21/2020



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Sincerely,

Mary Jeanne DeMarie

Denver 80231

8/21/2020



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Sincerely,

Michele Wildt

Denver 80123

8/21/2020





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Sincerely,

Maricela Cherveney

Denver 80211

8/21/2020



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Sincerely,

Anna Swayne

Denver 80218

8/21/2020



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Sincerely,

Sarah Lacey

Denver 80210

8/21/2020



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Sincerely,

Peggy Shaw

Denver 80203

8/21/2020



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Sincerely,

Jessie Hickam

DENVER 80231

8/21/2020



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Sincerely,

Jeannine Schultz

Denver 80123

8/21/2020



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Sincerely,

Faith Whittington

Denver 80123

8/21/2020



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Sincerely,

Carl Eklund

Denver 80209

8/21/2020





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Sincerely,

Daniel Burseth

Denver 80123

8/21/2020



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Sincerely,

Deborah Frate-Sicard

Denver 80210

8/21/2020



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Sincerely,

Georgine Sparr

Denver 80212

8/21/2020



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Sincerely,

JENNIFER HILGER

Denver 80237

8/21/2020



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Sincerely,

William Nazzaro

Denver 80122

8/21/2020



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Sincerely,

Michael Moran

Denver 80209

8/21/2020



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Sincerely,

Tami Skinner

Denver 80210

8/21/2020



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Sincerely,

Shannon Sauro

Denver 80209

8/21/2020





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Sincerely,

Stephen Helm

Denver 80123

8/21/2020



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Sincerely,

Nancy Buchanan

Denver 80210

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Sincerely,

Stan Kobayashi

Denver 80123

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Sincerely,

Gary Stark

Denver 80220

8/22/2020



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Sincerely,

Tom Montoya

Denver 80220

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Sincerely,

Phil Wade

Denver 80223

8/22/2020



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Sincerely,

Elizabeth Lacey

Denver 80220

8/22/2020



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Sincerely,

Valerie Luna

Denver 80206

8/22/2020





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Sincerely,

Caroline Richardson

Denver 80205

8/22/2020



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Sincerely,

Randy Avalos

Denver 80204

8/22/2020



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Sincerely,

Jeremiah Taylor

Denver 80231

8/22/2020



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Sincerely,

jason stafford

Denver 80216

8/22/2020



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Sincerely,

esther castillo

Denver 80219

8/22/2020



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Sincerely,

Katie Carter

Denver 80207

8/22/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Lois Feinstein

Denver 80206

8/22/2020



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Tim Hartman

Denver 80220

8/22/2020





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Sincerely,

Alice Rosales

Denver 80223

8/22/2020



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Sincerely,

Sheryl Soto

Denver 80218

8/22/2020



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Alexander Haney

Denver 80205

8/22/2020



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Fearon Perry

Denver 80218

8/22/2020



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Sincerely,

Mia Lopez

Denver 80231

8/22/2020



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Sincerely,

Daisy Gutierrez

Denver 80216

8/22/2020



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Sincerely,

Ashley Allen

Denver 80204

8/22/2020



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Sincerely,

Travis Robinson

Denver 80207

8/22/2020





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Sincerely,

Nina Sisk

Denver 80206

8/22/2020



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Sincerely,

Rita Bouzoubaa

Denver 80205

8/22/2020



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Sincerely,

Rayma Ford

Denver 80212

8/22/2020



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Sincerely,

Stephanie Prince

Denver 80220

8/22/2020



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Sincerely,

Jenny Martinez

Denver 80226

8/22/2020



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Sincerely,

Panagiota Sietos

Denver 80210

8/22/2020



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Sincerely,

Jessica Larum

Denver 80123

8/22/2020



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Sincerely,

Helen Spiegel

Denver 80207

8/22/2020





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Sincerely,

Sheila Gordon

Denver 80237

8/22/2020



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Sincerely,

Hiram Welton

Denver 80202

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Andrea Hill

Denver 80227

8/22/2020



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Sincerely,

Sarah Grey

Denver 80220

8/22/2020



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Kiley Freeman

Denver 80206

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Sincerely,

Christopher Clayton

Denver 80220

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Sincerely,

Greg Vacca

Denver 80220

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Charlene Cohrs

Denver 80206

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Sincerely,

Rod Becker

Denver 80237

8/23/2020



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Catherine Boren-Pluss

Denver 80220

8/23/2020



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Sincerely,

Alex Robinson

Denver 80203

8/23/2020



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Sincerely,

Veronica Hall

Denver 80204

8/23/2020



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Sincerely,

Patrick Foley

Denver 80219

8/23/2020



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Sincerely,

Kevin Smith

Denver 80222

8/23/2020



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Sincerely,

elisabeth fleming

Denver 80216

8/23/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

samantha villa

Denver 80204

8/23/2020





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Sincerely,

Emily Ruiz

Denver 80229

8/23/2020



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Sincerely,

Angelina Aguirre

Denver 80223

8/23/2020



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Sincerely,

Melissa Gomez

Denver 80223

8/23/2020



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Sincerely,

jiamain zheng

Denver 80219

8/23/2020



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Sincerely,

Autumn Beamon

Denver 80206

8/23/2020



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Sincerely,

Grace Felt

Denver 80211

8/23/2020



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Angela Manzanarez

Denver 80223

8/23/2020



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Sincerely,

Brenda Vacca

Denver 80123

8/23/2020





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Sincerely,

Linda Tafoya

Denver 80235

8/23/2020



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Sincerely,

Margaret Florentin

Denver 80203

8/23/2020



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Sincerely,

Barbara Holme

Denver 80235

8/23/2020



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Sincerely,

Sharyn Monroe

Denver 80235

8/23/2020



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Sincerely,

Michael Riedy

Denver 80211

8/23/2020



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Sincerely,

Juan Martin Enos Tafoya

Denver 80249

8/23/2020



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Debera Criss

Denver 80235

8/23/2020



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Michael Collins

Denver 80235

8/23/2020





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James Lewis

Denver 80235

8/23/2020



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Sincerely,

Tim Vacca

Denver 80230

8/23/2020



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Sincerely,

Jaime Kafati

Denver 80220

8/23/2020



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Sincerely,

Stephanie Chacon-Powell

Denver 80123

8/23/2020



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Sincerely,

Robert Freilich

Denver 80210

8/23/2020



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Sincerely,

Brianne Murphy

Denver 80123

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Sincerely,

Alexandra Morales

Denver 80210

8/23/2020



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Nicolas Esquirol

Denver 80210

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Darlene Diehl

Denver 80211

8/23/2020



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Sincerely,

Kate Smith

Denver 80220

8/23/2020



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Margaret Montague

Denver 80210

8/23/2020



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Sincerely,

Jose Franco

Denver 80238

8/23/2020



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Sincerely,

Elijah Wright

Denver 80210

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Sincerely,

Thomas Martin

Denver 80227

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Sincerely,

Victoria Bell

Denver 80246

8/23/2020



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Sincerely,

Anthony Paris

Denver 80204

8/23/2020





## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Susan Simpson

Denver 80204

8/24/2020



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Sincerely,

Raina Kochevar

Denver 80209

8/24/2020



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Sincerely,

Michele Lawonn

Denver 80231

8/24/2020



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Sincerely,

Cheryl Dabney

Denver 80231

8/24/2020



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Sincerely,

Michael Simpson

Denver 80204

8/24/2020



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Sincerely,

Michelle Daniels

Denver 80231

8/24/2020



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Sincerely,

Lorin Kling

Denver 80238

8/24/2020



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Sincerely,

Richard Boehm

Denver 80207

8/24/2020





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Sincerely,

Dwayne Talton

Denver 80219

8/24/2020



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Sincerely,

Daniel Padilla

Denver 80219

8/24/2020



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Sincerely,

jasmine lam

Denver 80205

8/24/2020



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Sincerely,

Ashley White

Denver 80202

8/24/2020



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Sincerely,

James Plunkett

Denver 80209

8/24/2020



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Sincerely,

Paul Maggiore

Denver 80123

8/24/2020



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Sincerely,

Kristi Coffin

Denver 80231

8/24/2020



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Sincerely,

Joy Lewis

Denver 80204

8/24/2020





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Sincerely,

Charles Dickinson

Denver 80237

8/24/2020



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Sincerely,

Sheila Jenkins

Denver 80206

8/24/2020



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Sincerely,

Glenn Cuerden

Denver 80209

8/24/2020



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Sincerely,

Nicole Riedy

Denver 80123

8/24/2020



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Sincerely,

Deborah Round

Denver 80207

8/24/2020



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Sincerely,

Tina Davis

Denver 80206

8/24/2020



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Sincerely,

Stephanie Guidera

Denver 80123

8/24/2020



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Sincerely,

Jason Inselman

Denver 80123

8/24/2020





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Sincerely,

stacie knapp

Denver 80210

8/24/2020



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Sincerely,

Emily Jost

Denver 80204

8/24/2020



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Sincerely,

Stacy Pahl-Tichy

Denver 80236

8/24/2020



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Sincerely,

deborah justiss

Denver 80220

8/24/2020



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Sincerely,

John Young

Denver 80220

8/25/2020



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Sincerely,

Dana Lachance-Wittman

Denver 80202

8/25/2020



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Sincerely,

Marie Nussbaumer

Denver 80231

8/25/2020



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Sincerely,

Nancy Kelley

Denver 80123

8/25/2020





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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Gregory Sheehan

Denver 80204

8/25/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Sarah Englehardt

Denver 80239

8/25/2020



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Sincerely,

Olivia Flores

Denver 80239

8/25/2020



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Sincerely,

Melanie Scott

Denver 80231

8/25/2020



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Sincerely,

Jack Gray

Denver 80231

8/25/2020



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Sincerely,

Ricardo Macias

Denver 80221

8/25/2020



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Sincerely,

Anne Sanchez

Denver 80219

8/25/2020



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Sincerely,

Tyler Willis

Denver 80205

8/25/2020





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Sincerely,

Oscar Reyes

Denver 80219

8/25/2020



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Sincerely,

Lizzy Walker

Denver 80210

8/25/2020



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Sincerely,

Renee Alvarez

Denver 80224

8/25/2020



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Sincerely,

laura johnson

Denver 80204

8/25/2020



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Sincerely,

Tina Goodluck

Denver 80219

8/25/2020



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Sincerely,

Amy McCabe

Denver 80238

8/25/2020



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Sincerely,

Kathya Farias

Denver 80207

8/25/2020



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Rafael Flores

Denver 80219

8/25/2020





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Sincerely,

Rose Hudson

Denver 80219

8/25/2020



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Sincerely,

Jean Maxwell

Denver 80238

8/25/2020



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Sincerely,

Howard Price

Denver 80123

8/25/2020



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Sincerely,

Patricia Price

Denver 80123

8/25/2020



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Sincerely,

Jo Daley

Denver 80218

8/25/2020



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Sincerely,

Barbara Harkey

Denver 80210

8/25/2020



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Sincerely,

Angelina Bunker

Denver 80206

8/25/2020



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Sincerely,

wesley vondenkamp

Denver 80207

8/25/2020





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Sincerely,

Robert Kling

Denver 80238

8/25/2020



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Sincerely,

Kenneth Westlund

Denver 80123

8/26/2020



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Sincerely,

Robert Boswell

Denver 80218

8/26/2020



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Sincerely,

Frances Jimenez

Denver 80211

8/26/2020



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Sincerely,

Bailey Brooks

Denver 80206

8/26/2020



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Sincerely,

Patrick Mulligan

Denver 80231

8/26/2020



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Sincerely,

Trey Ripley

Denver 80209

8/26/2020



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Sincerely,

Lenore Hoops

Denver 80209

8/26/2020





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Sincerely,

Isaiah Reyes

Denver 80219

8/26/2020



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We don't object to shelters and halfway houses. We have serious concerns about the Group Living Zoning Code Amendment, its extensive impact, and using single-family neighborhoods as an experiment.

Sincerely,

Elizabeth Gonzalez

Denver 80235

8/26/2020



## **NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Anthony Perez

Denver 80223

8/26/2020



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Sincerely,

Carrie Ethier

Denver 80238

8/26/2020



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Sincerely,

Paige Primmer

Denver 80236

8/26/2020



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Sincerely,

Skip Scarlett

Denver 80123

8/26/2020



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Sincerely,

Luke Thilgen

Denver 80211

8/26/2020



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Sincerely,

Maurine Boling

Denver 80123

8/26/2020





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Sincerely,

olivia cooper

Denver 80216

8/26/2020



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Sincerely,

John maki

Denver 80237

8/26/2020



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Sincerely,

Kaitlyn Price

Denver 80229

8/26/2020



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Sincerely,

Steven Morris

Denver 80202

8/26/2020



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Sincerely,

Amisha Samaroo

Denver 80231

8/26/2020



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Sincerely,

Dana Thomas

Denver 80205

8/26/2020



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Sincerely,

Charles Wellso

Denver 80206

8/26/2020



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Sincerely,

Jill DeLano

Denver 80123

8/26/2020





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Sincerely,

Katherine Rodriguez

Denver 80204

8/26/2020



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Sincerely,

Michael Swartz

Denver 80230

8/26/2020



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Sincerely,

Desiree Perez

Denver 80236

8/26/2020



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Sincerely,

Steven Gibson

Denver 80221

8/26/2020



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Sincerely,

Emilio Perez

Denver 80220

8/26/2020



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Sincerely,

Audra Mills

Denver 80210

8/26/2020



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Sincerely,

Martha Villanueva

Denver 80239

8/26/2020



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Sincerely,

Hannah Walker

Denver 80218

8/26/2020





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Sincerely,

Steven Lopez

Denver 80220

8/26/2020



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Sincerely,

Katherine Duffy

Denver 80220

8/26/2020



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Sincerely,

Katherine McConnell

Denver 80223

8/26/2020



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Sincerely,

Jonathan Cable

Denver 80222

8/26/2020



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Sincerely,

Javier Quintana

Denver 80239

8/26/2020



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Sincerely,

Beth Myers

Denver 80206

8/26/2020



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Sincerely,

Debra Nowlen

Denver 80231

8/26/2020



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Sincerely,

Tiffany Federico

Denver 80123

8/26/2020





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Sincerely,

Paul Morrison

Denver 80123

8/26/2020