

From: [Gail Sykes](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [BULK] [EXTERNAL] NO to Group Living Zoning Code Amendment"
Date: Monday, January 18, 2021 12:35:11 PM

The Denver City Council will be voting on the GLA in the near future. I feel that it is, one more time, important to ask city council members to vote a resounding NO on this initiative.

The process leading up to this amendment has been flawed and unduly influenced by vested interests since the beginning. The people of Denver have not had an opportunity for direct and honest dialog with officials over this critical change and efforts to do so have been thwarted at every turn. The recent court ruling compelling the city of Denver to release GLA documents to citizens of Denver has revealed that special interests, and personal interests of committee members, was first and foremost in crafting the GLA.

The vast majority of Denver residents oppose the Group Living Amendment and are outraged that city council and the Mayor's office continue to assert that this Amendment is in the best interests of Denver and its residents.

Many of the issues the GLA is supposed to address are real, and we must have open and transparent dialog about the issues, and potential solutions, that include citizens and city representatives. This is the proper way for the process to work on an issue this important in order to ensure success and acceptance by our citizens.

We have also seen a major shift in society in the past year that should be taken into consideration before the amendment is voted on. COVID, telecommuting (enabling people to live in surrounding communities outside of Denver proper) are real and permanent. There is a large influx of people moving from San Francisco and other California communities to Denver due to the poor planning and policies of city governments surrounding homeless communities, addiction, sanitation and the impact to the city and its citizens. We do not want to follow that same path.

I ask you to individually, and collectively as city council, to vote no on the Group Living Amendment for Denver.

Respectfully,
Gail Sykes

Sent from my iPad

From: [Stephen V. Eppler](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [BULK] [EXTERNAL] Vote NO on the Group Living Amendment
Date: Friday, January 29, 2021 1:43:49 PM

Dear City Council Members and Mayor:

I urge you to vote NO on the Group Living Amendment for the following reasons.

- The Steering Committee was composed of multiple parties and individuals who have a conflict of interest and stand to financially benefit from this zoning change. Many of these individuals and entities do not even live in Denver and will not be subject to the changes that they propose for others.
- The proposal is inherently unequal and treats residents living in different parts of Denver differently since persons living in areas governed by Chapter 59 and large HOA's (like Lowery and Central Park) are not affected by these zoning changes.
- These zoning changes will not make housing more affordable and will degrade the quality of life in many affected neighborhoods.
- A large majority of residents living in the affected areas have previously expressed their opposition to these proposed changes in multiple venues prior to this matter coming before City Council. The compromises are an effort to "put lipstick on a pig" and do not fundamentally change the proposal.

There are many, many other reasons why this measure should be defeated, but I wanted to keep my email short.

Vote NO on the Group Living Amendment.

Respectfully,

Stephen V. Eppler
1254 Clayton St.
Denver, CO 80206

From: [Carol Ward](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor; dencc - City Council; Sandoval, Amanda P. - CC Member District 1 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; 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 Coun; 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; Deborah Ortega - Councilwoman At Large; Kniech, Robin L. - CC Member At Large Denver City Council; Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] ***RESIDENTIAL CARE AND CONGREGATE LIVING AMENDMENT***VOTE NO
Date: Sunday, January 31, 2021 6:32:12 PM

Kendra,

From its inception 3 years ago this zoning amendment has LACKED TRANSPARENCY:

The GLAC Committee was hand picked by the Mayor's office and the two council members who are sponsors of the Amendment.

Further, of the 47 members, 40 were providers of group living services and stand to benefit from it passage.

Twelve of the members didn't even live in Denver and 6 of the 12 Council Districts had no representation.

Denver residents were not at the table for the first 2 years in the development of the Residential Care and Congregate Living Amendment, resulting in no real input from Denver residential property owners.

Community engagement and communication was not solicited until March 2020, coinciding with the COVID-19 pandemic, making reach out very challenging. My bet is most Denver residents, if surveyed, would still be unaware of it.

I urge you to VOTE NO on this AMENDMENT. Thank you.

Carol Ward

From: [Joe Baird](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#)
Subject: [EXTERNAL] "NO" on Group Living Zoning Code Amendment
Date: Wednesday, January 27, 2021 12:36:32 PM

Mr. Mayor and Council Members,

My wife and I are residents at 3241 S. Leyden St. in council district 4 in SE Denver. We have resided in this district for over 40 years and we are senior citizens (70+). We are distressed and alarmed that this amendment allows for overcrowding in areas not designed for the proposed levels of density and allowing of commercialization of residential property. These type of actions are what drive people out of Denver to the suburbs. We are concerned this amendment will threaten the safety of our neighborhoods, families with children, schools and elderly residents. The proposed changes may very well result in greater exposure of our children to drug use - more than currently exist.

While we assume the neighborhoods you live in have been exempted to gain your support, we respectfully ask you to vote "NO" on this amendment as a show of support for the average resident of Denver.

Sincerely,

Joe Baird

From: [Karen Jo](#)
To: [Mayor's office](#); [Theresa St Peter](#); [dencc - City Council](#)
Subject: [EXTERNAL] 'Group living' — all harm, no good
Date: Friday, January 22, 2021 9:16:57 AM

‘Group living’ — all harm, no good

The Denver Gazette
Jan 22, 2021

The deeper you dig into the “group living” proposal now pending before the Denver City Council, the more troubling it is. Even after assorted tweaks intended to placate justifiably worried residents, the overreaching amendment to the city’s zoning code comes across fundamentally as a cure in search of an ill. It’s even worse than a lot of policy proposals that risk doing more harm than good; this one will do harm while doing no discernible good at all.

It’s also a proposal for which there never was any community demand in the first place. Incredibly, the years of committee work and planning that went into the proposal — which led to public uproar once rank-and-file Denverites started finding out about it last year — didn’t get its start by way of a petition drive among the city’s neighborhood associations. Or as a publicly vetted recommendation from some blue-ribbon panel of civic leaders. It wasn’t even a plank in the platform of an idealistic, if tone-deaf, City Council candidate’s campaign.

No, it was in fact the handiwork of a handful of municipal technocrats whom few members of the public had ever heard of. In pursuit of a more “equitable” cityscape, City Hall’s social engineers thought it was a good idea to ratchet up congestion while jeopardizing peace, quiet — and security — in neighborhoods across a broad swath of the city.

The former convenience store next to your regular dry cleaners — in a strip mall parking lot a couple of blocks from your house? You know — in the same shopping center where there’s a day care? It could become a halfway house for criminal convicts.

The neighborhood cafe driven out of business last spring by the COVID-19 lockdown? It could reopen as a homeless-services center or even a shelter. The single-family house next to yours that recently had sold? A little remodeling, and it could rent out to five different tenants — and their families.

In fact, the proposal in its latest iteration would — among its more objectionable features:

- Sextuple the surface area of the city where homeless shelters and halfway houses could operate — to include parts of town now zoned commercial, mixed use and even higher-density residential.
- Scrap a current, mandatory buffer between Denver’s schools and halfway houses (yes,

really).

- Allow up to five unrelated residents/ tenants — plus all of their family members — in single-family homes of any size.

And the well-intentioned folks behind this pipe dream want the City Council to impose it on the city — for the sake of what Denver Senior City Planner Andrew Webb calls the “greater good.” Of course, whenever local government invokes that catchall, it rarely can point to any one person who actually benefits.

The theoretical premise of it all? That it is somehow unfair that halfway houses or homeless-services operations are located in places that are zoned for “industrial” or related land uses. Instead, the theory goes, they should be spread out across the city.

Never mind that those facilities are located where they actually make sense.

They tend to be in warehouse-type buildings that work well for those uses. They are along transit corridors, where those who are served by them can catch a ride to a job and access related services nearby. Just as importantly, the current zoning keeps such facilities out of residential and commercial areas, where they easily can pose both a nuisance and a threat.

Meanwhile, it’s worth noting that even the many dedicated people who work to provide services to the homeless through shelters and other facilities, or the contractors who typically run halfway houses, haven’t asked for this change in zoning. It’s hard to see how it could help them.

Yet, ultimately, Webb and his crew are just doing what people with degrees in urban planning are trained to do — reimagine the urban landscape. And that, they have. In this case, what they’ve conjured up just happens to have no practical value and stands to backfire big time.

Don’t blame them. At the end of the day — Feb. 8, to be precise — it’s the Denver City Council that will vote on the proposal. The onus is on the council to do the right thing and send the group-living proposal to the circular file for good.

In recent months, some on the council have expressed considerable concern about the proposal even as some others continue to prattle on about equity — without ever enunciating equity for whom. For council members who haven’t yet made up their minds, consider if nothing else that the timing couldn’t be worse.

On the heels of COVID, amid a violent crime wave and in the face of such broad-based community opposition, why push through such a contentious and divisive proposal? Has anyone on council at least considered putting it to a vote? Better yet, just send it packing.

There’s no shame in admitting this is one of those ideas that sounded good in grad school — but makes no sense in the real world.

From: [DIANA LAMBE](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] 92% Opposed - Public Comments regarding Group Living Amendments. Who are you doing this for?
Date: Tuesday, February 2, 2021 9:31:27 AM
Attachments: [image.png](#)

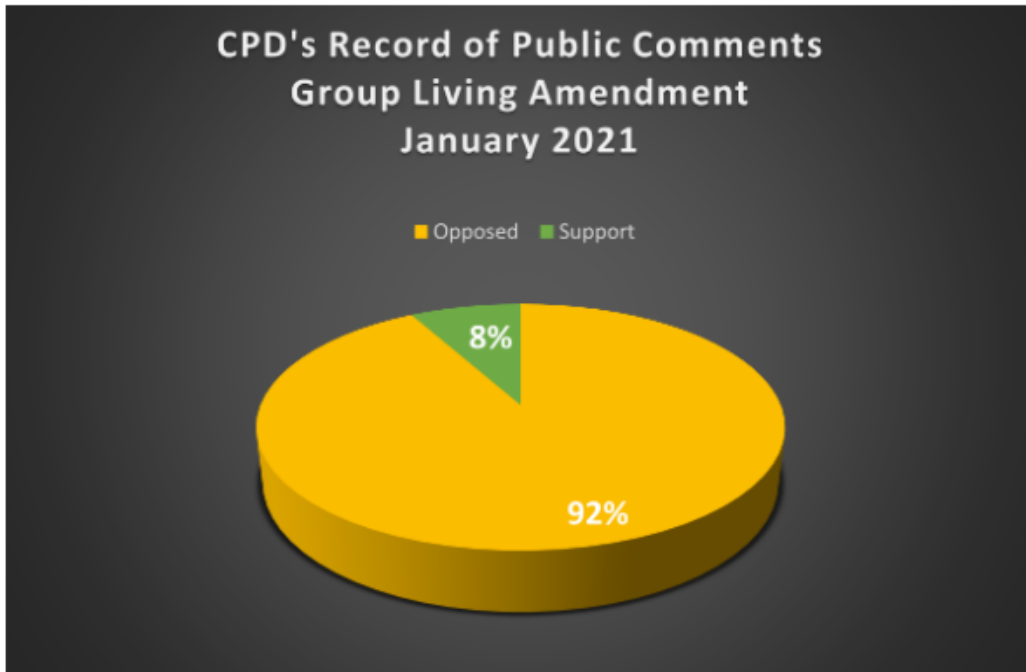
Hmm, 9 out of 10 of the people living in these neighborhoods are against this. **Who are you doing this for?**

Are you unclear as to how the citizens in Denver feel about these changes? Or have you all collectively determined that you know better? It seems the latter is true. So, what's all this about you being a representative of the people in your district? You were not elected to push forth your own ideas - you are to represent ours. Or maybe you all have forgotten that...

This whole amendment originated from the Mayor's office - NOT citizens. Yet you have been peddling the narrative that this all started from the people. That is disingenuous and you know it and now we all know it too. It's just too bad that a citizen had to file a FOIA request and then pay their own money to hire a lawyer to sue Denver to learn that. *You have lost your credibility to fairly represent the will of the people you serve.*

Paul Kashman - I'm specifically looking at you. I live in your district and I know (and you do too) there is no support for these changes. Quit trying to gaslight everyone into thinking there is wide acceptance for these changes. The people who want group living and halfway houses living right next to **single family dwelling units** are the EXCEPTION, not the rule (hence the 92% against). How dare you insult our collective intelligence.

Your constituents have told you countless times they are against this and yet you continue. There is no ambiguity about the public comments on this amendment. Nine out of ten are against it - so why do you continue? **Again, I must ask, who are you doing this for?**



Why is this amendment advancing?

The Amendment [originated in the Mayor's office](#) with the help of two at-large council members.

From: [reuben](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] against group living proposal
Date: Saturday, January 30, 2021 7:53:36 AM

I am against group living proposal
Reu'ben & Donna Drebenstedt
[393 S. Ivy St.](#)
Denver, CO 80224

From: [charles brouillette](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] amendment feedback
Date: Monday, February 1, 2021 5:30:04 PM

Hi I am a homeowner that will be affected by the group living amendment. I am writing to encourage those who have the power to vote on this issue to vote no on this issue. If you are keeping a tally, please add me to the NO list

From: [GREGORY P H J HAYS](#)
To: KendraBlack@denvergov.org
Cc: MichaelHancock@denvergov.org; [dencc - City Council](#)
Subject: [EXTERNAL] Anti GL Amendment sentiment from Hampden Hts homeowner
Date: Monday, February 1, 2021 9:20:16 AM

Kendra: a recent next door neighbor post (Paige Burkeholder from Southmoor Park East) stated that you do not believe the majority of Denverites or District 4 residents oppose the current proposal. I feel this may not be the case and I put forward our sentiment having lived here almost 40 years in Hampden Heights East that the neighborhood should stay zoned as is. Where I live is a neighbor house that with a new owner two years ago had adults living there. The beautiful lawn there is now weeds. There have been up to 10 cars parked overnight. This house has asked for an ADU permit even. Our cul-de-sac can not really support that much overflow parking. We have not felt the need to complain but it seems the new zoning would prohibit our ability to complain on zoning violations (use-by-right with notification only).

Heather Hays

P.S. I am also aware the Denver Post had a pro stance.

Sent from [Mail](#) for Windows 10

From: [Anna Fugier](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Change in Denver Zoning
Date: Monday, February 1, 2021 1:57:50 PM

I am extremely opposed to your decision to change the number of unrelated people and all of their relatives with no maximum number of people living in the same home. I am concerned about the noise, the number of cars on our streets, the noise associated with the increased number of neighbors, the trash that increase of people will produce, the safety of our neighborhoods to have correctional facilities near our friends, neighbors and schools, and the lack of listening to what residents of Denver want and need from their city. This will again lead people to the suburbs and out of the city. Is that really your objective???

Anna Fugier

From: [william murray](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] city council and Jolon Clark
Date: Monday, February 1, 2021 10:17:47 AM

Please vote against the proposed group living amendment. Single family zoning means just that - Single Family. My house that I own for 25 yrs and live in is zoned single family and that is why I live here. I do not want to live next to housing functioning as like and apt building or as a flop house full unrelated people. City Council has already ruined Denver by allowing the huge houses being built on small lots. And allowing apt type building being built with no parking. What are you thinking.

What happed to our sunlight laws?

The proposal will bring to much traffic, crime, and unlivable conditions in nice quiet neighborhoods which destroys property values. The increased density and traffic makes it much more dangerous to children, and all people.

Why do you think we paid for and built our light rail system? The light rail system allows people who do not have the financial ability to live in certain areas of Denver to easily get to work in Downtown Denver and other areas.

Changing the definition of single family zoning does not sound legal. I will actively campaign against and vote against any council member who votes for the amendment.

Sincerely William E. Murray 1717 S. Ogden St. Denver, CO 80210 ph - 303-550-8576.

From: [Jerry Doerksen](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Classism/Racism and the Denver Zoning Code
Date: Tuesday, January 26, 2021 10:22:29 AM
Attachments: [Classism Racism and the Denver Group Living Amendment.docx](#)

Please find attached my comments regarding CPD's statement supporting the Group Living Amendment that "We have regulations with roots in classism and racism". Thank you.
Jerry Doerksen

From: picosinge@mac.com
To: [dencc - City Council](#)
Subject: [EXTERNAL] Concerns about Group Living Project
Date: Wednesday, February 3, 2021 12:45:29 AM

Dear Councilwoman Sawyer,

I have been living in the Denver metro area since 1985. Currently I own two properties and live in the Lowry neighborhood, and have serious concerns about the Group Living Project.

First of all, the stated reasons for “Why do residential use rules need to be updated”? is full of unclear euphemisms. It is also misleading to say that there is an urgency due to a wave of evictions caused by the pandemic, because there has been, and still is, a moratorium on eviction.

Over the last couple years there has been a steady increase in crimes in my neighborhood. Several times a week, looking at the Nextdoor website I read about stolen cars, houses getting broken in, encounters with indecent exposures, etc. Street racing, illegal fireworks, and gunshots, seem to become common occurrence and we receive very little help from law enforcement. The retirement community nearby, Windsor Gardens, was struggling to deal with “senior tipping” - teenagers would push random elderly people to the ground for “fun”. This is not an urban legend from the internet. I sometimes play golf at Windsor Gardens and heard about this from the residents. Because of law enforcement failed to respond to these incidents, the homeowner association had to hire additional security guards.

My concerns and objection to this project are:

1. If the City of Denver cannot enforce existing laws and regulations and support the needs of current residents in these neighborhoods, why would anyone trust the City would enforce building codes, fire codes, and address noise and maintenance issues caused by more people?
2. There appears to be two common themes that keep surfacing in the wording of the documents - *making it affordable for more people to live in Denver* and *inequality*.
 - I understand housing in Denver is relatively expensive, but with resources (resources in a broad sense) so limited, the fundamental question to ask is: Do we need to attract more people to Denver, or Colorado in general? We have been in a severe drought since August 2020. More people means more demand for water, and more paved streets make it more difficult for rainwater or snowmelt to permeate the ground and re-charge the water table.
 - I completely agree that housing is a basic need and we should provide all citizens with affordable and safe living arrangements. That does not mean or guarantee, however, that such living arrangements must be in Denver, or in certain neighborhoods in Denver. In Lowry there is already a section of low-income housing. There is also a hospice. I do not consider not wanting a homeless shelter or a half-way house as discriminatory or promoting inequality. I am Asian, within my block we have someone from Europe, and a Black lesbian couple. While we are diverse in background and ethnicity, what we have in common is we all work very hard in order to become homeowners in this neighborhood. It would be very unfair for the City to plop a home for "someone trying

to become sober" (or in simple English, drunks) among us under the disguise of "equality", with no regards to the potential impact on our safety and property value.

In summary, I have serious doubts, based the City of Denver's track record and current performance, that it could live up to the promise that the Group Living Project will not negatively impact the safety and quality of life of my neighborhood. I would not like to see it being implemented. If the project cannot be stopped, at a minimal, instead of trying to change multiple zoning and other regulations all at once, perhaps the City should start with one component of the project and only move forward when it does not cause undue distress to current residents in a neighborhood.

Thank you very much indeed.

Sincerely,
Shun-Ping Chau

From: [D M BAKER](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Denver Group Living Amendment
Date: Tuesday, January 26, 2021 12:56:38 PM

As I a southeast Denver home owner, I urge you to vote NO on GLA. I do not believe that it will be a good result for the impacted Denver neighborhoods.

Thank you for considering.

D.M. Baker

From: [L Bell](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Denver Group Living Amendment
Date: Wednesday, January 27, 2021 5:29:30 PM

As a voting constituent, I urge you to vote NO.

Thank you,
Laurie Bell
80221

From: [R Eich](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [dencc - City Council](#); [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](#); [Hancock, Michael B. - MO Mayor](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)
Subject: [EXTERNAL] Denver's future
Date: Saturday, January 23, 2021 8:26:00 PM

Good evening,

I wanted to share this video because it reveals what Denver could become if we continue to follow some of our “peer” cities.

If the group living proposal passes and we continue to ignore the real issues of drug addiction and mental illness, this could very well be Denver in the not-so-distant future.

Please take the time to watch and with an open mind. I’m pointing out a couple of sections in the video that relate directly to the proposal— 42:39 and 1:04:55— but honestly the entire video is remarkable.

Again, please take the time to watch. There are some disturbing and very sad moments but none that some Denver residents haven’t already experienced.

The Fight for the Soul of Seattle | A KOMO News Documentary
https://youtu.be/WijoL3Hy_Bw

Don’t pass an amendment just because it’s the only one out there and you feel the need to do something, because this isn’t it.

Thank you for your time,
Becky Eichelberger

From: [Qualteri, Jennifer](#)
To: [Planningboard - CPD](#); [dencc - City Council](#)
Subject: [EXTERNAL] Edit Comment Group Living Amendment 2 of 2
Date: Friday, January 29, 2021 9:31:37 PM

Dear All, I originally wrote this version of my comment to my own council woman several days ago. I needed to edit it because I now realize that I need to write not just to Jaimie Torres, but all of the City Council. This version will remove my council district and replace it with the word Denver. Apology for the confusion.

I am writing today in hope that you will vote against the Group Living Amendment that is going before City Council on February 8th.

Here is why I think the amendment is not in the best interest of Denver. It seems to just be a way to keep rents high and does not solve our housing problems forcing families to double and triple up because rates are always going to stay unaffordable. This is also forcing people to live in spaces that might mean a family lives in 200 square feet or people having 100 square feet of privacy. Shared living spaces will be more foreign than welcoming. What about children, should they have to be at risk of being abused by an unrelated adult? Charges like this are so difficult to press. I have always heard that if one is going to error it is better to air on the side of the child.

What about green space in the cramped conditions? It won't be like communal living for the most part. There is not enough land. Organized gardens like we find in an affordable housing unit won't be there because this will be disorganized housing.

Also, the Mayor seems to be acting in bad faith and without transparency. He is using taxpayers money with his storytelling unit to trick the citizens of Denver. YIMBY is involved, but their board is packed with the owners of QCC and officers of Co-Own Company, so that organization is definitely experiencing conflicts of interest from big money. I am certain this is a bad idea for the resident's in Denver. I feel this YIMBY is hiding behind in a guise of acting socially just, but rather they are unjust and not looking to the greater good of the community, They are most interested in their bottom line profit. By forcing people to live in subpar conditions they are acting as masters, and the community is now in servitude.

Additionally, this amendment seems like it will have an adverse effect on folk's property values, and then what happens if Development has to adhere. Does a development for example Sloan's Lake become Slums Lake development? The number of non-related people living in a home should be limited to what it is now. If someone has an extra bedroom they can always take in a roommate and cost share where everyone wins.

Zoning has been disregarded as well, and blatantly. Again I don't think if property owners will benefit.. Yes they might be able to get a higher rent, but it also seems that it will allow for different personality types to be housed together. I wonder if it will ultimately trash their properties, and put undue stress on our police officers and other city resources.

I think that affordable housing is a better solution. Giving a family or individual a hand up and the confidence that a poor citizen can enjoy amenities and break a cycle even experience

wealth and then an ability to give back to the community. In an affordable housing situation at least services are offered and the people are better organized to get what they need to thrive. This is disorganizing those individuals and will have lifelong consequences. Again a way to keep the community at the masters will, it is a form of slavery.

The Mayor has sold out Denver neighborhoods and is favoring a few businesses over the majority of businesses in Denver, small business not in alliance with YIMBY will be preyed upon, strangled of sorts and forced to sell for a fraction of what their business and livelihoods are worth. This is a common scam in real estate. Buy low and sell high, no matter who has to suffer the consequences.

Please vote NO not on the group living amendment it is a trick and fraught with injustice.

Thank you,

--

Jennifer Qualteri
3253 W. Conejos Pl
Denver, CO 80204
303-238-2730

From: [Hamilton Reed](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Expressing support of the group living code amendment
Date: Thursday, January 21, 2021 10:00:10 AM

Hi there, my name is Hamilton Reed and I'm a Software Developer currently living in District 7.

I'm emailing to urge you to support the Group Living Code Amendment coming before City Council.

In the five years I have lived here the simple cost to rent a 1 bedroom apartment has doubled, yet wages remain practically stagnant. Everytime I have to drive somewhere in the city I see more homeless encampments scattered around. **We need to expand housing options for Denver residents to offset housing cost increases over the past decade.**

Because of this, I'm asking Denver City Council to increase the number of unrelated people that can live in a home, and to make it easier for shelters and residential living facilities to operate and support our community members.

Thanks,
Hamilton Reed

From: [Betty Dayoub](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Feb 8 meeting
Date: Saturday, January 30, 2021 11:21:19 AM

Please know that there are thousands of Denver residents extremely concerned about the group living amendment. With safety, security, and property values in mind, we firmly believe that this important decision is up to the public for a vote. At this time the current proposal is not adequate. We implore the city Council to reconsider passing this proposal. Hopefully, on the eighth there will be a great number of public opinions before the council. Thank you for taking our opinions into consideration and allowing the public to vote on such a very important decision. Betty Jean Dayoub 7361 E. Archer Pl., Denver 80230

Sent from my iPhone

From: [J. F.](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Fw: group living
Date: Monday, January 25, 2021 6:23:52 PM

Dear City Council
Hello,

I am not in favor of the density that would come to my neighborhood with the passing of the Group Living ordinance. I am even more opposed to the Group living ordinance now that I learn 20% of Denver neighborhoods would be exempt. The City council wants to ruin my neighborhood and standard of living yet at the same time protect 20% of residents. How is this fair or in the best interest of Denver residents? This is a flawed system to fix affordable housing in the city. I think it is unfair to change the complete structure of Denver neighborhoods to homeowners who already live in Denver. If neighborhoods want group living it should be approved block by block. Let homeowners vote on the future of their neighborhood. I wanted 2-hour parking outside of my house. The city said 80 percent of residents on the block would have to agree to do this. Use this same standard for the group living. If parking is regulated so heavily why would the City Council change the entire make-up of the city with no vote from the residences of the City? Have you looked into how this measure would increase human trafficking in Denver? Currently if someone saw a neighbor with people going in and out of their house all day they would call law enforcement. Now this will be common if this measure passes. Currently human trafficking happens in Denver hotels. Not Denver neighborhoods, you are opening up Denver county to be human trafficking friendly. Please vote no on this measure. When you took this job, you agreed to serve the City and County of Denver and its residences. Please continue with this commitment that you made to serve all Denver residents and vote NO on the group living measure.

Julie Federico

Sent from [Mail](#) for Windows 10

From: [E J Lorimer](#)
To: [dencc - City Council](#)
Cc: [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Fwd: City Promotes GLAC Members' Business
Date: Monday, January 18, 2021 3:01:47 PM

I am absolutely appalled at this spend on our dollars. I object and am outraged the city would misrepresent this GLAC like this.

It puts people at risk in heretofore great neighborhoods. While I know there is an obvious war on anyone who owns a home in Denver, I cannot for the life of me understand why. YOU at COUNCIL tore down the affordable home units to please developers. If this passes and a homeless shelter comes here, I have to move less I lose all the equity that I planned for my long term care. I indeed could not remain here with a shelter because it would devalue this area or any it goes into.

This plan is not timed well, not written well and is being forced on the City by those who benefit even though the comments back have been 80% negative. Pushing this during a pandemic is even worse. But, I note the new marijuana legislation follows closely so guess we are all suppose to smoke up and stone out and say nothing????

Yep, I'm upset at the makeup of the committee, the audacity of the City to spend dollars sorely needed in a deficit budget time on pro ads and the glossing over of the details that residents will have to make do with complaint driven 311 and understaffed 911 to keep a modicum of safety, sanitation.

This is emotional for me as I thought I was set here until I aged out into a senior home. Your plan will FORCE me to move- that is taking away my freedoms and I resent that you'd do that to anyone. Why do I say forced? Because home values will decrease as soon as "too many" or homeless come to neighborhoods.

I would ask that you remove Homeless from this plan and rethink a better management. A CHUN leader told me the only reason they support the plan is so the riff raff moves and spreads out in Denver so others can see how horrible the situation is for them. Geez -

Hope you will not vote for this. It's not done well. It's not ready and it is not playing to the bulk of neighborhoods. Why not work on transit plan and homeless plan that makes sense instead of this?

Residential Care needs a rewrite. I can accept 5 unrelated which is what you wanted originally anyway, but take out residential care until you study this in a more qualified way.

Jane Lorimer
Dist 5

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

From: Safe and Sound Denver <safeandsounddenver@gmail.com>
To: Jane Lorimer <ejlorimer@aol.com>
Sent: Mon, Jan 18, 2021 7:02 am
Subject: City Promotes GLAC Members' Business

[View this email in your browser](#)



City Promotes GLAC Members' Business

Owners Part of Influential Group Living Advisory Committee

Three days after a [District Court Judge ordered the Mayor's office to release hidden documents](#) about the Committee's origins, the [City tweeted a promotional video for Queen City Cooperative](#), **one of the businesses who will profit from the Amendment.**



The 48-member [Group Living Advisory Committee](#) (GLAC) drafted the massive [Group Living Zoning Code Amendment](#), a sea change from Denver's current zoning. **The Committee was formed by the Mayor's office and filled with those who will benefit from the Amendment.**

QCC owners Paul Bindel and Sarah Wells were [voting members of the GLAC](#). Wells is also Director of Sales for [The Co-Own Company](#). Jason Lewiston is Co-Own's founder, developer, and YIMBY Denver member. Co-Own's Technology Officer, Dmitrii Zavorotny, is a [YIMBY Denver Board](#) member. Gosia Kung, a Mayoral appointee to the [Denver Planning Board](#), who voted for the Group Living Amendment in August 2020, is listed as architect for The Co-Own Company and is also a member of [YIMBY Denver](#).

The Co-Own Company is raising investment funds through [WeFunder and private investors](#). The funding goal for a [King Street project](#) in northwest Denver with 6 suites, has been met. A project in the [Hilltop neighborhood](#), with 7 townhouse units (4 suites/unit) and ADU [is listed on MLS](#).

The Co-Own Company, LLC was registered in June 2020 and offers **co-operative housing opportunities, currently illegal in Denver due to the number of co-housed unrelated adults needed to be profitable. Queen City Cooperative has been in violation of the zoning code since its establishment in 2016, with no repercussions from the City.** "We've been pretty public that we are in violation of the zoning code," Bindel admitted to Westword.

The promotional video, hashtagged #IAmDenver, was produced with taxpayer dollars by [Denver's Office of Storytelling](#). Denver's Chief Storyteller previously served as [Mayor Hancock's Chief Communications Officer \(2012-2015\) and as the Mayor's Senior Advisor \(2015-2018\)](#). The video's featured resident is an elementary school art teacher for the Adams 12 school district.

"Providers of services really drove this process. The imbalance is way too obvious to ignore. The process was dominated by self-interested providers of commercial services in residential neighborhoods." *Councilman Kevin Flynn*

Action Needed

The Mayor, City Council, and Community Planning and Development are selling out Denver neighborhoods and favoring some businesses over others. Let them know what you think about their actions!

**Contact Your City Council Person by clicking [HERE](#).
NO Group Living Zoning Code Amendment!**

[Sign the petition](#) and [join our mailing list](#).

[Twitter](#) | [Facebook](#) | [NextDoor](#) | [SafeandSoundDenver.com](#)



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From: [Andrea's personal email](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Fwd: Group living amendment vote on the 8th
Date: Tuesday, January 26, 2021 2:21:11 PM

Here are my personal reasons that you and all City Council should vote NO on Monday, 2/8:

This Group Living Amendment: 1) will allow for an increase of over 150% from the current zoning code to 5 unrelated adults plus all minor children to a Denver home(one size fits all!) - Result: Crowding, Noise, Trash, Parking Issues - **Denver ZNIS can't keep up with and address violations now...how will this possibly benefit Denver neighbors?**

2) will allow for new, 24/7 homeless shelters in any Denver neighborhood, with the expansion to 100 guests for 130 days,

3) will allow Community Corrections in commercial and business zoned areas where some Denver schools already exist,

4) remove ALL Buffer Zones between Community Corrections and Shelters and ALL Denver Schools,

5) will allow an unlimited number of cars per household,

6) will remove the ability for neighbors to object: allows as a use-by-right with NOTIFICATION ONLY

7) will enable the commercialization of Denver neighborhoods - service providers and investors seeking to purchase limited single-family homes to use as residential care or rentals properties with higher numbers of individuals

8) was the result of the Mayor's Office along with two City Council members (also voting on 2/8) forming the Group Living Advisory Committee (GLAC) which created this GLA. This was not from from an organic request by Denver neighbors working to fulfill a need. It was to solve this issues of other locations in Denver for community corrections and homeless shelter facilities and increase density with allowing more residents per unit. Next up for 2021 - "Residential Infill" - the 5 nextdoor could become 10.

9) GLAC was made up of hand-picked community representatives to create a specific outcome and two City Council members (also voting on 2/8). The GLAC was made primarily of special interest groups, both for-profit and non-profit, that stand to benefit from the proposed GLA. **This group was not diverse and did not represent Denver neighbors throughout the City.**

10) is a VERY aggressive zoning code change, so even the small adjustments made by CPD and LUTI still result in an aggressive zoning Amendment.

11) The community process with this Amendment has been conducted during a global pandemic, limiting the ability for in-person meetings, discussion groups and community organizing. This Amendment process and the vote scheduled for 2/8 should have been postponed.

12) Many Denver Neighbors still are unaware of this proposed zoning code change.

I hope you have read the above and reconsider. This is not in the best interest of your voters

Andrea Tenenbaum

Sent from my iPad

From: [Safe and Sound Denver](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [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 Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Fwd: NYTimes.com: 'We Are Forced to Live in These Conditions': In Los Angeles, Virus Ravages Overcrowded Homes
Date: Sunday, January 24, 2021 5:16:58 PM

Dear Mayor Hancock, Denver City Council Representatives and Sr. Planner Mr. Webb:

The following article has been forwarded to Safe and Sound Denver by many concerned Denver neighbors over the past day. Denver neighbors throughout the City would like to make sure that the Denver City Council is very aware of the issues outlined in this article below and will decide to **VOTE NO** on the proposed Group Living Amendment on February 8th.

Thank you!

From Your Friends at Safe and Sound Denver

From The New York Times: EDITED FOR BREVITY INCLUDING REMOVAL OF PICTURES

'We Are Forced to Live in These Conditions': In Los Angeles, Virus Ravages Overcrowded Homes

Perhaps nowhere else in America can the unequal toll of the virus be felt more dramatically. Suburban sprawl and freeways demarcate the neighborhoods of the haves and the have-nots.

<https://www.nytimes.com/2021/01/23/us/los-angeles-crowded-covid.html?smid=em-share>

By [Tim Arango](#)

- Jan. 23, 2021

LOS ANGELES — Betty Rivera was the first in her household to fall sick, early last month. To protect her family, she locked herself in the bedroom she shares with her grandson. Her daughter left chicken soup and herbal remedies of ginger and garlic and rosemary outside her door. But it was impossible to stop the spread, not with three generations crammed into a one-bedroom apartment in one of Los Angeles's most overcrowded communities. Her three-story brick building is wedged between Koreatown and Pico-Union, neighborhoods filled with immigrants who stock groceries and drive buses and where the streets are dotted with businesses that serve the underprivileged — 99-cent stores, check cashing outfits that dole out payday loans, pawnshops. These days, the wail of ambulance sirens never seems to fall silent. "It's all day long," Ms. Rivera, 69, said in a recent interview in her living room, where her family sleeps and where the fireplace is jammed with toys. Ms. Rivera's daughter was the next to fall ill, and then her son-in-law and two of her grandchildren. Even Chloe, the black-and-white dachshund and Chihuahua mix scurrying around the apartment, became sick, she said.

Los Angeles may not have the population density of New York, may not have as many skyscrapers or high-rise apartment buildings or jam-packed subways, but the county does have a higher percentage of overcrowded homes — [11 percent, according to the U.S. Census Bureau](#) — than any other major metropolitan area in America.

Overcrowded housing is defined as more than one person per room, excluding bathrooms.

(EMPHASIS ADDED) If you drive across the vastness of Los Angeles County, starting at the ocean and going east, the shifting landscape tells the story of the housing inequality that has fueled the virus surge. Mansions give way to smaller, single-family homes, and finally to the immigrant areas like where Ms. Rivera, who moved here from El Salvador almost 40 years ago, lives, six people in a tiny one-bedroom. In some areas, like Westlake, where street vendors line the sidewalks near MacArthur Park, close to 40 percent of homes are considered overcrowded.

It is this Los Angeles, of tight-knit families, of streets packed with food vendors from Central America and Mexico, of encampments of homeless residents, where the virus has spread ferociously, bringing so much sickness and death. Early in the pandemic, many hoped that Los Angeles — at least the Los Angeles of the popular imagination, with nice houses and backyard pools and everyone in their cars — would somehow be protected from catastrophe. Now, [the hospitals are overrun](#), and Southern California has become one of the [centers of the nation's outbreak](#), with alarming daily death tolls. In communities across Los Angeles County, the nation's largest with a population of more than 10 million people, it is clear those [early hopes were misguided](#).

Perhaps nowhere else in America can the unequal toll of the virus be felt more dramatically than in Los Angeles, where suburban sprawl and freeways demarcate the neighborhoods of the haves and the have-nots. And now that the virus is coursing through the city's densest neighborhoods, it has underscored the crisis in economic inequality and housing affordability that, even before the pandemic, was one of the region's most pressing issues. The problem has been most visible in the growing number of homeless encampments across the state, but also in some ways hidden, with so many people living in crowded homes. "I think that L.A. was extremely vulnerable and has been vulnerable all along," said Anne Rimoin, an epidemiologist and professor at the University of California, Los Angeles's Fielding School of Public Health. "L.A. is extremely large and it's extremely complex. There is a lot of overcrowding and I think that is very critical to thinking about how the virus spreads."

Consider [the number of coronavirus deaths](#) Los Angeles County has registered through Thursday in wealthy, predominantly white neighborhoods on the Westside: Brentwood, nine; Bel-Air, two; Venice, 13; the city of Beverly Hills, 21. There, where life feels almost normal, ambulance sirens are not a constant intrusion and many people are able to work from home. Now consider the death tolls in overcrowded, more populated neighborhoods to the east, like the one where Ms. Rivera lives: Westlake, 202; Pico-Union, 146; Boyle Heights, 187; the city of Compton, 147. On one quiet street in Pico-Union, Bob Armstrong runs a business that has been in his family since 1903, first in Canada and then, starting in the 1920s, in Los Angeles — the Armstrong Family Malloy-Mitten Mortuary. He has never been busier. There are new refrigerated units out back to store the growing number of bodies received from hospitals. He has pulled all his advertising off the internet. "Everyone in our industry is swamped right now," he said. "We're turning away business. I've been in the business for 45 years and this is the most challenging situation we have ever seen."

The virus often leaves economic devastation in its wake because so many people who fall ill are working in jobs that provide no health benefits or sick pay. Ms. Rivera, who works in child care, lost income when she got sick; so did her son-in-law, who missed shifts at a textile factory. To pay their \$1,500 monthly rent, Ms. Rivera had to pawn off the gold necklace her daughter received for her quinceañera. She got \$500. She hopes to get it back, but after just a month, she already owes \$200 in interest. They have relied on charity to leave food boxes outside their door. “Even if we don’t have enough to eat we have a roof over our head for the kids,” Ms. Rivera said.

In South Los Angeles, Hilda Rodriguez-Guzman was lucky enough to buy a house about 20 years ago in the neighborhood where she grew up. But as housing prices have skyrocketed in the region, homeownership is out of reach for her children. So now, there are four generations living in her small three-bedroom house, which has one bathroom. Her adult son sleeps on the couch. There are grandchildren running around. Her father recently came to live with her after being hospitalized for Covid-19. For a time so did her godson, a veteran who was homeless and suffering from PTSD. “We are forced to live in these conditions where we’re basically all on top of each other,” Ms. Guzman said. “There’s no privacy.” Nearly everyone in the house has come down with Covid-19. Ms. Guzman believes that the infections started when her daughter attended a small dinner party in June, after the initial coronavirus restrictions were lifted. Ms. Guzman had the worst of it, and was hospitalized for nine days last summer. She needed supplemental oxygen for months afterward.

In richer and whiter neighborhoods, she said, people who get sick can easily isolate and they often have jobs that provide benefits and allow them to work from home. “We can’t do that,” she said. “We don’t have that luxury. And it says a lot about the inequity that does exist and the racism. This pandemic has made the disparities all the more clear.” With so many people in the house, and so many falling sick and missing work, money became tight. Utility bills skyrocketed and so did food costs, as quarantined family members relied on delivery apps like Postmates. “Luckily we had a little bit saved up but all of it is gone now,” she said.

And still, as Los Angeles officials parse the daily drumbeat of cases and deaths, looking for any sign that the surge is slowing, Ms. Rivera keeps hearing the sirens. With each passing ambulance, Ms. Rivera pauses, wondering who is sick this time. Her lingering effects from the virus include loss of smell, and she is scared about getting reinfected. Before she gets on the bus for work each morning, she says a short prayer, asking God to keep her safe. But she does not leave it all in God’s hands. For protection, she always has extra face masks, passing them around on the bus to those who need one.

Ana Facio-Krajcer contributed reporting. Tim Arango is a Los Angeles correspondent. Before moving to California, he spent seven years as Baghdad bureau chief and also reported on Turkey. He joined The Times in 2007 as a media reporter. [@tarangoNYT](https://twitter.com/tarangoNYT)

A version of this article appears in print on Jan. 24, 2021, Section A, Page 1 of the New York edition with the headline: Virus Ravages Cramped Homes in Los Angeles.

From: [Evyn Seaman](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] GLA
Date: Wednesday, January 27, 2021 12:48:59 AM

Hello,

As a 6th generation native and “Denverite”, my husband and I respectfully and vehemently oppose the proposed Group Living Amendment.

This is quite a concerning amendment that will greatly disintegrate some of the already dissolving greatness of Denver.

PLEASE do not go through with this proposal.

Thank you,

Evyn Schulze

From: Bill Tanner
To: dennis - City Council
Cc: Chris Ward; Kenneth Michael B.; MO Aguero; Lou Bader
Subject: [EXTERNAL] GLA Community Survey, Cherry Creek East
Date: Thursday, January 26, 2021 12:14:01 PM
Attachments: CCE GLA survey 1-24 update M.docx
(73kib, 62 kb, Presentation, Spreadsheet (1).pdf
Summary Comments on GLAC CCNNA 1.21 R.pdf

Council members,

Thank you for the opportunity to comment on the GLA amendment. We recently conducted a survey of residents in our RNO. Over 100 hundred responded.

We deeply appreciate and support the hard work that has gone into resolving issues the amendment attempts to address. Consequently, we put significant effort into understanding and getting constituent feedback on the amendment. As a result, we believe that the amendment should not be passed in its current form.

Those who responded to the survey were relatively well versed in the contents of the amendment and had read an updated version of the CPD presentation.

Survey results are shown below and attached. In accordance with the results of the survey, the CCEA RNO Board voted to oppose the amendment as it stands. We believe the amendment should be withdrawn until issues identified in the attached documents are addressed.

We stand ready to help conduct a city wide community survey on the amendment if and when you feel that hearing directly from a broader range of your constituents would be useful.

Cherry Creek East RNO GLA Survey

Survey Objectives:

Denver RNOs are expected to provide City Council unbiased, unfiltered input from their constituents. This constituent survey is designed to provide that input and to directly answer two questions.

- 1.) Do constituents believe City Council should vote in favor of the proposed "Group Living Amendment," or not?
- 2.) Why do constituents believe Council should vote for or against the amendment?

Based on the answers, Council could decide how to vote and/ or modify the amendment to address constituent perceptions of strengths/ issues.

How was the survey constructed and vetted?

- The survey was constructed by CCEA to give its constituents a voice in the planned GLA (Group Living Amendment) so that CCEA could ensure that its Council representatives were informed as to the opinions of those constituents.
- Before taking the survey, constituents were provided with the updated summary CPD presentation to LUTI^[1] and strongly encouraged to read it.^[2] The great majority (82%) did read it before taking the survey.
- Constituents were also provided with links to other relevant official city resources and encouraged to view those. (Almost all [90%] viewed or heard from a source other than the explanation provided in the survey itself.)
- Before the survey was distributed, CPD, Councilman Hinds and Teresa St Peter were given copies of the survey and invited to comment on it. Comments were incorporated subject to available space.
- The survey contained CPD supporting reasons for the amendment.
- Question answers were related to prevent sequence bias.

Net: The survey was intended to be as informative, unbiased and fair to the intent of the amendment as possible.

Who took the survey?

Over 100 CCE constituents took the survey. They were recruited by email [200+ email list, word-of-mouth, and social media, est. 1,000+ reach]

- Almost all own residential property [95 %]
- Three quarters reside in CCE [75 %] Some work, are absentee landlords or have a second home in CCE.
- Almost all live east of Madison St. in the lower density 3 story maximum area of CCE [93%]
- Most are politically active.
 - Over three quarters (78%) are paid-up 2021 CCEA RNO members
 - Almost all [89%] plan to vote in the next municipal elections

When was the survey conducted? 1.6.2021 to 1.17.2021.

A complete copy of the survey, closed and open-end responses are available on the CCEA website.

How well informed about the amendment were constituents before they took the survey?

- **Most were very well informed relative to the average constituent.** Not only did they read the extensive CPD reviewed write-up on the amendment that was included in the preamble text within the survey but:
 - The great majority [82%] read the updated CPD presentation provided by Andrew Webb that was provided via link within the survey, the email cover notes and in the social media invitations to the survey.
 - Most also read other documentation, press or learned via word of mouth
 - Over one quarter [27%] watched all or part of the LUTI 12.22.20 meeting at which the draft amendment was presented and discussed
 - Just under one fifth [17%] attended a CPD, Council or other sponsored meeting [e.g., INC]
 - Almost all [90%] used multiple sources to learn about the amendment
- **Net:**
 - **These responding constituents**
 - **invested significant time before answering**
 - **were well informed about the contents of the amendment and**
 - **were exposed to the reasons given by CPD and LUTI in support of the amendment.**

How did these CCE constituents respond to the amendment components?

CCE constituents were unfavorable to the part of the amendment that would allow up to 5 unrelated adults to live together.

- The great majority [84%] said City Council should vote "No" to this part of the amendment.
 - The great majority of the 82% who read the CPD presentation also said vote "No" [82%]
- The remainder [16%] said City Council should vote "Yes" [8%] or gave a conditional "Yes" response [8%].

What reasons did they give for their answers about the part of the amendment that would allow up to 5 unrelated adults to live together?

Quotes used below are examples selected to show repeated themes.^[3]

Reasons for recommending council vote "No" on allowing up to 5 unrelated people to live together

Bad previous experience

- We have multiple unrelated people living across from us in CCE. We have had multiple police interventions there. When we call the city, they indicate nothing can be done.
- I have lived in communities where this is allowed and it is more likely than not, disruptive to the community
- I left downtown Denver just this year, exactly because of this misguided thinking.

Concerns/ uncertainty about enforcement, parking, noise, trash, maintenance

- It would cause a disruption to the neighborhood. By cramming more people into a space, they would take up more parking spaces, would cause nuisances such as noise, trash, and overall quality of life for the whole neighborhood.
- If there is a group home situation, I fear there will not be enough oversight or care for the people in the home, and that will impact programs and the community.
- Parking concerns and increased density
- CCE is already packed with people and cars. Many high-density rental units have been built which have brought in more people and traffic congestion.
- Concern that frat house type of residences will be created with lots of noisy cars and people who don't care about a neighborhood peace and quiet.
- Crowding 5 unrelated people & their families in a small space is unhealthy there is inadequate living space, basic bathroom needs, parking, noise & increased trash & waste that need serious consideration. Taxing the municipal fire, police, schools and neighborhoods with no plan to increase police for compliance & keep law & order in the neighborhoods.

Concerns about impact on neighborhood property value

- My concern is the devaluation of my home and my neighborhood
- This may increase density and reduce property values.
- We are concerned about crime, parking, property values

Reasons for recommending council vote "Yes" or conditional "Yes"

- Yes: We have a housing shortage in the city
- Conditional Yes: Minimum off-street parking requirements should apply to ALL such homes (Type 1 included). 2. Enforcement should be addressed as this proposal will increase density and it is predictable that the rules will be ignored or violated by some (example: violation of Denver's new short term rental laws)

CCE constituents were unfavorable to the part of the amendment that would expand residential care facilities in the neighborhood

- The great majority [84%] said City Council should vote "No" to the residential care expansion as proposed.
 - The great majority of the 82% who read the CPD presentation said vote "No" [83%]
- The remainder [16%] said City Council should vote "Yes" [6%], gave a conditional "Yes" response [4%] or were "not sure" [6%]

Reasons for recommending council vote "No." Quotes used below are examples selected to show repeated themes.

Concerns/ uncertainty about enforcement, parking, noise, trash, maintenance and other externalities

- I have lived near homeless, many are mentally ill, use your yard and porches for sleeping and bathrooms, are loud, fight, etc. Police do little to stop them.
- The density is already too high. Even now, one can hardly drive through certain areas because of the excess of cars parked in the street (try driving down Harrison in front of Sunrise when another car is coming down the street). Water service has had to be corrected recently and I doubt it could support greater numbers of residents, even now.
- There would be way too many people and cars in the area. Too much trash. It is already way too congested. This would make it much worse.
- We are concerned about increased crime, parking issues, property value, and knowing who neighbors are.
- 1.) The consolidation of decision making into a single unelected administrator with unlimited power and limited oversight creates considerable risk: -- Decisions could be arbitrary and inconsistent depending on the individual in the position. -- Those with a vested financial interest will have an incentive to sway decisions impacting their projects. This creates the potential for corruption of decision making. -- There is no independent channel for recourse. 2.) Channels for violation enforcement and problem resolution are minimal and likely ineffective. -- The 311 system is perceived ineffective. Given the complexity of the amendment, it is unlikely many citizens would even know what constitutes a violation, what documentation would be required and what escalation path is available. -- Since even sidewalk violation enforcement has been ineffectual, why should citizens believe the system will effectively enforce group living violations? -- There is no requirement that proprietors work with the community to resolve ongoing issues and no schedule of penalties for violations. 3.) Prior to development, there is no requirement that either developers of the administrator take neighborhood concerns into account. This disempowers constituents and will leave them frustrated, angry and create a potential backlash. The fact that rights will "run with the land" further removes the possibility that residents can ever obtain redress if there is a problem.

Concerns about impact on neighborhood character

- One does not buy a home without knowledge of the character of a neighborhood. That should be maintained unless specifically presented for agreeing with the change.
- I chose this neighborhood for the character of it.
- I think it will destroy the character of our neighborhoods
- preserve the existing character of the neighborhood

Unlike groups have been grouped together

- Shelters, community corrections, halfway houses, sober living, do not belong in the same category as assisted living residential care and should be handled separately.
- it doesn't make sense to include all together as they are so different
- Because I think these are separate issues, i.e., homeless shelters, residential care and correctional facilities.
- I would be okay with residential care but am not okay with allowing half way houses and corrections

inequitable application of the amendment by zone

- One of the stated objectives for this zoning was "equity" and a reduction of discrimination and racism. The exclusion of one, two and 2.5 row houses from the corrections issues does not adhere to these objectives.
- If EVERY neighborhood, including those zoned for single family homes, would be required to go along with this change, I'd agree to it. If not, I don't.
- This burden is NOT being shared fairly as single family, duplex and TH2.5 have been excluded. This is a result of bad politics exempting specific neighborhoods, specifically monied and vocal neighborhoods.
- Especially newer row home zoned developments are owner occupied as single-family residences. City Council should treat them in the same manner as it treats all other single-family residences.
- Halfway houses, rehabs, homeless and community corrections do not belong in strictly residential neighborhoods, especially when monied neighborhoods (single family/duplex/RH2.5) are exempted.
- Given that some types of neighborhoods are exempt from certain types of residential care facilities, the current plan is inequitable.

Unanswered questions

- Too many unanswered questions - Numbers in halfway houses? Locations/occupants of halfway houses in regard to schools, elderly? Guidelines for enforcement? Guidelines for placement in regard to current senior living residences already in place? Who will have

authority to follow through? Where will we be able to go in case there appears to be infractions? Why are so many issues packed into one proposal? There needs to be more input from residents.

Reasons for recommending council vote “Yes” or conditional “Yes”

Reasons for a “Yes” response

- Every neighborhood – CCE included – should be a part of the solutions that plague today’s society.
- Residential care facilities should be integrated in residential neighborhoods. Marginalizing people and packing them away where we can’t see them is bad for us and them in the long run.
- Affluent areas have benefited greatly by a historical pattern of racism. Time to share the burden. I forgot earlier to mention that one huge caveat of allowing residences for formerly incarcerated people, or others with a past criminal record (even though convictions also have a pattern of systematic racism) relates to the type of criminal offense. Sex offenders, e.g., make me nervous, and I’m may feel the same about those convicted of murder though to reiterate, the arrest/conviction/sentence process are statistically shown to be racist so I’m deeply conflicted by this.

Reasons for a conditional “Yes” response

- Having lived near shelters, Denver Cares and other group type homes there MUST be rules in place that don’t allow individuals to be released into a community during the day which often presents health and safety concerns, i.e., drugs, panhandling, break-ins, congregating in large groups
- I am concerned about community safety relative to the placement of corrections facilities.
- 1. Community Corrections should also exclude RH. 2. Homeless shelters and Sober Living facilities should follow the same provisions as Community Corrections

What type of residential care facilities do CCE constituents feel should be allowed in CCE?

Responses to the question “What types of residential care facilities should be allowed in CCE?”

- do not support the thesis that all facility types should be treated the same since several types were viewed far more favorably than others, nor
- do they suggest that CCE constituents are pure “NIMBY-ites” since more than half say certain types of residential care facilities *should* be allowed in CCE.

Cherry Creek East is split into two general zoning areas. East of Madison St. is mostly residential, lower density; west of Madison is mixed use commercial, residential, higher density. Constituents were asked which type of residential care facilities should be allowed in each CCE area.

Type Of Res Care Facility	% say should be allowed in area	
	Residential Area	Mixed Use Area
	East of Madison	West of Madison
Assisted Living	49	59
Hospice Care	45	49
Nursing Homes	40	48
Rehabilitation	13	19
Sober Living	7	8
Halfway Houses	5	6
Homeless Shelters	4	5
Community Corrections	4	4
None of These Types	42	36

- When asked why they felt some types of facilities should be allowed and others not allowed, these constituents were consistent in raising issues mentioned in prior questions including **bad experiences** with some facility types, **uncertainty about enforcement, externalities** such as parking and noise, **perceived differences in the types of facilities, inequitable zoning** and other neighborhood impacts.

When asked for final comments at the end of the survey, constituents noted perceived flaws in the amendment, concern that Council would proceed without more constituent input and the long-term impact leaving Denver more like “SF, Seattle and Portland.”

- Great survey. The amendment has many good characteristics but is far from being ready for prime time.
- It should include information and guidance about how a landlord is to negotiate with a group. I see the lack of guidance as a prescription for a lot of conflicts.
- I do not feel there is an adequate way to enforce the “rules” proposed.
- I am a well-educated individual and yet the materials take a good amount of work to digest and interpret. Also, the materials, in some of the charts, compare us with cities like Seattle and Portland. With their recent rampant failures, why would we want to be anything like them? We should seek opposite solutions. And, yes, I have lived in or near both of those cities.
- I love Denver - I do not want Denver to become Seattle, Portland or San Francisco - I know people that live in those cities, or did, and they are moving because of the situation it has become

Summary:

The great majority of CCE constituents want Council to vote against the amendment as stated.

- Their reasons include concerns about equity [some neighborhoods are exempt from community corrections], management of external effects [based on fear but also experience living near facilities and the perceived inability of the City to resolve current problems e.g., sidewalks, poorly maintained properties, lack of enforcement of current regulations, etc.], expectations based on bad personal experiences in Denver and elsewhere, impact on property values [many are retired and have a substantial share of their retirement equity in their homes] [1], unanswered questions about and flaws in the amendment.
 - The attached document which reviews key clauses in the amendment highlights some of these perceived flaws with great clarity.
- Based on their concerns and the high proportion of opposition judged by public communications to the city [2], it is inappropriate to pass the amendment without openly addressing these concerns.
 - CPD and Council have held many meetings but the success of communications efforts should not be measured by the effort put in but by the outcomes [constituent understanding and acceptance.]
 - Addressing constituent concerns might begin by offering channels for redress, a more open permitting process, public hearings prior to prior to permitting, a larger enforcement operation commensurate with the expanded needs of the amendment [3], better oversight of residential care permitting, tracking, monitoring and provision for non-compliance/ repeated complaint fines, permits run with the operator and not the land, better screening of residents in corrections and homeless facilities, an active resident oversight group for permitted residences, a plan to address externalities, etc.

However, if Council chooses to pass the amendment despite widespread negative reaction, CCEA strongly recommends that Council first address the many issues identified by CCE constituents and in the attached document and brief provided by CCNNA. The CCNNA document has been vetted by CPD.

Concerns include:

- Decisions made at the discretion of an unelected administrator position which has no or limited oversight, no ability for constituents to effectively influence those decisions, and no viable channel for recourse for neighborhoods who have problems.
 - An unelected administrator with broad powers, unaccountable to constituents is a risk since operators of care facilities will be tempted to influence that position.
- Removal of permitting and oversight requirements.
- Absence of adequate enforcement provisions.
- Inequitable zoning which removes SU, TU and RH 2.5 zoned neighborhoods from inclusion in the community corrections portion of the amendment. Since RH 3 neighborhoods share the same characteristics as these neighborhoods, RH 3 zoning should be removed as all zones should be included.
- Emergency provisions enacted at the decision of the unelected, unaccountable zoning administrator. These could potentially allow substantial increases in residential care occupancy for 50+ days/ year [7].

Net: *While the goals of the amendment are laudable, the amendment as stands is flawed. It inadequately addresses the concerns of and disempowers constituents. Legislation that better addresses the concerns of and empowers constituents is needed.*

[1] CPD = Denver Community Planning and Development, LUTU = Land Use, Transportation and Infrastructure Committee

[2] The presentation is at https://www.denvergov.org/files/public/land-use/development-services/2024/22_22_2024survey_form_4th_updated_version%20denver%204_40.pdf

[3] All quotes are available verbatim on the CCEA website. Quotes are also taken from throughout the survey when relevant to ensure the portrayal is complete. Partial quotes are used when the entire quote is not relevant to the category of quotes, rambles or is off topic.

[4] Many CCE residents are not wealthy. Home prices [1.21 on sale] range down to 1/3 the Denver average (~300k vs \$600k) and rents are affordable. There is subsidized housing in the neighborhood and assisted living + memory care facilities.

[5] CC Median HHID income is about \$80K which is about the “required annual income” for Denver per MIT

[6] https://www.denvergov.org/files/public/community-planning-and-development/documents/forcing/text-amendments/group-bang/mid_group/blank_input_030101.pdf While changes to the amendment were made after these comments were received, there is no public document showing how these concerns diminished, if at all, and no survey showing how Denver constituents feel about the updated amendment.

[8] Denver has roughly, only two dozen “zoning and neighborhood inspectors” (ZNIS), who handle public education and code enforcement throughout the city’s 156 square miles. <https://www.denvergov.org/content/denvergov/en/denver-development-services/help-me-find-inspections/common-code-violations.html>

[7] Denver averages 31 days with temps > 90 degrees [7] and 20 days where the temp is below freezing all day. There are 157 days where the Denver temp drops below 32 Degrees <https://www.westweather.com/WestweatherColorado/Pages/Denver-temperatures-by-month-average.aspx> and <https://www.currentresults.com/Weather/Colorado/Pages/Denver-temperatures-by-month-average.aspx>

From: [Gemma Marshall](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] GLA vote Feb 8th
Date: Monday, February 1, 2021 11:44:31 AM

Good afternoon.

I am writing to express that I do not support the upcoming vote to change zoning codes.

Firstly, I do not think that this is the safest, most effective way to help the homeless issue in Denver. Make no mistake, I believe we need to assist our homeless - but this seems ill thought out and detrimental to many.

Is this driven by profit? It certainly feels to be.

I think working to push such a far reaching change during a pandemic feels very underhand and unfair, I do not feel confident that Denver residents were made sufficiently aware of it. People may be working many more hours, balancing life/work in an unprecedented way. Zoom meetings are difficult at best and also exclusive. Not everyone has the access to the technology

Did you include community members, listen to feedback. We are people that you all claim to work on behalf of.

I believe removing buffer zones around schools and the like is amoral. There is no way that communities would agree to this if they were aware. Who is benefiting from this? I have a strong suspicion that none of you will live in areas that will be affected by this. Your children will not be exposed to the same risks.

It feels very unsettling to me.

Again I want to state my opposition to the GLA vote.

Gemma Marshall

From: [Jim Sederberg](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Jean Sederberg](#); [Jim Sederberg](#)
Subject: [EXTERNAL] GLA
Date: Wednesday, January 27, 2021 10:58:29 AM

As a resident of Southmoor Park since 1980 I cannot urge you strongly enough to vote "NO" on GLA (Group Living Amendment) on February 8, 2021. To vote for this amendment shows that you do not understand your constituents and their wants and needs.

Mary Jean Sederberg
James H. Sederberg

From: [E J Lorimer](#)
To: [Webb, Andrew - CPD City Planner Senior; dencc - City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] GLAC Comments
Date: Wednesday, January 13, 2021 11:07:07 AM

This is a well-stated article in the Denver Gazette. Winston Downs Community Association agrees with these comments and we will send other comments in near future that are more specific to code language and other facts we oppose.

https://denvergazette.pressreader.com/@Reader18964822/csb_pC6_BKsWsOa0Ji9DvLhAYzaYFs7moJK6x5Hu7gPvzQfoDOgpbUizcEwp1SmU8rWR

Jane Lorimer, VP
Winston Downs Community Association

From: [E J Lorimer](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Cc: [dencc - City Council](#); [Showalter, Sarah K. - CPD CE3125 City Planning Director](#)
Subject: [EXTERNAL] GLAC Questions
Date: Monday, January 18, 2021 7:19:10 PM

I am still scratching my head on this homeless use Type 1 and 2 (small, large)

I have a home on 12,000SF lot (house is 1575SF). It is currently SU zoned not used for residential care. With GLAC could someone declare this small use and then once deemed residential care use and considering lot size, later declare it large use for residential care? It's a loophole I see in this plan currently.

Or what if someone bought my house, temporarily used it as residential care then tore it down a year later and rebuilt it larger on this 12,000SF - could that then be used as 11-20 facility?

If a home becomes a homeless shelter can tents be pitched in front and back yards in addition to who lives in the actual home unit?

I would like to have CPD REMOVE HOMELESS from the plan altogether because not well thought out in this plan. It will also send a message "come to Denver and we'll find you a home in most any neighborhood you want to live in for free". It will exponentially grow homeless populations here. I would be willing to sit on a work group committee to come up with better options for homeless than spreading them into neighborhoods where they may or may not be near services.

What, if any, residential care uses require a license?
Which are "citizen oversight" via 311, 911 only?

Jane Lorimer
Denver Dist 5

From: [Lois Anne Nadorff](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Housing
Date: Wednesday, January 27, 2021 7:49:45 PM

I am writing to express opposition to the group home zoning changes.
There are serious concerns regarding safety in our neighborhoods and by our schools.
Your unintended consequence will be a migration from the city of Denver, which will ultimately affect revenues.
It would be nice if the city council actually had the best interests of the citizens of Denver in mind and not their own misguided interests.

Sent from my iPhone

From: [Barbara Patton](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#)
Subject: [EXTERNAL] Group Housing
Date: Monday, January 18, 2021 10:42:20 AM

PLEASE try to see this through a Denver homeowner's eyes, NO group housing. Try to protect our neighborhoods that we have been fortunate to have had before you took office. We have nurtured them and tried to maintain them to keep them desirable. Many of us homeowners do not want to live in neighborhoods that change into group housing areas.

PLEASE listen to voices that are trying to be heard instead of making your "hidden from the public" deals. FULL disclosure for ALL of us please.

Thank you,

Barbara Patton

From: [GoPattyB](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [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](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Housing
Date: Saturday, January 30, 2021 12:34:02 AM

Dear Kendra,

I want to thank you for staying on top of this, readily meeting up with those of us in your district and responding so quickly to emails.

My vote is a resounding NO. The entire project needs to be halted. I see that you plan to vote "yes". I implore you to change your mind, Kendra. I would like to know specifically WHY you intend to cast a yes vote. This will change our neighborhoods, forever, in an immense way.

1.....With the intentional non-transparency of the mayor and some members of the City Council....there is little reason for me to trust this leadership. One has to ask the question, why did this abuse take place? Who is behind it? If this is such a great deal....why was so much hidden from the public??? The whole process is flawed. The intentions of this amendment exceed what was purposed and presented. It certainly sounds like the majority of residents are opposed to this. If the City Council does not listen to the residents of Denver, something is very wrong and needs to be addressed.

2.....These new zoning laws will affect house values.

3.....People have worked long and hard to be able to choose to live in a community with a set standard of living. For the City to take that away is absolutely wrong. Single family neighborhoods are places to grow up and build life long friendships. Is Denver trying to eliminate this opportunity in regard to the family?

The City needs to apply this agenda to new developments. Perhaps new developments will embrace it. Don't descend on existing grandfathered communities. The City is trying to change the integrity of what is called a single family neighborhood.

4.....The City is not enforcing the rules and regulations now. Why would this non-enforcement change????

At a meeting I went to, a number of residents said they already had groups of unrelated people living in their neighborhood and they have had problems....with parking, with behavior, with trash, and more. Help????? Where can it be found? In many cases the CPD...311...did not even respond. The presenter said "yes, the CPD is understaffed". I would say so.... with only 19 inspectors for Denver's 155 square miles and 700,000 residents! I trust there will be no future enforcement.

5.....At these meetings residents brought up BIG PROBLEMS. We are the ones who will have to live with these problems...not the City.

a) Parking....Single family homes were not built with parking lots. In a single family....there might be two cars shared by the family and not five individual cars. Where do they park????????? The street is community parking. But be real...be logical...the streets cannot accommodate these cars.

We are talking about "family" residences. Children live in these neighborhoods. Congested street

parking make it very unsafe

for children with cars parked along the streets...along with more traffic. Many parents choose not to live in downtown residential areas for this reason....although it's fine for adult individuals.

b) Trash.....Single family homes were also not built to house large trash dumpsters like apartment buildings. Where is this extra trash going to collect???? One can't line up three, four, five single family trash containers on the street. And if streets are loaded with parked cars, where are the trash dumpsters supposed to be placed?

c) Overload on the sewer system, noise, and density plus more.

To have the City bring ruination to our single family neighborhoods.....just as the City has ruined our beautiful downtown is sad beyond belief. Stand up for the people in the single family neighborhoods for the reasons mentioned above and vote NO.

Sincerely,

Pat Bissing

From: [Vanessa Geiger](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group housing
Date: Tuesday, February 2, 2021 7:39:55 AM

No! How does group living make any sense during a pandemic?
My property value will go down and crime will go up.
Please vote no!

Sent from my iPhone

From: [Diane Duncanson](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Advisory Committee
Date: Monday, January 18, 2021 2:54:24 PM

Good Afternoon,

I am writing this email after reviewing the documents recently released by the court that provided the information on how this committee was formed. This is an egregious betrayal of public trust. This committee was formed with one purpose and one purpose only, that is to line their own pockets. The fact that this administration is allowing them to do so is appalling. Please listen to your constituents and oppose this blatant attack on our wonderful city.

Thank you,
Diane Duncanson

Sent from [Mail](#) for Windows 10

From: [Richard. Boehm](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Group Living Amedment
Date: Tuesday, February 2, 2021 9:39:43 AM

Sir;

Your support for this amendment is objectionable. The resident of Denver should be your first consideration and due to the underhanded and subverted nature of the construction of this amendment which has only come to light in the last few months and which has been in work for 2 years speaks volumes of the integrity (or very much LACK of) of the drafters, city council and major. What I find MOST objectionable is that the residence of the Denver were not included in the advisory board which with recent records show were developers and out of state interests and lacked input from Denver residences. What is even more objectionable is that council person (Chris Herndon) and the Mayor (Michael Hancock) put themselves in excluded areas which wouldn't be affected by these amendments. The use of having a lawyer present to try to create a basis to withhold the facts of the amendment from the Residence of Denver shows corruption at its worst.

Various parts have little or no intelligence though when it doesn't take into effect the actual numbers of residence when it includes offspring. It FAILS to take into account social, parking and sanitary conditions in the surrounding area. There is the very real potential for serious increases in crime in those areas. The residence of DENVER have no desire to see Denver turned into a dense urban environment like Manhattan and New York City.

Show some integrity and vote against this mess called Group Living Amendment.

Sincerely;
Richard Boehm

Sent from [Mail](#) for Windows 10

From: janet3@aol.com
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment - NO!
Date: Wednesday, January 27, 2021 7:21:14 PM

I am SURROUNDED by low income housing and numerous resources for people experiencing homelessness. I don't want group living too! Stop concentrating all these things in the Five Points area. Spread it out! Frankly, *I thought* Curtis Park was a residential neighborhood but it's turning into a disaster. I can't take much more violence, theft, vandalism and general craziness. I do not feel safe here.

I don't even have young children but all measures should be taken to keep group homes away from schools. At the very least, keep school buffer zones!

From: [Elaine](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group living amendment
Date: Wednesday, January 27, 2021 5:24:03 PM

Please vote no to this amendment. We need to be more controlled on how we try to solve problems. We would be much better off creating a mini city 30-45 miles east of town. It should have medical service, twice daily bus service to downtown, metal detectors and various training and mental health service along with other well thought out concepts. We don't need more problems in neighborhoods but solutions that allow the movement of people into neighborhoods once we solve some of the problems that have caused the homeless and under served population.

Sincerely,
Harold Feldman

Sent from my iPad

From: [Scott K](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Thursday, January 28, 2021 8:36:32 AM

Dear Mayor Hancock and Denver City Council Members,

Please strongly consider voting against the Group Living Amendment. The vast majority of Denver residents are against this proposal that will accelerate the deadly spiral that Denver is in. It will put children at risk, hamper the already burdened police to protect the citizens from the alarming increase in crime, and ruin entire blocks of the city.

As a fourth-generation Colorado Native that has lived in Denver the past 25 years, I cannot believe how incredibly quick this once vibrant and safe city that I was proud to contribute to; has become a violent and dangerous place to live. Cherry Creek shops and restaurants are two blocks from my home and we don't feel safe walking there anymore. We recently had a crack user smoking his crack spend four nights in our driveway; when I called the police for assistance, they never arrived.

Everyday on Next Door, we get emails of someone else that has been victimized. Please look at this posting in Next Door just posted yesterday. This poor person moved here to **Hilltop** (they thought they were moving to a prominent neighborhood) and has been continuously victimized. There are over 200 comments on this. https://nextdoor.com/news_feed/?post=175020187 Not surprisingly, the GLA vote comes up in the discussion because it will contribute to the crime.

It is time to start supporting the citizens that have worked hard to purchase a home that they are proud of; not destroy the neighborhood they purchased their home in through these ill-concieved dangerous policies that will make Denver even more unsafe and undesirable.

My wife and I have decided that enough is enough. If this amendment passes, will not being exercising our vote for a new city council member and mayor; but, instead we will be voting with our feet and leaving Denver. We spend entirely too much money in various taxes to get treated in this manner.

Please consider voting against this amendment that will endanger children, drive down home values and continue to destroy once vibrant neighborhoods.

Sincerely,

Scott
Cherry Creek North resident for 25 years

Sent from [Mail](#) for Windows 10

From: curryqueensasha@gmail.com
To: [denc - City Council](#)
Subject: [EXTERNAL] Group living amendment
Date: Monday, February 1, 2021 10:08:03 AM

Perhaps I'm not totally clear on what this amendment states.

However if your plans are to push homeless people who often are drug users and have mental problems, people on house arrest, convicts etc. into our nice neighborhoods, I'm totally against it.

We work hard, we pay a ridiculous amount of (personally considering moving to a more business friendly state) taxes, we work very hard and spend lots of our own hard earned money to maintain our neighborhoods and we should not be forced to have low quality and very potentially dangerous people forced to live in our nice neighborhoods where we have children and schools nearby.

People need to pull themselves up by their bootstraps and figure out their issues for themselves, we cannot be a nanny to grave state.

We cannot tax and spend our way out of problems. A lot of this comes down to personal choice. And bad decisions.

Helping those who are truly in need for example let's say battered women and children and disabled veterans, I agree that there should be programs to help them. And there are.

But for a lot of these homeless people that I see on the streets they are half my age and are drug addicted and are begging for money. It's a lifestyle. There are so many programs and so many opportunities here in America. Trust me I have traveled to the far depths of the very third world. That is TRUE POVERTY!! That is where there really aren't opportunities but here there are no excuses!!

Hell, my 12-year-old son works for \$15 an hour catching snakes, landscaping and shoveling heavy rocks for the neighbors. He sometimes makes \$100 or \$200 a weekend. So if he can do it anybody can do it!!

My father, my husband & my family are all immigrants. They came here with nothing. They worked their behinds off and became successful business owners.

There are plenty of jobs out there to be had. And people constantly seeing themselves as victims and the state treating them so is only enabling them and not truly helping them.

Give a man fish and he'll eat for a day, teach him how to fish and he'll eat for a lifetime!!

If you so badly want to help the homeless and the drug addicts at the expense of the taxpayer
Why don't you let them set up camp in front of the mayors house, the councilman's houses, or any of our governments houses and let's see how they feel about that!!

We have businesses downtown and often step into defecation or get harassed by the homeless. Makes you want to give up and shut down your business. You know what that would do ?
That would take jobs away from many people and taxes away from the city.

Why don't you tap in to Polis' account.... he's got millions!! If he so badly wants to help them he and all his cronies have plenty of money!!

Put your money where your mouth is.

Think about it.

From: [Dennis Miceli](#)
To: [dencc - City Council](#)
Cc: [Dennis Miceli](#)
Subject: [EXTERNAL] Group Living Amendment | listen to your constituents PLEASE!
Date: Tuesday, February 2, 2021 6:30:14 AM

I realize this has been discussed for 3 years, but the feedback from Denver residents has been consistently against this amendment. Please vote NO on Feb. 8th and go back to the drawing board to create something everyone can get behind. The evidence is clear that we Denver residents are against this amendment and you should be too!

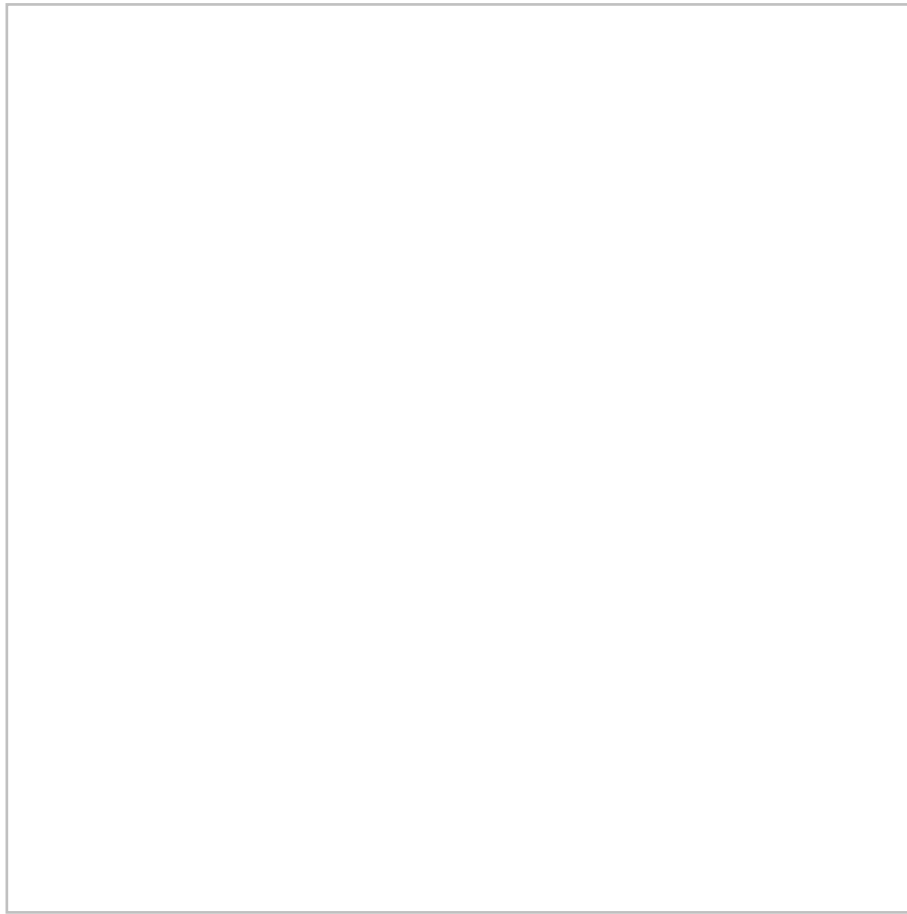
Thank you,

Dennis Miceli
303-829-3131
Sent from my I-pad

Begin forwarded message:

From: Safe and Sound Denver <safeandsounddenver@gmail.com>
Date: February 2, 2021 at 6:14:30 AM MST
To: Dennis Miceli <dmiceli27@gmail.com>
Subject: Group Living Amendment | What's the Feedback?
Reply-To: safeandsounddenver@gmail.com

[View this email in your browser](#)



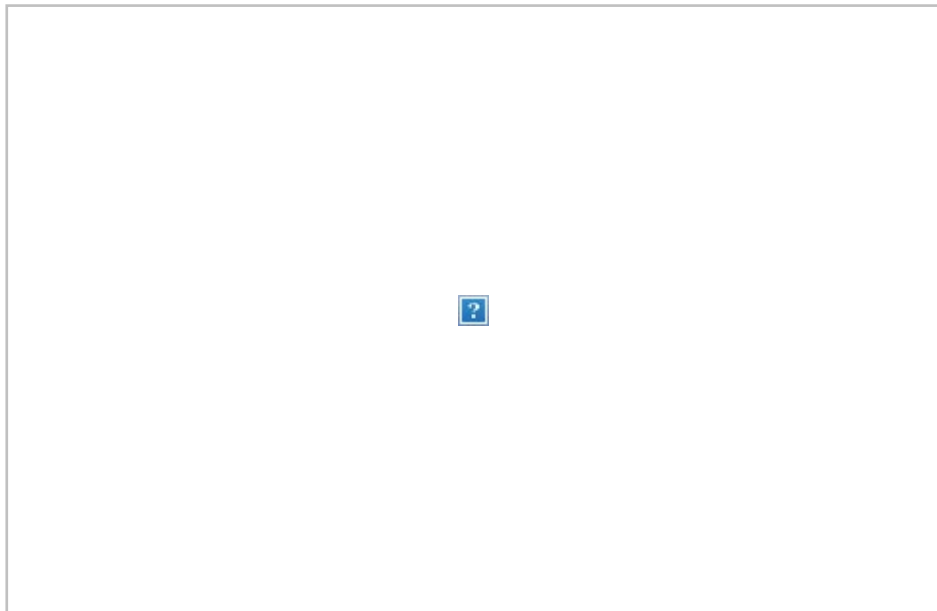
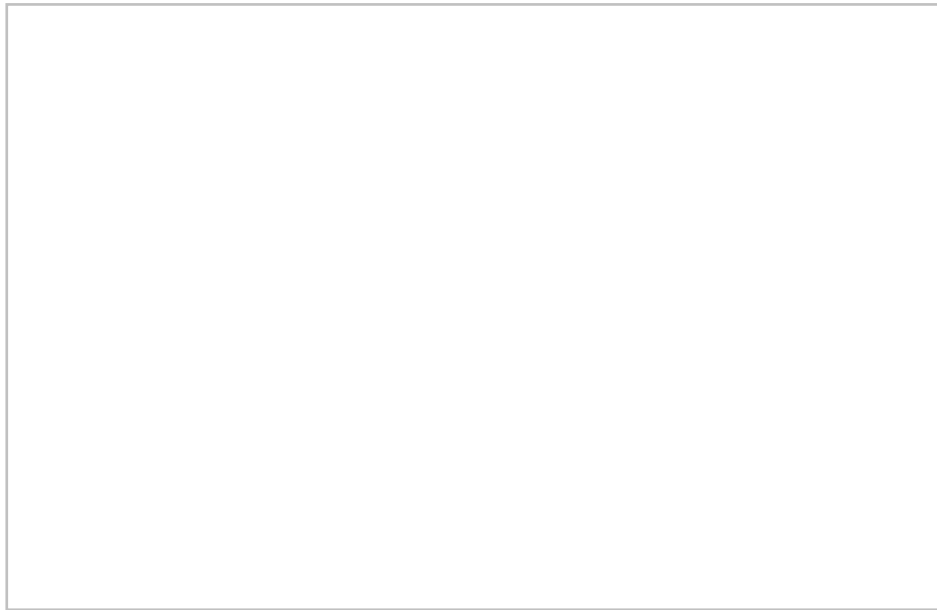
What's the Feedback?

Who supports? Who opposes?

Public comment records

Did you know Community Planning and Development (CPD) maintains a record of public comments submitted in a legislative process? There are 4 comment logs on the Group Living [webpage](#).

What are the results?



Why is this amendment advancing?

The Amendment [originated in the Mayor's office](#) with the help of two at-large council members.

**"[Providers of services](#) really drove this process.
The imbalance is way too obvious to ignore.
The process was dominated by self-interested providers of
commercial services in residential neighborhoods.
Councilman Kevin Flynn"**

Final City Council Public Hearing and Vote
Monday | February 8, 2021 | 5:30 p.m.
More info [HERE](#)

Contact your City Councilperson [HERE](#)



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From: [JOHN LIETZ](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Montano, Dana D. - CC YA3153 Administrator II](#)
Cc: [Safe and Sound Denver-Opposed to Denver's Group Living Zoning Amendments](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [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 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](#)
Subject: [EXTERNAL] Group Living Amendment | What's the Feedback?
Date: Tuesday, February 2, 2021 11:02:28 AM

Councilman Flynn and Ms. Montano,
Please take a moment to view the below information from CPD regarding the GLP. As a long time Denver resident trying to keep up with the ever changing, but not very well publicized GLP, we have been hearing from many members on City Council who are now saying that since changes have been made in the GLP it is worth voting for. I beg to disagree as the GLP (which has hardly been publicized at all for such a huge change in city codes and planning) changes, public disagreement with it has increased. This entire plan has given the impression of being hidden from Denver residents, planned by parties that stand to make a profit off the plan, even the public documents starting this process were hidden by the Mayor and residents had to sue with money out of their pockets to get what should have been public on day one. This plan is not as initially presented to make more 'equitable' housing when that was never the plan and due to Chapter 59 certainly isn't equitable. This plan's main purpose was to put felons from community corrections throughout ALL of Denver's neighborhoods (see initial goal in Mayor's hidden documents), which to anyone with common sense is a bad idea. And why is it that the city of Denver has to solve the problems from the STATE Corrections. There is no reason that Denver, and only Denver, has to house the majority of the State's felons as they progress to the ends of their prison sentences. Please remember that those felons were responsible for their actions that got them into prison in the first place and don't victimize Denver residents a second time by forcing those felons into almost every neighborhood in Denver while those felons are still serving their criminal sentences. Please look at how opposition to this plan has increased as more residents find out about what changes it will do to our neighborhoods throughout the city. The small changes made due to this opposition has NOT made this plan any better as far as Denver residents are

concerned. Please VOTE NO on the GLP! And work on getting your fellow Council people to also vote no!

Send this plan back to CPD to be broken up into sections to be worked on with **publicized** changing being done with residents input. We all openly admit that changes can certainly be made in Denver, but destroying every neighborhood in Denver with this experimental plan is not in Denver's best interest. Please let's work together to resolve the Corrections issues without placing Denver residents, and their children, in harm's way. Let's work together to make better changes to the zoning codes by allowing more people to live together without ramming it down every single house in every single neighborhood (except Chapter 59) without any input from the long time Denver residents that live in those neighborhoods. These kinds of changes could much more easily be handled with permits where overcrowding can be addressed on a neighborhood by neighborhood basis. None of the opposing residents are against allowing more than 2 unrelated adults to live in the same house, but don't force it on every single house with a more that 150% increase in occupancy when it could certainly be handled with permits that would allow that neighborhood's input on a case by case basis. Let's face it, more of us want to live in single family homes like the 'American Dream' than want to live in a college dorm type of situation, so why destroy that dream by forcing this plan on everyone. Let's work together to get NIS staffed to handle the zoning complaints being made now, before turning zoning complaints into a nightmare for everyone with this plan. Let's keep people who want to live in single family neighborhoods living in those neighborhoods and let the neighborhoods who want to change, change. Don't force everyone to destroy what they have worked lifetimes to attain!

Respectfully submitted,

John M. Lietz P79042

Denver Police Department Retired



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

From: Safe and Sound Denver

[View this email in your browser](#)



What's the Feedback?

Who supports? Who opposes?

Public comment records

Did you know Community Planning and Development (CPD) maintains a record of public comments submitted in a legislative process? There are 4 comment logs on the Group Living [webpage](#).

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of commercial services in residential neighborhoods.
Councilman Kevin Flynn

**Final City Council Public Hearing and
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From: [Kate Adams](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment Council Vote
Date: Friday, January 29, 2021 2:11:04 PM

Greetings!

My name is Kate Adams and I live in the Montclair neighborhood of Denver. I would like to thank Councilwoman Amanda Sawyer for providing updates on the Group Living Amendment vote in February. I would just like to say that my household has only recently (the last 5 months or so) become aware of this proposal and we've read arguments for both sides of the debate. (I wish we had been on top of things and paid attention years ago, when this was initially being discussed, but here we are.)

My husband and I are uncertain how we feel about the Amendment but are leaning against it, only because we wish we had more time to learn about the (good and bad) outcomes of it. As a Denver native, I've watched my city grow and change in interesting ways. I'm just nervous about what this proposal would do to our quiet little neighborhood. We don't ask for much but we do value our peace and quiet and a less densely populated neighborhood. On the other hand, we also have a deep sense of civic duty and humanity and wish for better (affordable) living conditions for all socioeconomic groups.

This said, I'm sure it's waaaay past any time to discuss these issues but I wanted to offer my opinion...could this vote be tabled for a few months to provide better outreach and input from all Denverites?

Thank you for reading and thank you for working for our city!

Kate and Richard Adams
1050 Krameria St.
Denver, CO 80220

From: [Joanie McCallie](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Monday, February 1, 2021 4:17:29 PM

Dear Mayor Hancock & Council Members -

Please vote NO on the proposed Group Living Amendment!

Thank you.

Joan McCallie
4150 S. Pontiac St.
Denver, CO 80237

From: [Robert Tapper](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Saturday, January 30, 2021 11:14:33 AM

I am adamantly opposed to the passing of the Group Living Amendment. For the sake of our city do not vote to pass this amendment.

Bob Tapper
356 Forest Street
Denver, CO 80220

From: [Juan Gutierrez](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Thursday, January 28, 2021 8:01:53 PM

Please reconsider your position and vote against the Group Living Amendment. As a resident of Denver and former city employee I am against this amendment particularly as it relates to Community Corrections and how it eliminates some parts of the city. This is not the right solution.

Juan Gutierrez

From: [DiscoverTheSelf](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Thursday, January 28, 2021 11:02:12 AM

Dear Mayor Hancock. It seems absurd that I should need to inform you that I am opposed to the Group Living Amendment.

This is going to expand the problem not solve it.

We need employment opportunities for people who do not want to work.

We need education for people who do not want to learn.

We need mental health facilities for people who are unable and/or unwilling to change.

We need housing for people who are not responsible.

This is a problem of big dollars pushing the problem off on to poorer areas with less infrastructure and less ability to deal with the problems it will cause:

Who will pick up their cigarette butts and candy wrappers?

Who will pay for their crimes?

This is a problem of diluting social toxicity into the general community as opposed to concentrating it downtown.

I know there are people among the homeless who need showers and transportation to get to school, to therapy, and to work.

Have you thought of refugee camps for the homeless? It would be a degraded area for sure, like a bad bank. It would not be a pleasant place to live, but it would provide incentive for those few who want and are able to change and it would keep those who are unwilling to change from degrading downtown and surrounding communities.

I'm sure you hate the idea. I'm sure it would be easier and better press to move the problem next to me rather than next to you.

From: [GARY R MILLER](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, January 27, 2021 7:17:08 PM

PLEASE vote NO on the Group Living Amendment on February 8, 2021.

I see no way that this is good for Denver and my single family residential neighborhood. Please don't turn Denver into a second or third class city. I understand you are seeking to solve what you perceive as a problem however, I don't believe this is the answer and the downside will have a huge impact on our children, schools, neighborhoods, culture, image around the county, reputation...I see no positives. We already have a single family home in our neighborhood with TOO many people living there. Neighbors report being afraid to be out in the neighborhood. I do NOT want this to expand. I've heard the argument, "it works in (name the city)", that city is not Denver.

Thank you for valuing our city and seeking a different solution. VOTE NO!
Linda Miller

From: [kcarps](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, January 27, 2021 4:46:40 PM

I live in Lowry and oppose the amendment to increase the number of unrelated adults living in the same dwelling and say no to all proposals attached to the amendment. Surely, there are unused areas in Denver that would be more suitable for the homeless.

Kristine Carps
74 S Rosemary St
Denver, CO 80230

Sent from my Verizon, Samsung Galaxy smartphone

From: [Quentin Smith](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, January 27, 2021 8:54:53 AM

All- I am writing to ask that you vote against this amendment that is up for vote on February 8. I have lived in the City of Denver for more than 30 years and love the neighborhood we are in. Obviously I've seen changes over the years - some better than others - and have appreciated the fact that our neighbors and neighborhood have remained a stable, safe place to raise families and feel connected to each other. I believe the changes proposed by this amendment will introduce negative consequences that will change our neighborhood drastically. Please reconsider your vote on this amendment.

From: [Roger and Kathy.](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Amanda.Sandoval@denvergov.com](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Tuesday, January 26, 2021 3:07:18 PM

Dear Councilwoman Black (and other Councilmembers):

I am writing again since I learned that you may vote for the GLA on February 8. My husband and I are both concerned about this since we are long-time Denver residents and have already seen the deterioration of our city (excessive numbers of apartments and condos appearing with little aesthetic planning and increased traffic congestion, for one thing). This proposal will only make Denver even less desirable.

I understand that this proposal will allow five unrelated adults and all minor children to reside in one home. Our concern is the congestion that could occur-parking issues, noise, even more people visiting the house, and the effect on the neighborhood and property values. I have heard there will be no limit on cars per house with this plan. I also am aware that large groups of people living together can cause other turmoil and issues.

I also understand there will be no buffer zone between shelters and community corrections residences and Denver Public Schools. This is appalling; our children need to be protected from those who have exhibited and may exhibit criminal or unusual behaviors. In our neighborhood we already have two group homes, I assume for elderly disabled adults, right across from an elementary school. This is a concerning but fairly benign example- I have witnessed on several occasions an older person in a wheelchair who sits on the corner and loudly coughs excessively, and another who moans or yells loudly from inside the house. I understand that these people have rights/needs to live in a protected environment, but this is directly across from an elementary school. It seems that people who own homes and rent out as a group living environment can make enormous amounts of money from rent in these situations and more people will start doing this, in other words, the plan commercializes our neighborhoods. Often these owners may disregard the proximity of children or a school to make significant amounts of money monthly.

I do not believe that finalizing a plan like this during a pandemic is fair or just. It is impossible to have community discussions in person to discuss the pros and cons of this. Many people don't follow politics and socialize less due to self-protecting from Covid, thus hearing less about what is occurring nearby. My husband proposes that you do a random sample of the community by going door to door and asking people how they feel about this plan. We

believe most will oppose it.

Ms. Black, I have written to you before about this issue and am writing again because I feel strongly about this. My husband and I are opposed to this plan and wanted to let you know our reasoning again before you vote. I hope others do, as well, since this will change our city significantly in a detrimental way.

Hoping our voices matter,

Katherine and Roger Gibbons
4015 S. Willow Way
Denver, CO 80237

From: [Joyce Haberkorn](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Monday, January 25, 2021 11:33:16 PM

I am writing to implore the members of Denver's City Council to vote no on the Group Living proposal on February 8th.

While I have reservations about what I see as basic contradictions in the definitions of who can live with whom, we are also learning that code enforcement officers will not be asking any questions about or evidence of the relationships being claimed in the various housing situations. What is the point of any of this if there is no intention to regulate? Incidentally, I don't believe that people living in America should be asked by law enforcement for such information in this situation. The categorization is fruitless.

Current code regulations are not enforced. One needs only to drive down south Holly Street in the Virginia Vale neighborhood and we are already seeing cars parked on front "lawns" and centered in front of living room windows. Nothing is being done. Nothing will be done under the new code.

We've heard statements from enforcement representatives advising that they feel they will be able to regulate problems. Nonsense. There is no plan for additional funding or additional staffing.

This is an overreaching proposal that is experimental in nature.

Let's begin with standardization of zoning across the city. Perhaps we can revisit at that point, but do not enact at this time.

We've been shown propaganda testimonials on Power point presentations touting all the wonderful things group living means. Never has the other side of the coin been given equal time.

Please reconsider and vote no.

Joyce Haberkorn
Council District 5
913 S. Ivy St.
Virginia Vale Neighborhood

From: [Jamie Houghton](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Monday, January 25, 2021 7:14:38 PM

All,

I am a Denver District 4 resident and homeowner writing to express my opposition to the Group Living Amendment. Please vote NO.

Thank you,
Jamie Houghton

From: [Basil Katsaros](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Cc: [babs.todd.humphries@gmail.com](#); [Susan Evans](#); [Susan Shannon](#); [Bob Brocker](#); [Jim Eliassen](#); [Liz Eliassen](#); [Kate Woestemeyer](#); [Julie](#); [Daniel Arnold](#); [Akos Pinezich](#); [Michel L. Vallee \(m77vallee@msn.com\)](#); [steve@patentengineering.com](#); [Chris Katsaros \(ckatsaros22@gmail.com\)](#); [Chris Koloskus](#); [jsbutl@comcast.net](#); [Kent Erickson](#); [Ken Hammond](#); [jkatsaro@aol.com](#); [Malcolm Murray](#); [Paula vonLindern \(paulavon@msn.com\)](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Tuesday, February 2, 2021 11:11:35 PM

VOTE NO ON DENVER'S GROUP LIVING ZONING CODE AMEENMENT

By way of introduction, my name is Basil Katsaros, I reside in the Wash Park area. I am native to the Denver area and have lived in the City of Denver since 1999. I am a practicing real estate appraiser for 50 years and have been qualified in courts as an expert witness. I maintained an office at 650 Grant St for over 35 years. In short I am very familiar with the city of Denver.

The "advisory" committee is a shame on the voters and residents of Denver. Packed with industry participants and interested parties, the recommendations are in no way unbiased. The committee had a pre-disposed conclusion and the will of the people has been ignored. As example, none of the members of the advisory committee have value impact expertise. I would think an experienced real estate person would have been appointed such as a real estate broker or licensed real estate appraiser. A lender might have had good insight. Impacts on property value have not been addressed, including price, marketing time for sale or lender reaction. I'm sure a graduate student at the University of Denver, Real Estate department, would love to write a paper on the topic. The recommendations of the advisory committee are tainted and without full investigation.

Fee simple ownership in real estate can be represented by a bundle of sticks. Some of those sticks are taken out of ownership by, among other items, police power. Zoning and land use provisions are one part of police power that can have impact on property value. The Group Living proposal is a taking away of more sticks, potentially reducing property value and without just compensation as the US Constitution requires.

The two zoning districts created is difficult to understand. In my experience whenever a zone ordinance change (or comprehensive land plan) has been implemented, it is all or none. Such was the case with the previous Denver zoning change. To exclude certain neighborhoods defies reason. Flynn, Gilmore and Hancock should be ashamed to be excluded and privileged, especially Hancock since the proposal originated in his office. At time of vote, these members should recuse themselves as having a conflict of interest since they are **protected**.

The recent elimination of the 1500 foot buffer zone to schools will, in my opinion, hurt Denver more than it will help. An employer's consideration of relocation to a metro area is the quality of schools. What company would relocate in Denver and subject their employee's children to a group home across the street with sex offenders, drug rehab or parolees? I would not be surprised if there was a job loss after the amendment settles in. **More importantly, why put our children at risk?**

Enforcement will be impossible, it already is. I am familiar with surrounding properties to Father Woody's facility at 7th and Lipan. Neighbors are continually dealing with defecation on property, sleeping in entrances, panhandling, verbal abuse, etc. Calls to 311 give lip service only or "we are aware and are working on it". Father Woody's facility has gone to hiring their own guard to help the neighborhood but while it has helped to a degree, the problems still exist. Porta pots have been installed, again...you know the answer. Did the committee survey/investigate with owners surrounding 7th and Lipan? **The impact of group housing has a real world example of the zone change, I didn't see any mention of such a review.** There is no assurance that operators of these facilities will self-police themselves.

I hope I have given more than a few reasons to vote **against** this zone change. I am not opposed to the social engineering the proposal attempts to address. Cost of housing is a market dynamic, let the market forces indicate value. Other social issues can be addressed by more selective locations such as the one proposal at I-70 and Colorado Blvd. An Intergovernmental agreement with surrounding cities and counties could facilitate a joint front the problems Denver is attempting to impose on its citizens as well as a shared cost of implementation. I am not knowledgeable enough on the powers of DRCOG in this situation. All I know is there is a better way than that which is proposed.
Vote no!!!

Basil Katsaros

From: [Bob Jones](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group living Amendment
Date: Monday, February 1, 2021 10:59:00 AM

NO!

Sent from my iPhone

From: [Sharon](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] group living amendment
Date: Thursday, January 28, 2021 9:05:34 PM

Please vote NO on the Group Living Amendment. The new revisions are not an acceptable compromise.



Virus-free. www.avast.com

From: warmestchildofgod@gmail.com
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment:
Date: Monday, February 1, 2021 1:56:15 PM

I vote no on this amendment.

Sent from [Mail](#) for Windows 10

From: [Amy Benjamin](#)
To: [City Council District 5](#); [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] GROUP LIVING AMMENDMENT
Date: Tuesday, February 2, 2021 2:31:33 PM

I Am extremely concerned for the physical and emotional safety and welfare of my family and my neighbors, if this amendment passes. We are hard workers, tax payers and we do not want our neighborhoods crowded or unsafe.

VOTE NO ON GROUP LIVING AMMENDMENT

Thank you,
Amy Benjamin
954-663-1729

Sent from my iPad

From: [WENDELL R LOGAN](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group living farce
Date: Monday, February 1, 2021 10:35:30 AM

I will work to not only expose the corrupt proposal supported by many council members and the mayor but also work to show they do not represent Denver residents.

Sent from my iPad

From: [PETER MEERSMAN](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Group Living Proposal
Date: Saturday, January 30, 2021 9:19:18 AM

Dear Council Members:

I am a Denver resident. I ask you to vote "NO" on the Group Living proposal residential "density" element for these reasons:

1. I believe the Group Living Advisory Committee was "stacked" with people who were predisposed to approving this change. In fact, some of the advisory committee members will see a financial gain from its passage. When you start out with a biased committee, it really doesn't matter how many hours, weeks, months or years they spend on a proposal. It will still be biased. And, it will not solve any homeless or affordability problems. It will not achieve "equity."
2. This proposal should be put on the ballot to allow Denver voters - the people you were elected to represent - to decide. I was told by my council member that putting it on the ballot "was never discussed" by council members. Why not? Is it because you are worried about the voters rejecting this proposal? Despite what proponents may be telling you, I think the majority of Denver homeowners oppose this proposal. Such a sweeping, substantive change which could affect the value of our homes should be voted on by the people affected.
3. Vote "NO." And if you still wish to pursue this, put the residential density element on the ballot.

Pete Meersman
Denver Resident

From: [karen libby](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Proposal
Date: Tuesday, January 19, 2021 7:38:28 AM

I strongly oppose the proposal to change zoning to allow multiple unrelated adults to reside in a single residence in Denver.

Please heed the wishes of your constituents to stop this unpopular move. An overwhelming majority of homeowners in Denver oppose this proposal. It is time for elected officials such as yourselves to listen to and take their opposition to group living seriously.

Please vote no on this unpopular proposal.

Sent from my iPhone

From: [Beth Harlan](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Proposal
Date: Sunday, January 31, 2021 12:53:51 PM

Disagree with amendment to allow up to 5 adults to live together where currently not related.

Vote no on amendment.

Household living:

- The proposed text amendment would allow up to 5 adults to live together in households where not all residents are related; currently, only 2 two unrelated adults are allowed to live together in a house and 4 in a duplex or apartment. Any number of related adults may live together, as is currently allowed.

Thanks.

Elizabeth C. Harlan
7301

From: [laurie erb](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living proposal
Date: Friday, January 29, 2021 3:17:29 PM

I am voicing my opposition of the Group Living Proposal to be coming up for a vote soon. The more I learn about it, the more I am opposed to it.

Various concerned groups have come forth with issues that I had not considered at first and it is disturbing that there was so much effort put forth

To find out who was on the original committee that put forth this proposal. It appears that many on the committee will profit from the approval of

The proposal.

I would like to see the entire proposal tossed aside and efforts started to find a better way. I don't have the answers but you people in government

Elected by us need to figure out a way to help lessen the housing crisis without affecting established neighborhood.

Laurie Erb

From: [Jeff Poland](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Proposals
Date: Saturday, January 30, 2021 2:25:42 PM

To City Council,

I am very concerned about the proposed zoning changes that could impact many neighborhoods in Denver. These changes would not impact communities with HOA's putting an increased burden on neighborhoods without HOA's. These changes seem like the most expedient solution without addressing the very real issues of affordable housing, homelessness, and halfway houses.

The City of Boulder has come up with several creative solutions to some of these problems. These programs include Public Housing Communities, Affordable Rental Properties, Permanently Affordable Homes Program, and Housing Choice Vouchers. Perhaps when a developer wants to build apartment buildings or condos a certain percentage could be reserved for lower income citizens.

For Group Homes the issue of on street parking and increased traffic has been ignored in this proposal.

I oppose the proposed changes to the zoning regulations. Surely, we can come up with more creative solutions to these difficult problems.

Jeff Poland

From: [Dennis Miceli](#)
To: [dence - City Council](#)
Cc: [Dennis Miceli](#)
Subject: [EXTERNAL] Group living zoning
Date: Tuesday, January 26, 2021 8:54:32 AM

Dear Council members,

Please consider this vote carefully. This zoning is a joke and I do not support it. Could you, at the very least, split this into two votes? One for the community correctional space and homeless shelters, which I hope is a big NO vote, and a possible YES vote for unrelated people increased from 2 to either 4 or 5, but with some responsible requirements so people can't game the system?

Please don't jam this down the throats of your constituents. It's a bad idea overall and needs to be reevaluated carefully with full transparency and logic.

Feel free to contact me if you want more feedback.

Thank you,

Dennis Miceli
303-829-3131
Sent from my I-pad

From: [Paula vonLindern](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] group living zoning
Date: Tuesday, February 2, 2021 7:34:33 PM

I live in West Wash Park and all of the neighbors are opposed to this ridiculous proposal. We will not have enough parking for it and putting in any "group" arrangements will decrease the property values and risk exposure to the children walking to schools and the park. How about street cleaning issues and trash pick up? How will you monitor any complaints? Hire more government staff? Once this proposal is "approved" IT CANNOT BE RESCINDED once it is proven a failure.

First put this in C de Baca, Kniech and Hancock's neighborhoods to see how it works. They have "no skin in the game" by being in "exempt" neighborhoods. At the very least they need to recuse themselves from voting.

Paula von Lindern
1001 E. Dakota Ave.

Sent from [Mail](#) for Windows 10

From: [Constance Artigues](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Saturday, January 30, 2021 3:03:55 PM

I am totally against these changes to the neighborhoods.
While changes do need to be made, it should not be at the expense of
the homeowner.

With all the empty commercial space becoming available, this is something
that should be looked into.

Thank you!

--



Constance Artigues

720-219-1900

From: [Denise Bennett](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group living
Date: Friday, January 29, 2021 3:33:36 PM

To Whom It May Concern:

We strongly disagree with the Group Living Amendment. These types of changes will destroy the livability and desirability of Denver. Our daughter lives in the San Francisco area and can't wait to leave, because of changes like these. As one of her neighbors, a former Colorado resident commented, " Denver won't realize what they've lost until it's too late ."

Best regards

Denise & Richard Bennett
Denver, Colorado

Sent from my iPhone

From: [Anne Cox](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Friday, January 29, 2021 4:11:08 PM

Dear City Council:

I have written to you before about the Group Living Amendment. Without major revisions, the GLA will permanently degrade established neighborhoods in the City. Speculators are already buying residential real estate in anticipation the ill-conceived proposal will easily pass City Council. Public Hearings always come after City Council has already counted its votes. Nevertheless, to record again my objections, I state the following.

City density should be located near light rail and major bus line routes. Not in established neighborhoods with two lane streets. Your proposal will magnify congestion.

Halfway houses and rehab facilities should be located away from residential neighborhoods where children live and play.

One or more occupants of group homes should own the home. There should be written agreements to govern the rights and responsibilities of the residents. The terms of those agreements should be set forth in City Regulations so that the City has an enforcement tool if garbage piles up, broken down cars are parked on lawns, parties disturb the neighbors, walks are not shoveled, and the property is allowed to deteriorate.

Rather than a "use of right", the changed use of property should be subject to input from the neighborhood not simply "notice."

The current renters and homeowners should be viewed and treated as if they vested interests, too. Ignoring the interests of those who invested in the City, maintained and improved their property, paid their taxes, attended public hearings, and vote is unfair and unbalanced.

Imagine a great city? Imagine a great city in decay!

Stop. Please.

Sincerely,

Anne Cox, JD

From: [Joan Engler](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group living
Date: Monday, January 25, 2021 6:18:22 PM

I object to allowing multiple people to live in one home. Currently we have 2 homes on our block that are doing this illegally. They are very bad neighbors. They are loud, drunk and fighting with each other. They are dangerous drivers almost running over a child bicycling in the alley. I also do not think it is safe for those living in the house. I feel that this will decrease the value of homes where single families live. It would be unfair for those new home owners to have their newly purchased home values decrease because of this.

Joan Engler
Sent from my iPad

From: [Chuck Sawyer](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Friday, January 29, 2021 3:49:35 PM

My wife and I are opposed the 'group living' concept. Please vote no on this proposed activity.

Chuck Sawyer
245 Dahlia St
District 5

Sent from my iPhone

From: [PAT ENGLAND](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living
Date: Friday, January 29, 2021 11:29:55 AM

Hello,

I am begging you all please do not vote for this change from single housing. I see a lot of you have exempted your neighborhood. Good for you, can you exempt mine???

I have been living next door to a rental that has been running a boarding house for several years, we have no less than 5 or 6 cars parked on the street and in front of our house daily. People come and go, have parties, buy drugs late at night, have even had fire dept. come when they were burning chairs in the back yard.

I live in Hampden Heights, and our street has never had any problems until this one owner rented to a tenant who rents out at least 3-4 bedrooms either nightly, weekly or monthly. It has caused all kinds of problems. We have called the city over and over, and they are already understaffed and have been out once or twice with only warnings, that are not working.

PLEASE PLEASE, PLEASE.....DO NOT RUIN OUR NEIGHBORHOOD

PAT ENGLAND

From: [Amy McGarrity](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Group Living
Date: Wednesday, January 27, 2021 7:41:19 PM

Hello,

As noted in my previous communication with Mr. Webb and Ms. Black, I vehemently OPPOSE the group living modifications you are pushing on us. I believe the process is extremely flawed, and that these changes do not reflect what the majority of tax-paying Denver residents support. I believe these extreme modifications will cause an exodus of long-term residents from the city (please see my prior email regarding my personal experiences) which will erode the tax base and exacerbate the current problems.

I'm so disappointed in the process and the lack of meaningful engagement and consideration of opposing views.

Sincerely,
Amy McGarrity
Denver, CO
80237

From: [Peter Press](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Tuesday, February 2, 2021 11:18:26 AM

Dear Sirs,

If anyone wants to see what group living is like in Hilltop Denver , Just drive by the corner on Holly and Leetsdale some morning.

You will see between six and ten cars parked in the driveway and lawn. This is on the South West corner.

This ordinance must be defeated if this is any example of "group Living".

Peter Press

From: [Ann](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group living
Date: Saturday, January 30, 2021 9:46:44 AM

I understand why some people are in favor if this but I am opposed at this time because of the number of issues of group housing and lack of parking, safety and what this could do to our neighborhoods in Denver. Please vote no for Group living.

Ann Wilson
7443 E 8th Pl
Denver CO 80230

Sent from my iPhone

From: [Diana Katopodis](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Group Zoning
Date: Wednesday, January 27, 2021 8:03:47 PM

PLEASE vote NO on changing the zoning to allow group living in our residential neighborhood scheduled for Feb 8.

Sent from my iPhone

From: [Kathleen](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Household living change
Date: Wednesday, February 3, 2021 6:29:42 AM

I am opposed to the increase from two to five unrelated people living in a home. This can quickly become an eyesore of vehicles etc, devalue property, and result in an exodus out of the city...among other things.

Sent from my iPhone

From: [shel brock](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] I OBJECT to the Group Living Amendment!
Date: Saturday, January 30, 2021 9:27:48 AM

With all due respect to the office you hold,

Many Denverites are just now finding out about this disastrous attempt to decimate our neighborhoods with overstuffing, crime, noise, etc, by putting in multi-use and overcrowding in a single home. Even bringing 10 unrelated people down to 5 + family is still overcrowding.

How could you do this to your constituents, or allow it to happen?

I bought a home between a behavioral addiction center and a correctional halfway house, and I don't even go anywhere after dusk. I was planning to sell and use the equity to move to a neighborhood that is safe, and does NOT contain these neighborhood-ruining businesses. Now, every neighborhood will be an equal-opportunity pay-to-play zone, with group homes and addiction centers, which as you know, are big money. Why were these the people chosen to be on the committee to approve themselves? They don't even live in Denver. How is this even LEGAL?

I am flyering my neighborhood today. We are majority Latino, and while having an extra person or two in our homes might help with the financial end, we won't have a neighborhood worth living in once this GLA is in full-swing. The cost to our neighbors will be devastating. Out of 8 RNO board members, I was the ONLY person that was even aware of the GLA, until this week.

I urge City Council to vote NO on this effort to allow businesses to take over and destroy our Denver neighborhoods.

From: [Albert Artigues](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] I support a recall of any council person who votes for the group living amendment
Date: Saturday, January 30, 2021 4:02:25 PM

I am encouraging all my neighbors to support a recall of any city council person who supports the group living amendment on Feb 8th

Albert Artigues
8991 E 5th Ave
Denver, CO 80230

From: [frank.hart](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] In case it matters what I think
Date: Tuesday, February 2, 2021 1:50:10 PM

I am a registered---if not always enthusiastic---Democrat. What the Republican party has devolved to in recent years is disgusting, vile, and hard to even wrap one's mind around.

Yet we know how many people still support them, and in some cases, why. The proposed Group Living Amendment is precisely the kind of policy that drives people away from Dems and toward Republicans. It is agenda-driven rather than supported by your constituencies. Its very origin, the make-up of its originators and its ongoing movement through Council, have reeked of backroom, secretive, top-down, "we know what's best" politics, which is to say, politics at their worst. It seems to satisfy only the preferences and egos of certain politicians on Council and in the Mayor's office, and not the people who live in the neighborhoods to be affected. There is nothing good about the process that has brought it this far, and nothing good about the policy itself.

I'm under no illusions that minds are not made up, and I fear passage when the vote is taken next week, so I will spare myself, and you, any more wasted breath (or typing space). All I can say is that whoever votes in support of this amendment will never again receive a vote from me, for any position. This issue is fundamental and profound in a way that shows peoples' "true colors," and whatever I have found to support in any of you up to now, will be completely---and permanently---erased by a yes vote next week. It seems redundant to have to say to an elected official, "Please follow the overwhelming wishes of the people you represent" and vote NO, but that seems to be where we are.

PLEASE VOTE NO ON THE GROUP LIVING AMENDMENT.

Most sincerely,

Eugene Hart

From: [Conor Montgomery](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Issues With Changing Housing Limits
Date: Tuesday, February 2, 2021 6:23:58 PM

To whom it may concern,

First thank you for taking the time to hear the public opinions on this matter as it is a very heated one. I will try to keep this as short as possible, although it will seem lengthy, to allow you to get through as many opinions as you can on the matter.

My wife and I bought our home in June of 2014 and next door was a rental property. At the time it didn't seem like it would be a big deal but we quickly came to realize we were wrong and everyday was just shy of living a nightmare. Many of the issues associated with these properties are not known or understood until you have lived next to them for some time. Many of the issues also seem trivial until you live with them for what seems like an eternity. The house we purchased is a 1100 square foot single family ranch home with matching basement, almost every house in the neighborhood is roughly the same square footage with slightly different floor plans and the basements have generally all been finished with varying layouts. On average the houses have 3-5 bedrooms and 2-3 bathrooms. Under the current guidelines there can only be a maximum of 2 unrelated adults living in the house but the owner can apply for a permit to have 3 or even more through the city. Very long story short it took over 5 years of me hounding the city and the owner to even get the permit applied for because even though there are only 2 unrelated adults allowed there was always a minimum of 4 living in this house together and at times a maximum of 8. That does not include the "significant others (who were only significant when the inspectors came around)" that were "staying (for very extended periods of time)" there or the "friends (who never seemed to leave)" who were "visiting (again for 3 months to a years at times)" for a short time. These were the excuses given to the city inspectors who were less than helpful in getting anything done about this house. Not only was there an excessive amount of people living in this house because they were trying to fly under the radar of everything and needed more space I watched them carry building supplies in to build more rooms, run electrical around the house that was completely out of code, use extension cords as primary wiring and even create campsites in the backyard to add space. Almost everyone that came through this house was unemployed by their own choice, owned a pet that they could not afford nor did they adequately care for (animal control was able to address some of these issues) and they all had vehicles without anywhere to park them. The area we live in is all single family homes and there is generally ample street parking which works well as most of us have single car driveways due to the year the houses were built. Living next to this house was a battle everyday to simply park at my own home or even use my own driveway, there were constantly so many vehicles at this house between the tenants and "visitors", that every house on our street (almost 20 homes) were affected and unable to park. When there was a parking issue I would call the right of way enforcement and hours later they would come out and maybe issue a ticket or maybe just drive by and call it good. Due to the lack of employment these tenants would also leave their vehicles in the same spots for months at a time and they were often the least reliable vehicles on the road. They would not be able to afford them so they would just abandon them wherever they were, leaking all their fluid onto the street and gutter. Eventually they would get tagged and towed but only after I had to hound the city about it. Most of the tenants had nothing better to do with their time than to do drugs or sell them and it was a constant battle but not big enough fish in the game for DPD to really care. I watched deal after deal go down and had people who were so

high they couldn't recall which house was their trying to break down my front door to get in. Every issue was always associated with this house and the type of tenants that lived there. Eventually the code enforcement got tired of me bugging them everyday and started to actually do their jobs. The fines got the attention of the owner and he cracked down a little on the tenants. We eventually had to go to mediation and where the owner and tenant admitted they had a lease that said as long as the rent was paid by one person the owner didn't care what she did in the house so it was in her best interest financially to have as many people as possible living there. This all came to a head when there was a massive fight between the tenants that required a police response to solve and they were all evicted by the owner as the terms of our medication were broken. That house is now being flipped to sell by the owner after 6 years of dealing with drugs, excessive number of residences, code issues, animal abuse and cruelty, constant parties, intoxicated and high people wandering the street and trying to break into my home, etc. Each issue that arose I reported and each issue was either ignored or dealt with in the easiest way possible to provide the quickest solution for that current issue and not the problem as a whole.

Now there is a house across the street that has become a rental. Again to be as short as possible this house has a 5 car driveway and is only supposed to have 4 or less tenants (owner seems to think the new rules are already in place) but somehow there is constantly parking issues, party issues, drug issues, overall neighbor courtesy issues, etc. Again the owner doesn't care much and is often unaware of how many people are actually living there. This owner wants to be more on top of it but again the system is played and there is no enforcement available nor does code enforcement care, again right of way enforcement comes by after they are called but again it takes hours and they only address the issue they want to see. Again most of the tenants don't have jobs or real jobs and make a living by performing if they can get hired so they spend their time doing who knows what and throwing parties. They choose to not care and when they do choose to use their driveway they leave it or access by driving across the landscaping of the neighbors houses instead of conventional methods.

The issues with increasing the number of tenants allowed has some many implications that are not considered as those that make these decisions do not live in neighborhoods that have these houses in them and have not had to live day in or out next to or near these houses. You are making decisions looking at a large picture or large issue. There is a reason these tenants cannot afford rent any where alone and there is a reason they want to fly undetected. I am not going to say Denver is cheap or easy to live in cause it is not, but both my wife and I work and work hard for our money to afford our home, the things in it and the few "luxuries" that we can. We work very hard for our money and would like to some day be able to come home without wondering what we are coming home to, where we are going to be able to park, what issue is going on on our street that day, etc.

In summary here is a list of issues that occur on these rental properties under the current standards that are only going to exponentially amplify if this measure is passed to 5 persons per home without more guidelines, restrictions or enforcement options:

- There are always double the tenants allowed under the rouse that they are significant others, related or just visiting
- Drugs are prevalent
- Owners hate dealing with each tenant as an individual so they rent to one person and have that tenant sublet to whoever
 - This means no background checks
 - No accountability for who is acutally living there

- Most of these people don't have a legal income thus cannot rent under the standard lease option and need to be undetected
- Most have reasons they don't have a legal income and prefer not to be named on a lease
- Much easier to be committing crimes when not "living" anywhere on paper
- Animal welfare issues
- Parking issues
- Safety issues
 - Building code
 - Fire code
 - Electrical
- Parties constantly disturbing the peace any day of the week and any time of day or night
- Neighbor disputes
- Tenants fights (physical and verbal) Too many people in too little of space
- Domestic violence
- Gambling and rent payment issues
- Lack of accountability by owners of these properties
- Lack of enforcement or oversight by the city
- Lack of care to enforce by the city
- Lack of options for the city to enforce the few things it can

The list can go on and on. I certainly agree that the cost of living is an issue but rushing into this would be another governmental decision that will live to be regretted without taking the time to truly understand the issues and coming up with ways to address them. It feels like this issue is being pushed through to solve an issue and look good to voters by people who don't actually have to live with the decision they are making. All we are asking as a neighborhood is that you take the time to really look at this and see what it is actually going to do to these neighborhoods, neighbors and communities then take that information and comprise a way of addressing the issues when making the new rules. Please don't rush into this and make the quick easy decision that solves one issue but creates dozens more.

Thank you for your time on this matter and listening to the community,

Conor Montgomery
Resident of Washington Virginia Vale

From: [Sally Jones](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Florence Sebern](#); [Safe and Sound Denver](#)
Subject: [EXTERNAL] Latest Editorial from the Denver Gazette
Date: Saturday, January 30, 2021 8:15:05 AM

I sent you the last one. Andrew Webb took issue with some of it. I sent that email to Florence Sebern, who ably refuted him.

Please consider this when you vote. This is a big change for Denver in which few of Denver citizens (the ones impacted) has a say.

Thank you.

From: [Lawrence Murray](#)
To: [Webb, Andrew - CPD City Planner Senior](#)
Cc: [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Ann White](#); [Paige Burkeholder](#); [Joni Caldwell](#)
Subject: [EXTERNAL] LUTI New Zoning Proposal
Date: Friday, January 15, 2021 1:54:03 PM

Andrew Webb and City Officials,

Per request, the following statements reflect why I object the current initiative is in the best interest of the citizens of Denver to resolve fairly questions of homelessness, reentry of felons back into society and affirming the quality of life of single-family homeowners in the City and County.

1. The initiative has failed miserably in convincing the initiatives will be properly enforced. The current state of enforcement of zoning guidelines are woefully enforced now.
2. The initiative totally disregards the feelings of single-family homeowners who have done the right things in acquiring a home, upkeep of a home and who have been long time residences who have been considered an acceptable casualty to resolve issues of others not currently living in these neighborhoods.
3. Well established neighborhoods of residents that have raised their families and wish to live peacefully in their homes are threatened by the influx of strangers creating clogged streets, elevated noise and potential threats of newly established halfway houses close to schools, playgrounds, and their homes.
4. Finally, the lack of confidence in this zoning initiative also stems from the impression no other options beyond impacting single family homes were given the effort for acceptance like the current one. It seems the city is duty bound on this no matter the desires of the people directly impacted.

Many feel that the city council already approve of this zoning change above the objections of many city citizens. I feel there is some form of political influence on the council from outside as well as inside actors driving this initiative beyond the desires of the citizens. In my opinion, these suspicions can be alleviated by voting disapproval or placing the question to the people. Let us vote!

Lawrence Murray

Montbello Golden Age Club, VP

From: [Sally Jones](#)
To: [dence - City Council](#)
Cc: [Deborah Ortega - Councilwoman At Large](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Webb, Andrew - CPD City Planner Senior](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [City Council District 5](#); [District 9](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Safe and Sound Denver](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 1 Comments](#)
Subject: [EXTERNAL] My concerns continue regarding the group housing amendment
Date: Friday, January 22, 2021 8:06:42 AM

The recent court decision against Mayor Hancock shows that the aims of this movement are not what they are presenting to the public. The movement needs to be more transparent and honest with the residents of Denver. I assume you have received their most recent documents. If not I will be happy to forward them to you.

In one sent in the last few days it indicates that photos uploaded by citizens regarding NIS complaints cannot be viewed by the NIS inspectors. According to my councilperson's office, that is substantially true. At the office, they are in a different system and not easy to view, but in the field they cannot be accessed. This is not a good situation and needs to be fixed along with other deficiencies in the system, mainly the **plethora** of planners and the **dearth** of inspectors.

The CPD department tried to correct the issue of the photos not being available easily and readily to the inspectors, but a long standing and reliable member of the city council staff refutes that. Just ask your inspectors. Ask them if they are sufficiently staffed to meet the needs of the public now? Ask them about the staffing needs to regulate the new amendment.

This committee needs more citizen input and less input by those who propose to make money from proposed changes.

Changes in society is evident since the CoVid19 outbreak has affected all of us worldwide. One of those changes is the move by so many to work and shop from home. Many existing large office buildings and retail sites can be rezoned and used to densify, and not gentrify, and meet the needs of a growing Denver. We **can** have a mix of housing. How many of you live in a small apartment? How many of you live in a single family home? I bet I can guess the answers.

This amendment needs major amendments in the truest sense of the word, that is, improvement.

Thank you.

From: [Susan L. Phillips](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] New group zoning
Date: Friday, January 29, 2021 2:31:40 PM

Dear Amanda,

I am NOT in favor of changing the zoning from two unrelated persons to five. Group homes are beneficial for those who need assistance with activities of daily living, halfway home from a injury or medical condition, or for those with learning challenges. When you have support you can fly. I get it, I understand the well meaning intentions. But not in my back yard. Why? Because until I go my first home, my home I inhabit in Lowry, I lived with those who were not financially tied to the neighborhood. If you are not vested in the neighborhood financially or neighborly, you have no desire to be a good neighbor. I have lived a long time with people nearby who just were getting by, did not have two plug nickels to rub together. Most were failing as they could not get out of their own way even when shown or were given the resources and support to be better, to achieve. Their property was usually trashed and not maintained. Their attitude to those who surrounded their home was pretty dismissive and outright rude. So, sorry to say, not in my back yard. I finally have a piece of land, that it it me until late in life to afford, that I have sunk ALL my money into, and as a financially close to the brink pensioner I can not afford for something to hurt what I am barely keeping going.

Susan L. Phillips
Sent from my I-Pad

From: [Steve Weil](#)
To: [dence - City Council](#); [adstewmd@gmail.com](#); [annakweber@yahoo.com](#); [bsidley@msn.com](#); [byvetteb@gmail.com](#); [pcwigglesworth@rmis.biz](#); [cole.estep@outlook.com](#); [bloomerdonna@gmail.com](#); [strobos@comcast.net](#); [eawlegal@gmail.com](#); [myrtlerose1@aol.com](#); [howardandmeredith@wazee.org](#); [jfgarrow44@comcast.net](#); [kreginelli@gmail.com](#); [ljmdenver@aol.com](#); [kgarrow@comcast.net](#); [lehaberstroh@hotmail.com](#); [lkennedy58@gmail.com](#); [efuselier@msn.com](#); [louispappageorge@gmail.com](#); [madison.schaffner@gmail.com](#); [lauriehzeller@comcast.net](#); [mawilsey@comcast.net](#); [meredith@mmdenver.com](#); [myrtlerosegreene@gmail.com](#); [nancy.white.1151@gmail.com](#); [nathan.lohmeyer@gmail.com](#); [ninascottage@msn.com](#); [pakennedy55@gmail.com](#); [regie1@aol.com](#); [rvwilsey@comcast.net](#); [robaweber@yahoo.com](#); [sam@mancini.com](#); [mbrooks1520@msn.com](#); [stevelisabain@aol.com](#); [steven.perfremment@bclplaw.com](#); [ted.white@moyewwhite.com](#); [wendykag@aol.com](#); [poloboyle@gmail.com](#); [grholle@msn.com](#); [nedcosgriff@msn.com](#); [parker@semmlerlaw.com](#); [richard@viewpointmarketing.com](#); [tvessels@vesselscoalgas.com](#); [colterweil@gmail.com](#); [marcoabarca@readyfoods.biz](#); [richard@viewpointmarketing.com](#); [jjacobssailing@gmail.com](#)
Cc: [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [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](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [lcolacioppo@denverpost.com](#) EOC Media Partner COVID19 Response; [msebastian@denverpost.com](#) EOC Media Partner COVID19 Response; [Aaron@BusinessDen.com](#) EOC Media Partner COVID19 Response; [esealover@bizjournals.com](#) EOC Media Partner COVID19 Response; [patricia.calhoun@westword.com](#) EOC Media Partner COVID19 Response; [dschneider@cprmail.org](#); [rachel.estabrook@cpr.org](#)
Subject: [EXTERNAL] No group living, halfway houses, assisted living next door to single family homes
Date: Monday, February 1, 2021 10:23:37 AM

Dear Council and Mayor,

News reports suggest that this initiative was introduced by the corrections industry and other businesses benefiting from ruining stable neighborhoods.

Lets be clear while providing services is a good thing it is a BAD THING to do it at the cost of ruining our neighborhoods.

Furthermore it is will monetize single family homes making individuals compete with Wall Street and other big money to buy homes. Allowing every bedroom to be rented out will create income properties that will discourage/compete with individuals from home ownership. If you like the boarding house model that ruined Capitol Hill in the post war years you will love the unlimited density initiative.

This will hurt society not help it. It is the tail wagging the dog. How could the bureaucrats behind it be so hostile to stable families and individuals who are the tax payers supporting them?

STOP THIS IRRATIONAL ATTACK AGAINST STABLE FAMILIES & NEIGHBORHOODS.

Regards,

Steve Weil, President & Chief Creative Officer



WE PUT THE SNAP IN WESTERN SHIRTS <> CELEBRATING 75 YEARS

(303) 629-7777 <> 1626 Wazee St., Denver, CO 80202 <> steve@rockmount.com

From: [Terri Takahashi](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] No Group Living
Date: Thursday, January 28, 2021 9:06:04 PM

This was our renters next door for years. The City did nothing. When they lit fires, the Fire Department did not fine them, so they lit the pit again and the same outcome. Worthless rules and a worthless response is what you get if you get one at all, which is usually the case. When the renters across the street were sneaking people in the garage at night, they vandalized my car when I finally convinced the owner who lived in another state to evict them.

Terri

Denver City Government is trash like renters are.

Terri





Renters across the street were sneaking people in the garage late at night, when I finally got rid of them, they vandalized my car.

From: [Irenka Huttunen](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] No Group Living Amendment (GLA)
Date: Wednesday, January 27, 2021 10:50:53 AM

I'm writing in opposition of this amendment. I believe this issue requires a more regulated approach and should not be forced upon residents in the manner it currently is. This is too aggressive and may result in many, many problems for many, many residents in many, many neighborhoods.

I request/suggest to please postpone the vote scheduled for Feb 8 and work to arrange more community discussion, organizing, etc. in this time of pandemic that is limiting the ability of many to participate. City Council and GLAC pushing this onto neighborhoods is not a fair way to handle the issues that need to be addressed.

Please advise.

Respectfully,

Irenka Hammell

hutt0999@gmail.com



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From: cathytimm217@gmail.com
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Amendment
Date: Wednesday, February 3, 2021 9:14:43 AM

We live in Bear Valley and are concerned about several aspects of the subject. Generally, it's upsetting to me that there has been no transparency and that the committee putting this together has not been adequately represented by constituents. I don't see an attitude of unity and inclusiveness in this process.

Several of my concerns are outlined below:

- Unlimited number of relatives living together. This is concerning from many different aspects ... quality of life for our community and overcrowding in a neighborhood like ours that is quiet and family friendly. I am concerned about who and how this would be monitored and how one defines "relative".
- 6 vehicles per house. I can't imagine 6 vehicles parked at our homes in this neighborhood. Already, we have people paving over their front yards and parking many cars at their home which is unsightly and hurts home values. 6 would be multiplied with friends and family staying at the house and visiting. This neighborhood was never intended to have that many vehicles and I thought there were building codes to allocate certain numbers of parking spots based on the size of the home/business.
- Commercialize single-family neighborhoods. This one is scary that would allow investors to buy up properties. It would be devastating to me to have the house next door to mine be turned into a commercial establishment – already we have work vans parked in many driveways. Again, the fabric of the quiet and family-friendly neighborhood would be eroded.
- Exempt neighborhoods. How did this come about? It would be an interesting exercise to see where all the committee members and the mayor live and how they line up with exempt neighborhoods.

In addition, I would expect that people would look to leave the city of Denver for surrounding cities in the metro.

Please VOTE NO on the Group Living Amendment

Cathy Timm
2857 S Harlan Way
Denver, CO 80227

From: [Karyn Karlson](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Monday, February 1, 2021 11:25:22 AM

Dear City Council, Mr. Webb and Mayor,

I am opposed to the Group Living Amendment to the Zoning Code.

City Council members, please vote NO.

Thank you,
Karyn Karlson
Mayfair Neighborhood

From: [Jackie Erickson](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, January 31, 2021 9:38:12 AM

until there is transparency in what the goal of these projects are, as a property owner in hilltop, please put a stop to this madness. One promo states this group living is designed for employed people who can't afford housing in the city. Another story states this will allow people "unemployed" to buy in thru government programs. Properties will not be maintained if the individuals living there are not financially invested.

Traffic is currently unbearable with emergency sirens going off several times in a day. Did I mention criminal activity. People in the neighborhoods you are targeting are spending more time and money defending their properties rather than living productive lives.

JaCkie Erickson
Denverite since 1982

From: [Stacy Flieller](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Friday, January 29, 2021 5:07:01 PM

Members of the Denver City Council,

I am a new resident to Denver, having moved from Southeast Aurora last summer. Proximity to unique restaurants and shops, Denver parks as well as the mountains, brought us here from the suburbs.

I am concerned about the Group Living Amendment. We worked hard to find a safe place for our family, and are making financial compromises to be Denver residents. We intentionally bought a house in a quiet neighborhood where, since the 1960s, most neighbors park in their garage and take care of their yards and waste. Unlimited cars per household on our quiet streets and excess in trash and noise will have a negative impact on our greatest investment - our home. We bought into a neighborhood with single family homes, not homeless shelters or community corrections.

I understand many council members live in exempt areas; this seems far from equitable, for an amendment pushing equity. I oppose the Group Living Amendment and ask you to consider your greatest investment over your political motivations. If you do not reside in an area that could be affected by GLA, imagine if you did.

Please vote NO on February 8th.

Respectfully,
Stacy Flieller

From: [Holly FLANNIGAN](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Friday, January 29, 2021 12:56:53 PM

Please vote no on Amendment 8. Please help keep
Denver neighborhoods safe. Listen to your constituents and vote no.
Sincerely,
Holly Flannigan

From: [CLARE CAVANAUGH](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] NO GROUP LIVING ZONING CODE AMENDMENT
Date: Monday, January 18, 2021 7:11:55 AM

This is a plan to punish the residents of Denver due to the fact that the City.....mayor and council.....have no real plan to serve the part of the population, homeless, mentally ill, and other populations in need. The easy way is to take the neighborhoods.....some of them as they have also completely failed to incorporate Stapleton, as required, into the city.....and create situations which will become untenable. There is no provision for parking, size of house population. No indication of what services these people will have provided to them to help them fit into the neighborhoods in which you plan to place them. This will drive down the value of properties and make the city generally less safe in the residential areas.

I am all for helping all the populations of Denver who need help. This is not the way.

From: [Don Batt](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Tuesday, February 2, 2021 8:22:04 AM

To: City Council:

As a life-long resident of Denver, I have witnessed, especially during the current Denver administration, that our precious Denver neighborhoods have been under assault from developers. Our safe, uncongested, tree-lined residential areas are being replaced by dense, particle-board monstrosities. This proposal to rezone residential areas for more dense housing only furthers that agenda. I urge city council to vote no on this rezoning request. There are other, more appropriate, areas that can be used for the purpose of housing populations that are experiencing a lack of housing rather than destroying Denver's neighborhoods which are an asset to the city and a driver of economic prosperity. Once these neighborhoods are gone, they will be gone forever.

Don Batt
2390 Eudora Street
Denver, CO 80207

From: [Nancy Finan](#)
To: [dence - City Council](#)
Cc: [Nancy Finan](#)
Subject: [EXTERNAL] NO group living zoning code amendment
Date: Sunday, January 31, 2021 5:00:16 PM

Dear Mayor Hancock and Denver City Council Members:

The Group Living Zoning Code Amendment sounds like it will have a very negative impact on our city's neighborhoods.

The increase in density of population would certainly result in more traffic and parking problems, noise, and would serve to greatly commercialize our single family neighborhoods.

It is irresponsible to remove the buffer zones between schools and corrections facilities and homeless shelters. Is this what you would want for your families, for your children and grandchildren?

Please take the responsible and prudent course of action and vote NO on this dangerous experiment with our neighborhoods.

Respectfully yours,

Nancy Finan

Denver resident

From: [Gigi West](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [dence - City Council](#)
Cc: cuvewest@icloud.com
Subject: [EXTERNAL] No Group Living Zoning Code Amendment
Date: Monday, February 1, 2021 6:40:03 PM

Dear Jolon and Denver City Council Members,

My name is Linda West and I reside in District 7. Platte Park
I have lived in CO since I was 2 years old - I am 63. I have seen all the changes to this beautiful city. I understand why people want to live here. Let's not change that...

It baffles me that we are having a discussion about group living in Denver.
We are already faced with no parking, high density and growth that was never planned for. This amendment has been incubated behind closed doors, intentionally holding back critical information from the people of Denver and creating a divide between government and the people. That alarms me more than I can say.

Putting aside the anger of how this amendment got this far and the mistrust that has developed since the lawsuit exposed details of Mayor Hancock's mishandling of information, I have valid concerns of the negative ramifications of group living and I ask you to consider them before you vote:

Increased crime, negative impact on property values, more parking challenges, increased trash, noise, negative influence on minors, decreased public safety and lack of police support, degradation of neighborhoods and lifestyle- just to name a few.

There is a problem to be solved no doubt, but passing it on to the citizens to deal with is not the answer. I truly believe this amendment will create many more problems than it solves. It is my belief that the GLA is a short sighted solution that will have negative impact for years to come.

I implore you to VOTE NO on the Group Living Amendment.
Thanking you in advance for your consideration.

Sincerely,

Linda West (aka Gigi)

From: [Jason Fellows](#)
To: [Hinds, Chris - CC Member District 10 Denver City Council](#); [dence - City Council](#); [Mayor's office](#); [Webb, Andrew - CPD City Planner Senior](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: [EXTERNAL] No on Group Living - Keep Congress Park a single family neighborhood
Date: Wednesday, February 3, 2021 7:02:31 AM

Dear Mayor H, CM Hinds, City Council and Mr. Webb:

I am a resident of District 10, and I am writing to register my opposition to the revised GLA.

On a recent livestream, CM Hinds mused about the benefits of the GLA and pointed to Cap Hill as an example of what Congress Park could become.

My family settled in Congress Park specifically because we like it as a single family neighborhood, I don't want to live in a Cap Hill environment.

Please vote NO on the GLA.

Jason Fellows
740 Madison St.
Denver CO
80206

Sent from [Outlook](#)

From: [Elizabeth Stokka](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] NO ON GROUP LIVING AMENDMENT
Date: Friday, January 29, 2021 8:21:11 AM

Mayor Hancock~

I noticed that when asked how you would vote on Feb 8 - your response was 'no commitment' regarding the group living amendment that now has removed buffer zones where half way houses can be built near schools. i understand this does not apply to where you live - but it will bring down the value of our homes in the once lovely Cherry Creek North area.

PLEASE VOTE NO!!!!

Respectfully,

Elizabeth Stokkan- district 10 Cherry Creek N

From: [Elly Zussman](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#); [City Council District 5](#)
Subject: [EXTERNAL] NO ON GROUP LIVING AMENDMENT
Date: Monday, February 1, 2021 3:03:13 PM

I am a property tax paying home owner of multiply single family homes in the Denver market.

I was born in Denver and many of my grandchildren are born and living in Denver as proud 4th generation Denverites.

It is unconscionable what the Group Living Amendment is proposing to change our beloved city and neighborhoods.

There are 7 homes that my family live in Denver. The properties are not just homes to grow in but financial investments that depend on the quality of life and security of neighborhood.

We DO NOT support this amendment and don't want homeless shelters, halfway houses, OVER CROWDING and depressed property values.

As my elected representative I beseech you to vote down this dangerous amendment and work to improve the life quality and security for all legal Denver residence that pay the taxes you control.

Keep up the great work and vote this amendment down!

Thanks,

Elly Zussman



Elly Zussman

Phone 303-297-9955

Email elly@centralbag.com

Web www.centralbag.com www.mmcdepot.com

5601 Logan Street, Denver, Colorado 80216

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From: [Caroline Colt](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] No on group living amendment
Date: Tuesday, February 2, 2021 6:01:31 PM

Hello-

I wanted to voice my concern about the group living amendment and suggest you vote NO to keep our neighborhoods family friendly & safe.

Thanks!

Caroline Colt

yoga.kale.sleep.repeat

Caroline Colt

yoga.kale.sleep.repeat

From: neeterc@frii.com
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] No on Group Living Initiative
Date: Friday, January 29, 2021 5:09:29 PM

Denver City Council,

I have been following the Group Living initiative and find that the impact to our city neighborhoods is not being adequately looked at.

Why would the restrictions for proximity to schools be lifted?

Why are the neighborhoods of Mr. Flynn, Ms. Gilmore and Mayor Hancock exempt from this initiative? This proposal originated from Mayor Hancock's office and he does not have any skin in the game!

How does flooding our neighborhoods with homes allowing multiple non-family persons to reside help neighborhoods thrive?

Why have our neighborhoods not been involved in this decision?

Why did we only hear about this from Safe and Sound Denver?

When you attempt to make decisions in hiding the only thing that is produced is mistrust. The council people that are supposed to have our city and our people's best interest have now become our adversary.

I urge you to vote no on this initiative until it has been seen by all neighborhoods that will be affected and understood how they will be impacted.

More importantly – if you feel that this is a good move and the impact will be positive then making decisions in hiding is not necessary. In fact you would want to tout how great this is. The sheer fact that this is not how this matter is being handled can only lead the residents of Denver to believe that your desire to push this through is more important than the residents you are supposed to represent.

Another wave of people leaving Denver will occur which will dry up the money coming in and start a downturn of this great city. The implications of your actions now will resonate in the future.

Blessings,
Anita Cunningham

"A faithful friend is a sturdy shelter; he that has found one has found a treasure. There is nothing so precious as a faithful friend, and no scales can measure his excellence" Sir 1:14-17

From: [Jason Fellows](#)
To: [dencc - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [form_engine](#); [Webb, Andrew - CPD City Planner Senior](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#); [Safe and Sound Denver](#); [Marc Spear](#)
Subject: [EXTERNAL] No on Group Living
Date: Monday, February 1, 2021 10:54:22 AM

To Mayor Hancock, CM Hinds, Denver City Council and Mr. Webb,

My family and I reside in District 10. I am writing today to register my objection to the Revised Group Living Amendment.

I request you VOTE NO on Group Living, for the following reasons:

1. **Andrew Webb does not believe the GLA will be effective**

Andrew Webb stated this on January 29, 2021 via a Facebook Livestream with CM Hinds when he asserted that the GLA will not result in increased density, thereby defeating it's purpose.

If the experts responsible for designing this plan don't believe this profound change will achieve its purpose - the GLA should not be passed.

2. **City Council does not have a mandate for this profound change to our City**

This profound change to our city was not significantly discussed or debated during the last election.

there is significant opposition to the original plan, and the revised plan.

If City Council wishes to rezone 75% of our city, please seek a mandate to do so via election.

Please vote no!

Sincerely,

Jason Fellows
740 Madison St.
Denver, CO 80206
303-909-8936

Sent from [Outlook](#)

From: [Jason Fellows](#)
To: [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [SANA \(Seventh Ave Neighborhood Association\)](#); [Jason Fellows](#)
Subject: [EXTERNAL] No on the REVISED Group Living Amendment
Date: Wednesday, January 27, 2021 9:31:42 AM

Dear Councilman Hinds, Denver City Council and Andrew Webb:

I am a resident of District 10.

I am writing to ask you to REJECT the Revised Group Living Amendment.

I would put forth three reasons:

1. My family bought our house on the 700 block of Madison because we wanted to live in a quiet, single family environment. I do not want the possibility of up to 5 unrelated adults + their relatives living next door to me. That is not what i signed up for.
2. The Group Living Amendment has put forth for improve affordable living - but affordability will only improve for those seeking to rent a room in a house. For those seeking a single-family living environment - i.e. couples, families, etc, the Group Living Amendment would reduce affordability of single family homes within the City of Denver.
3. City Council does not have the moral authority, or a mandate to make this change. The GLA will have a huge impact on our city. The changes contemplated via the GLA were not debated in our last election, and if this Council seeks to make these wholesale changes, for which they do not have a mandate, I ask you seek one via a referendum on the contemplated changes.

Chris and I corresponded via a recent live-stream about affordability. Chris disagreed when I asserted that GLA would reduce affordability, and then went into Econ 101 about why it would improve affordability.

The question is "IMPROVE AFFORDABILITY FOR WHO"?

Chris pointed to Cap Hill as the goal - I don't WANT to live in Cap Hill. I want to live in Congress Park, a single family neighborhood. That's where we bought, that's where we want to live.

Affordability for those seeking to live in a group living environment should not be provided on the backs of those of us who have spent a lifetime working, scrimping, saving and

sacrificing to provide the environment we chose to live in.

I urge you to reject the Group Living Amendment.

Sincerely,

Jason Fellows
The Fellows Family
740 Madison St.
Denver, CO
80206

t: 303-909-8936

Sent from [Outlook](#)

From: [Tor Sarkisian](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Subject: [EXTERNAL] No to Group Living Amendment
Date: Wednesday, February 3, 2021 11:24:31 AM

I am Tor Sarkisian, I am a business owner and property owner within both districts 10 & 3 of Denver.

I want to urge the city to vote down the Group Living Amendment. We strongly recommend a NO vote.

Please keep our city safe and vote down this amendment. The homelessness issues in Denver are far too big for our wonderful city, this is not the answer.

You are welcome to contact me anytime if I can be of service.

Thanks,

Tor Sarkisian

Tor Sarkisian
Sarkisian's Rugs & Fine Art
Sarkisian Properties LLC
693 E. Speer Blvd.
Denver, CO 80203
303-324-4041
Tor@Sarkisian.com

From: [Pamela Papner](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO to Group Living Zoning Code Amendment
Date: Friday, January 22, 2021 10:14:52 AM

My husband and I own a condominium in Cheeseman Park, very near Capital Hill.

I am writing to express my extreme displeasure with the proposed zoning amendment.

City Council and the Mayor should be truthful and honest about what is being proposed, and they were not, based on documents recently uncovered by Safe & Sound Denver.

I will be watching to see how each Council person votes and handles the recent revelations. No one wants their property values diminished unnecessarily.

There needs to be a much better solution to providing homeless shelters, community corrections and number of unrelated adults in households than that which has currently been proposed.

Regards,
Pamela Papner
Colin Maclean

From: [Anne Kern](#)
To: [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: [denver - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] NO to Group Living Zoning Code Amendment
Date: Tuesday, January 19, 2021 8:15:05 AM

Dear Council Member Hinds,

I have been a resident of Cherry Creek East for the past 15 years - and am very concerned about the Group Living Zoning Code Amendment

Concerns:

1. I am concerned as to the "rush" to finalize this neighborhood makeover. In the past 3 years this has been a "living" document that has undergone many changes in verbiage. Before a vote is taken, there needs to be as many meetings as scheduled in the past to let citizens understand the final document.
2. Needless to say, the pandemic has derailed a lot of the proposed meetings and has prevented the community from being as involved as they normally would have been.
3. There have been so many changes and adjustments to the proposal that it stands to reason that the populace is confused. When articles/comments are posted it appears only partial "truths" are printed. Questions and uncertainties abound. Is it 5 unrelated adults only? Do numbers change with square footage? Is it all relatives of the unrelated adults or does it include just minors? Numbers in halfway houses? Locations/occupants of halfway houses in regard to schools, elderly? Guidelines for enforcement?
4. Conflict of Interest Issues - The 48-member Group Living Advisory Committee (GLAC) drafted this massive Amendment, a sea-change from Denver's current zoning. The committee was formed by the Mayor's Office and filled with those who will benefit from the zoning changes. This has just come to light - and needs to be examined more carefully.

Recommended Actions:

1. Prepare a clear and concise document that lists the proposals with exact and current wording. Seeing a list of the numerous proposals without the added biases of the committee would help to clarify the confusion.
2. There needs to be another round of meetings with all the neighborhood associations and groups to discuss the FINAL version.
3. The City Council needs to give everyone a chance to weigh in on this issue with as much gusto as they had in the preliminary stages.

Thank you for considering my comments,
Elizabeth Anne Kern

111 S. Monroe St. Unit 105B
Denver, CO 80209

In the midst of trying to change Group Living rules, the Covid crisis erupted. Needless to say, our citizens are grappling with testing and now vaccines. It has, and continues to be, unsettling times with constant changes in work, education, travel, sports, entertainment and health protocols. Is this really a good time to add more anxiety to an already stressful climate?

There have been so many changes/adjustments to the proposal that it stands to reason that the populace is confused. When articles/comments are posted it appears only partial "truths" are printed. Questions and uncertainties abound. Is it 5 unrelated adults only? Do numbers change with square footage? Is it all relatives of the unrelated adults or does it include just minors? Numbers in halfway houses? Locations/occupants of halfway houses in regard to schools, elderly? Guidelines for enforcement? Guidelines for placement in regard to current senior living residences already in place? Who will have authority to follow through? Where will we be able to go in case there appears to be infractions? Why are so many issues packed into one proposal? Should the exempted districts/areas be changed first to avoid exclusivity? There still seems to be more questions and not enough answers.

Why can't you submit a clear and concise numbered document that LISTS the proposals exact current wording without biased or misleading statements? Seeing a list of the numerous proposals without the added bias of the committee would eliminate the uncertainty. The surveys are worded with confusing rhetoric and makes taking them a challenge.

There are many components in this bill and confusion abounds as to why they are put together. We need a listed document that just says the proposed actions, not the reasoning. Then, we need another round of meetings with all the neighborhood associations and groups to discuss this now FINAL version. Rushing into a vote in February with folks still attempting to get tested, get vaccines, trying to get back to work, getting students back in classrooms, etc. does appear to be out of sync.

The city council needs to give everyone a chance to weigh in on this issue with as much gusto as they had in the preliminary stages. Show clearly the final document in a concise format. If it took 3 years to get input, then another year of round robin meetings and presentations is not asking too much. Do the right thing and give the communities a chance to get healthy and address the issues with a clear document.

From: [Jim Kohner](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] NO to Group Living Zoning Code Amendment"
Date: Saturday, January 23, 2021 8:09:57 PM

Hello Mayor and Council

This is to express my concern of the Group living zoning amendment. I am concerned it will harm the mostly residential situation in Cherry Creek East where we live. Too much harm to too many people.

Thank you for considering my voice,

James Kohner

From: [Frank Howe](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Odious Group Living Amendment
Date: Saturday, January 30, 2021 3:55:20 PM

This monstrosity must never be put into law; it is worse than a crime; it's a terrible mistake and injustice.
A thousand times NO! on this incredibly stupid idea.

Frank Howe
520 South Magnolia Lane
Denver 80224-1525
303-377-6235

From: [GERALD JOAN Gunning](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Open up your homes first so we can see what we know will happen first
Date: Monday, February 1, 2021 6:42:41 AM

Come on man.. are you going to open up your homes to multiple families, many of them with unknown, backgrounds, social issues, hygiene issues, work ethics. Who is going to pay for all the issues, destruction clean up issues, other zoning problems they WILL create in our homes our neighborhoods? The answer is He'll No you won't allow this in your homes or neighborhoods, so don't mess with ours.

kabish

Sent from my iPad

From: [Stephanie Costonis](#)
To: [dence - City Council](#)
Cc: [Dragon Properties](#)
Subject: [EXTERNAL] OPPOSE GROUP LIVING TEXT AMMENDMENT
Date: Monday, January 25, 2021 9:43:38 AM

il AM A RESIDENT AT 561 STEELE ST DENVER, CO 80206 AND I OPPOSE GROUP LIVING
TEXT AMMENDMENT

Regards,

Stephanie Costonis

From: [Jason Fellows](#)
To: [dence - City Council](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: [EXTERNAL] Oppose the group living amendment
Date: Friday, January 15, 2021 5:46:06 AM

Dear City Council,

I reside in District 10 and I urge you to reject the Group Living Amendment.

More residents = more rent payers = higher home values = less affordability.

The GLA will encourage landlords to convert single family residences to 5-resident properties and will drive up values and further erode the ability of a family to afford a single family residence in Denver.

For a real life illustration of what I am talking about, Look not further than the upzoning of Cherry Creek, which took heights from 3 stories to 8 - prices have exploded, and that will happen if the GLA is passed.

Oppose the GLA.

Jason Fellows
740 Madison St
Denver

Get [Outlook for iOS](#)

From: [Amy McKay](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Opposed to Group Living Amd
Date: Monday, January 18, 2021 8:02:05 AM

Do not go through with this amendment.
The people have spoken.
Stop the Group Living Amendment.
There are other ways.

Amy McKay
Denver Resident

From: m_tharakan@yahoo.com
To: [dence - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: ["SANA \(Seventh Ave Neighborhood Association\)"](#)
Subject: [EXTERNAL] Opposition to Group Living Code Amendment
Date: Monday, January 25, 2021 2:36:30 PM

Hi City Council –

I am writing to strongly oppose the proposed changes to the group living code. While most of us recognize the affordable housing needs in Denver, what is being proposed will result in significant overcrowding (e.g. there is no limit to number of relatives of the unrelated people who can be in a home in the proposal), a draining/lack of local resources as a result of this overcrowding (do the public schools have capacity to have even more students?? They are stretched as it is), and parking and trash issues to name a few. And allowing half-way houses in neighborhoods with little regulation is irresponsible. There is currently very little transparency in the proposed changes.

The current proposal will destroy this city. I ask that you vote against these proposed changes on Feb 8th.

Thank you.

Sincerely,
Marsha Tharakan
712 Lafayette St.

From: [JOYCE REDWILLOW](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Please consider
Date: Tuesday, February 2, 2021 12:48:47 PM

I urge you to vote no on this amendment. Although well intentioned, this amendment places an inequitable and expensive burden solely on the residents of Denver. Impressive efforts have been made to provide transportation corridors to communities in the Greater Denver Metropolitan Area. Yet, in contrast, these communities are not required to likewise contribute to the maintenance and continuing vitality of Denver, its core city.

In fact, Denver's satellite cities have gone to great efforts to insulate and protect themselves from the very elements of Denver's amendment by enacting restrictive codes and legislation.

Denver's importance as a concentrated economic center for offices and business has significantly decreased this year because professionals now work from their residences. This, in turn, creates an abundance of offices with no occupants and represents an increasing and substantial economic loss for Denver's tax revenue.

Additionally, this amendment has the consequence of deterioration of Denver's quality of life and downgrades its neighborhoods. Residents will choose to leave the city if living conditions become less safe, unstable and crowded. When upper income residents move out of the core city, Denver will be left with a reduced tax base of lower income and homeless individuals, but with the continued responsibility of care and service of these now under served individuals.

It is critical for all constitutes of the greater metropolitan area to share responsibility for the goals of the amendment. Without a shared obligation, the core city will become an unsustainable hole in the universe of its population. We saw this downward spiral happen in Detroit.

Please vote no on this amendment and redirect planning efforts to assure coordination within the entire metropolitan area. Prevent Denver from becoming the "Detroit on the Plains".

Joyce Redwillow

From: [Jane Becker](#)
To: [Jane Becker](#)
Subject: [EXTERNAL] PLEASE VOTE NO on Feb 8th! on the Group Living Amendment!!! The citizens that know about this are against it!
Date: Monday, January 25, 2021 8:56:39 PM

I hear our representative plans to vote for this because she does "not believe that the majority of Denverites residents oppose the current proposal."

VERY INCORRECT!!!

Because I want inappropriate housing to be built next to our schools. Because I hate the next generations??? I assume this must be the thinking here.

This is too aggressive a change, many unintended consequences will come of it.

Oh, but political and pocketbooks will be enhanced! Reminds me of other situations we've had to deal with this year. PUHLEESE!

Citizens were told a pack of lies about the origination of this. So that is a good start to this AND a good sign!

AND let's bring this out during a pandemic so you can't see the fervor of support against this or get communication out about it easily.

Set up by a final term mayor and development cronies! Oh, that's a good sign this is something good for the city.

It expands number of unrelated adults to more than any other surrounding city. Are we trying to break a record?

MORE reason for developers to buy up homes and make the housing problem bigger.

Nothing is right about this Amendment.

Reasons for being against this Amendment -

This Group Living Amendment: 1) will allow for an increase of over 150% from the current zoning code to 5 unrelated adults plus all minor children to a Denver home(one size fits all!)

- Result: Crowding, Noise, Trash, Parking Issues - Denver ZNIS can't keep up with and address violations now...how will this possibly benefit Denver neighbors? 2) will allow for new, 24/7 homeless shelters in any Denver neighborhood, with the expansion to 100 guests for 130 days, 3) will allow Community Corrections in commercial and business zoned areas where some Denver schools already exist, 4) remove ALL Buffer Zones between Community Corrections and Shelters and ALL Denver Schools, 5) will allow an unlimited number of cars per household, 6) will remove the ability for neighbors to object: allows as a use-by-right with NOTIFICATION ONLY 7) will enable the commercialize Denver neighborhoods - service providers and investors seeking to purchase limited single-family homes to use as residential care or rentals properties with higher numbers of individuals 8) was the result of the Mayor's Office along with two City Council members (also voting on 2/8) forming the Group Living Advisory Committee (GLAC) which created this GLA. This was not from an organic request by Denver neighbors working to fulfill a need. It was to solve this issues of other locations in Denver for community corrections

and homeless shelter facilities and increase density with allowing more residents per unit. Next up for 2021 - "Residential Infill" - the 5 nextdoor could become 10. 9) GLAC was made up of hand-picked community representatives to create a specific outcome and two City Council members (also voting on 2/8). The GLAC was made primarily of special interest groups, both for-profit and non-profit, that stand to benefit from the proposed GLA. This group was not diverse and did not represent Denver neighbors throughout the City. 10) is a VERY aggressive zoning code change, so even the small adjustments made by CPD and LUTI still result in an aggressive zoning Amendment. 11) The community process with this Amendment has been conducted during a global pandemic, limiting the ability for in-person meetings, discussion groups and community organizing. This Amendment process and the vote scheduled for 2/8 should have been postponed. 12) Many Denver Neighbors still are unaware of this proposed zoning code change.

From: [Scott & Deb Fitzgerald](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] PLEASE VOTE NO ON GROUP LIVING AMENDMENT
Date: Monday, January 25, 2021 1:58:22 PM

Mayor & City Council -

I would encourage you to vote NO on Monday, 2/8 for the Group Living Amendment & I am against the Group Living Amendment for many reasons, including:

1. the shadiness around how the committee was formed and the documents that weren't released until a citizen went to court to get an order to release the documents. This amendment was the result of the Mayor's Office along with just TWO City Council members (also voting on 2/8) forming the Group Living Advisory Committee (GLAC) which created this GLA. This was NOT from from an organic request by Denver neighbors working to fulfill a need.
2. an increase of over 150% from the current zoning code to 5 unrelated adults plus all minor children to a Denver hom which will result in Crowding, Noise, Trash and Parking Issues. With Denver ZNIS not able to keep up with and address violations now I just don't undrestand how will this possibly benefit Denver
3. will allow for new, 24/7 homeless shelters in any Denver neighborhood, with the expansion to 100 guests for 130 days,
4. will allow Community Corrections in commercial and business zoned areas where some Denver schools already exist
5. it will remove ALL Buffer Zones between Community Corrections and Shelters and ALL Denver Schools
6. will allow an unlimited number of cars per household
7. will remove the ability for neighbors to object: allows as a use-by-right with NOTIFICATION ONLY
8. will enable the commercialize Denver neighborhoods - service providers and investors seeking to purchase limited single-family homes to use as residential care or rentals properties with higher numbers of individuals
9. GLAC was made up of hand-picked community representatives to create a specific outcome and two City Council members (also voting on 2/8). The GLAC was made primarily of special interest groups, both for-profit and non-profit, that stand to benefit from the proposed GLA. This group was not diverse and did not represent Denver neighbors throughout the City.
10. GLA is a VERY aggressive zoning code change, so even the small adjustments made by CPD and LUTI still result in an aggressive zoning Amendment.
11. The community process with this Amendment has been conducted during a global

pandemic, limiting the ability for in-person meetings, discussion groups and community organizing. This Amendment process and the vote scheduled for 2/8 should have been postponed.

12. Many Denver Neighbors still are unaware of this proposed zoning code change.

Thank you,
Debbie Fitzgerald
Denver Resident

From: [Marcia Schor](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Please vote NO on group living amendment
Date: Thursday, January 28, 2021 8:22:30 PM

Dear Council-members and Mayor :

I urge you to **vote NO to the upcoming Group Living Zoning Code Amendment.**

After reading the original proposal as well as the various changes/ versions, I feel strongly it will be a disastrous change with far-reaching implications that will permanently harm our neighborhoods.

We are very concerned about increased density, overcrowding, as well as homeless shelters in close proximity to schools and the elderly, and the inevitability of increased neighborhood crime.

This is not the solution to our homeless population problem.

I hope my voice is heard.

I am not sure why I can vote on the issue of re-introducing wolves in Colorado, but I have only to hope that my opinion is represented on this issue! I will look forward to your response and ask you to please **VOTE NO** on this Code Amendment.

Marcia Schor
[180 Lafayette St](#)
[Denver 80218](#)

From: [Linda Mayer](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] proposed zoning change
Date: Monday, February 1, 2021 1:57:19 PM

This new zoning change really makes me nervous. I foresee our property values drop. Living in a single family home and neighborhood is vital to the character of a city. You cannot leave out children in this equation. According to the proposal, five unrelated/related adults could each have two or three children/teens living in a house that is 1600sqft with one bathroom. That is insane. So, the number of children has to be included. The city has been building luxury apartments for the last twenty years. Why did you not require builders to include one low income apartment for every four regular apartments in the building. That would have eliminated the need for more low income housing. You should have required builders to build more low income housing in the first place. This whole zoning change is going to cause our single family homes to drop in value. How am I going to sell my house when a group home is next door? No one is going to want to buy it except another group home. To me, this is the beginning of the end of single family neighborhoods and homes. You want to cram more people into this city so we are like New York or Chicago. Why not take the city's housing money along with HUD money and buy an apartment building for all of these people you want to help. If not an apartment building, two or three motels or a hotel. There has to be some on the brink of selling due to the pandemic. Here is an experiment. All of the people on this zoning committee has to live next door to a group home for the next three years. We could see how their neighbors on the block like it. Also, just how many of these group homes are going to be permitted per block? I think this is such a devastating change that we, the people, should be able to vote on it. It is just too big a deal for the city council to make the decision.

Linda Mayer
211 Oneida St.
Denver, Co. 80220

Denver Co.

From: [Erik Dyce](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Re: Group Living Proposal
Date: Saturday, January 30, 2021 9:30:46 AM

I am a Denver resident. **I ask you to vote "NO" on the Group Living** proposal residential "density" element for these reasons:

1. I believe the Group Living Advisory Committee was "stacked" with people who were predisposed to approving this change. In fact, some of the advisory committee members will see a financial gain from its passage. When you start out with a biased committee, it really doesn't matter how many hours, weeks, months or years they spend on a proposal. It will still be biased. And, it will not solve any homeless or affordability problems. It will not achieve "equity."
2. This proposal should be put on the ballot to allow Denver voters - the people you were elected to represent - to decide. I was told by my council member that putting it on the ballot "was never discussed" by council members. Why not? Is it because you are worried about the voters rejecting this proposal? Despite what proponents may be telling you, I think the majority of Denver homeowners oppose this proposal. Such a sweeping, substantive change which could affect the value of our homes should be voted on by the people affected.
3. Vote "NO." And if you still wish to pursue this, put the residential density element on the ballot.

Erik Dyce
Denver Resident

From: [Paul Monson](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Regarding the proposed group living amendment to Denver zoning
Date: Thursday, January 7, 2021 10:51:12 PM

Denver City Council members –

I care about Denver. I made Denver my home 32 years ago when I moved here after college. I bought my first house in the Hale neighborhood. My three children were born at Rose Medical Center. Two, as adults, have chosen to make their home here, including our first grandchild (with a second due in 2021). I spent 32 years in metro Denver supporting our country's safety, particularly the men and women in the armed forces. I lost my wife to cancer here. I was blessed to find love a second time with a woman who has lived here for over 50 years, with 30 of those years in Cherry Creek East, where we live now.

I care about Denver's people. I have volunteered at the St Francis day shelter downtown. I have tutored for Whiz Kids Tutoring, helping lift kids out of hopeless poverty by empowering them with reading and mathematical skills. I have supported numerous other organizations helping kids, like First Tee of Denver. I have been on church boards, such as the Christ Episcopal Church vestry (three times), where we have partnered with historically Black churches downtown and supported numerous activities to help raise up our Denver friends and family.

I intentionally chose to live within the Denver city limits because I believe in Denver and its people. We are not, and should not aspire to be, Portland or Seattle. I have lived in or near both those cities. Their issues are abundantly visible. I clearly chose and prefer Denver. So, why is this relevant here and now? It's simple: the proposed group living amendment (GLA) to zoning being voted on this month by the Denver City Council.

I provided this background information about me to show that I do understand Denver, that I know its people and its challenges. I intentionally chose my neighborhood because of its single-family nature. I pay taxes here (and not a small amount . . . I could move to the suburbs and pay much less). I value my neighbors, my home, and my lifestyle. My neighbors, like me, made a decision to live here and invest hard-earned dollars from a lifetime of toil. After thoroughly studying information on multiple websites, I still cannot find good reason to support this amendment. It is, at least in part, based on flawed assumptions.

I want to stay in Denver and continue to support its people. If this amendment passes, I, like many others, will need to reconsider our choice to live here. Please honor our hard work, intentional decisions, and love for Denver and help push back against – and defeat – this flawed and unneeded amendment to our zoning laws and policies.

Thank you.

Paul Monson
71 S Garfield St
Denver, CO 80209-3115

From: [Erica](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] stop this now
Date: Friday, January 29, 2021 8:35:57 PM

This is a bad idea in Denver. There has to be a better solution than shoving this off on neighborhoods to deal with.

If this happens to pass in Denver, then I hope the first multi residence happens next door to you and good luck.

Stop thinking that everyone is as functional as you, they aren't.

Stop it.

A NO vote for me and a No vote for you.

Sue Erickson



Virus-free. www.avg.com

From: [AGM](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] The city owes me equal time
Date: Monday, January 18, 2021 8:41:48 PM

All City Council Members and May Hancock,

What the hell is going on here? Totally inappropriate for the city to push its agenda by promoting and paying for advertising for companies that will benefit from you passing the GLA that will destroy Denver neighborhoods, not reduce homelessness, and won't create massive affordable housing.

How do I get the city to promote something I will make money on?
All Denver business owners and people who oppose this should get equal time for this.

<https://mailchi.mp/852f7b0619d1/city-promotes-glac-members-business?e=0fffa45516>

PLEASE advise on what the hell is going on!
I look forward to your response.

Best,
Anna McCaffery
303.929.8510

From: [DiscoverTheSelf](#)
Subject: [EXTERNAL] The Group Living Amendment
Date: Wednesday, February 3, 2021 11:31:35 AM

Dear Persons,

Thanks for all your back and forth on this issue. However, zoning changes should be a community decision. At least that's how it was when I was a contractor. I had to post a sign to give neighbors the opportunity to object to an eight foot fence. If they did object, as I understand it, I couldn't build it.

What you are proposing far exceeds the encroachment of an eight foot fence and you've received all manner of overwhelming rebuttal to it,

So what's the problem? Do you want to condemn the property rights of an entire neighborhood for the sake of a developer? I thought I read somewhere that that was unconstitutional.

From: [Renee](#)
To: [Renee](#)
Subject: [EXTERNAL] The vote concerning
Date: Friday, January 29, 2021 3:06:19 PM

Group Linvingoodsing Amendment:

Please not approved this amendment.

At least of 2 of the people in the original committee were going to gain from the passage of this amendment. Why were they included in the formation of anything that had do with this agreement? They should have not have been a part of the decision. Those who do not have any effect from the decision should not have any say with the outcome of the vote. They should recuse them selves.

What a mess you are voting upon. Keep our streets safe and our neighborhoods welcome.

I know that many of our citizens are suffering. Destroying the existing neighborhoods is not the solution.

From: [John Sawyer](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] VOTE "NO" ON GROUP LIVING FEB 8th
Date: Tuesday, February 2, 2021 1:21:58 PM
Attachments: [image001.png](#)

Dear Mayor Hancock and Members of Denver City Council—

Like SO MANY of my fellow citizens across our fair City, I believe the Group Living Amendment that is up for Council vote next Tuesday, February 8, is a horrible, no good, very bad idea. There is nothing right, fair, good or just about it. This whole idea should flat-out be canned once and for all – as should all your other clever efforts to destabilize Denver by trying to eliminate the very single-family zoning laws that have made Denver desirable in the first place.

So JUST SAY NO.

Figured you'll get a lot of letters, so I wrote an "ad" instead to convey my sentiments.



FOR SALE - CHEAP
SINGLE FAMILY HOME
DENVER METRO AREA
2,500+ SQ. FT
IDEAL FOR
RAZING, BULLDOZING,
SCRAPING, IMPLoding...
OR DESTROYING IN OTHER WAYS:

- GROUP LIVING FOR YOU, YOUR FRIENDS, AND UNLIMITED RELATIVES & KIDS!
- START YOUR OWN HOMELESS SHELTER OR DRUG REHAB BUSINESS!
- WELCOME EX-CONS INTO A HALFWAY HOUSE NEXT DOOR - OR RIGHT BY YOUR KIDS' SCHOOL!

NO RESTRICTIONS APPLY!

- PUT YOUR TRUST IN SPINELESS LEADERS & SECRET COMMITTEES HELLBENT ON ENDING SINGLE-FAMILY ZONING IN DENVER FOREVER!
- WANT A DUPLEX - TRIPLEX - FOURPLEX - ROWHOUSE - COTTAGE OR ADU? RUBBER-STAMP GUARANTEED!
- ANY & ALL ARCHITECTURAL EYESORES WELCOME!

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John Sawyer
Denver

/js

From: [David S Cohen](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote no
Date: Friday, January 29, 2021 1:59:14 PM

It will destroy our neighborhoods

David S. Cohen, Esq.
303-437-0002
Sent from my iPhone

From: [Internet Privacy Advocate](#)
To: [Safe and Sound Denver](#)
Subject: [EXTERNAL] Vote NO on Denver's Group Living Zoning Code Amendment
Date: Friday, January 29, 2021 4:32:12 AM

It's bad for long time property owners and long time property tax payers. It deteriorates the quality of life and downgrades our neighborhoods making them less safe. The only proper choice is a solid "No" on this poorly conceived legislation.

George R. Bodley
Property Owner
2300 East Columbia Place
Denver, Colorado 80210

From: [K. Burke](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on Feb 8th.
Date: Monday, February 1, 2021 11:47:45 AM

Dear Councilwoman Sawyer,

My partner and I are registered voters who are against the Group Living Initiative. And we are asking you to vote against it.

We live @ 1035 South Locust St in a 1947 brick/stucco 649 sq ft home, across the street from the Wells Fargo bank's parking lot. (which we know will be sold to developers soon.) I hold the 88.3K mortgage. We are 72 and 73. We plan to 'age-in-place'. We are in that Suburban/Commercial 3x interface and will be directly affected by this vote.

Many thanks for keeping us so well informed. I have read The Entire Thing on Denver's website. (at least twice) Here is what troubles us:

1. Having Correctional/Halfway House facilities across the street, down the block or possibly next door. Are we NIMBYs??....Absolutely. and here's why:

a) The wording;"24/7 Supervision" is treacherously misleading. ***It does not require, nor does it mean on site supervision.*** Big difference.

b) Needing to call 311 for 'zoning ordinance violations', like the city gives as a 'solution' to problems, altho staying anonymous, would send the message that 'someone called'. Are we fearful of doing that? Absolutely at our ages. The 2% recidivism number means nothing to old people. We will be targets, make no mistake.

3. We live in a single-family neighborhood. We don't have apartment buildings...we have a few row-houses and triplexes....we should NOT have to be forced to live with conditions/structures and state run facilities or possibly worse, privately run 1/2 houses *not of our choosing*.

I live within these 5 square blocks because I drove around every Saturday for almost a year keeping watch on houses for sale that I could afford. And I found mine. And I bought it. And I feel safe no matter my age.

Please do not do this to your constituents. If I have to sell my home to retain a measure of safety I now have, but will lose? Where will I go? Colorado has become so expensive, we hunker down here and love our little house and our 14 raised veggie beds that keep us busy that we could now NEVER replace.

I was born and raised in Chicago, inside the city. I'm not a fraidy-cat. I'm a realist. And I have now what I need to protect myself. The thought of having to buy guns to protect myself when the odds of me getting shot with my own gun are more than 2% is enough to make me sell.

This is not what I bought this house for....to live in a neighborhood with 1/2 way houses and correctional facilities.

Just the name of the initiative is so misleading: Group Living....right...for ex-cons and drug addicts....if it was group living for kids like my nephew and niece lived in on Federal Blvd, that would be fine. But it's no where near that type of "Group Living".

Please don't do this to us. Vote No on Feb. 8th.

Karigene Burke aka: Kara
Earl Cushman
1035 S. Locust St
Denver, CO 80224-1453
720-626-1892

From: amamafive@gmail.com
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote no on GLA
Date: Thursday, January 28, 2021 1:12:29 PM

Please vote no on the group living amendment. I live here, I vote, and I do not want the GLA. Please represent me well and vote my view NO on GLA.

Thank you,
Amanda Geske

Sent from my iPhone

From: [DeAnna Mayes](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] VOTE NO ON GLA
Date: Friday, January 29, 2021 11:55:11 AM

Once again, I'm writing to voice my displeasure about the proposed Group Living Amendment and the manner in which it is being rushed through the approval process.

These revisions are NOT acceptable and other alternatives need to be discussed. It's easy to sit back in City Council and vote YES when it doesn't personally impact your residences....isn't it Mayor Hancock, STACIE GILMORE and KEVIN FLYNN?!

It's a politician's game at the expense of your residence and your voters!

I am also concerned that the City seems to be selectively choosing anecdotal information regarding crime statistics in order to refute concerns about crimes associated with corrections-based group living homes. Safe & Sound Denver paints a very different picture indicating crime is likely a more significant issue than the City has disclosed.

I strongly suggest the City Council VOTE NO on this major code revision and allow more research and community involvement.

Listen to Denver's citizens on this very important matter.

DeAnna Mayes

From: [Marlene Bunch](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] VOTE NO on group living amendment !
Date: Friday, January 29, 2021 11:08:48 AM

Sent from my iPad

From: [James Hegarty](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on Group Living Amendment
Date: Monday, February 1, 2021 6:04:53 PM

To Denver City Council

As residents and voters of the city of Denver, we urge you to vote No on the proposed group living amendment to the city zoning code.

This proposal is over reaching. The increase to 5 unrelated adults is too much. Start with 3 and review in five years.

Including changes to residential care in this proposed amendment is not appropriate. We are especially concerned about loosening restrictions on community corrections facilities. Although part of the zoning code, residential care is a completely separate issue from the allowable number of unrelated adults. What do you expect a council member in favor of one issue but against the other to do when it comes time to vote?

There are real fairness problems with this proposal. The fact that much of Denver is exempt from this amendment (chapter 59 zoned areas) is completely unfair.

Everything thing we have read and in talking with neighbors and relatives says that the vast majority of Denver residents oppose this proposal. How could you vote yes against the wishes of the vast majority of Denver residents? As our voted representatives, we ask that you follow the majority opinion. Please keep Denver a city where the majority rules.

Respectfully
James and Elizabeth Hegarty
Denver 80230

From: [Bill Speck](#)
To: [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] VOTE NO on GROUP LIVING AMENDMENT
Date: Tuesday, January 26, 2021 4:01:16 PM

Reaching out to express my wish that you would support voting NO on the upcoming Group Living Amendment on February 8th....

My family and I have been a tax paying residents of Denver District 4 for the last 40+ years.....I currently own two single family homes in the district.

Many of your constituents have purchased and continue to live in neighborhoods that would be considered single family. It sounds like the proposed changes would significantly change the historic definition of "single family". This type of changes will eventually lead to loss of property values, loss of families, loss of businesses and then what do you have left? Is that what Denver is becoming?

I guess I am at a loss at how many of the changes below will not have an adverse impact on property values:

- 1) will allow for an increase of over 150% from the current zoning code to 5 unrelated adults plus all minor children to a Denver home(one size fits all!) - Result: Crowding, Noise, Trash, Parking Issues - Denver ZNIS can't keep up with and address violations now...how will this possibly benefit Denver neighbors?
- 2) will allow for new, 24/7 homeless shelters in any Denver neighborhood, with the expansion to 100 guests for 130 days,
- 3) will allow Community Corrections in commercial and business zoned areas where some Denver schools already exist,
- 4) remove ALL Buffer Zones between Community Corrections and Shelters and ALL Denver Schools,
- 5) will allow an unlimited number of cars per household,
- 6) will remove the ability for neighbors to object: allows as a use-by-right with NOTIFICATION ONLY
- 7) will enable the commercialization of Denver neighborhoods - service providers and investors seeking to purchase limited single-family homes to use as residential care or rentals properties with higher numbers of individuals

Something like this is being debated and possibly decided during a pandemic?

Please vote NO or the very least postpone to allow more discussion

Thanks

Bill Speck

From: [JJ Gorsuch](#)
To: [JJ Gorsuch](#)
Cc: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Vote NO on Group Living Zoning Code Amendment
Date: Thursday, January 28, 2021 9:58:38 PM

This is an ill crafted proposal on many fronts. Let's get the zoning updated uniformly (ie get rid of Chapter 59) before radically changing it. And yes, it is a radical change, benefitting a handful of developers. Please vote no.

From: [John](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Vote NO on the Group Living Zoning Amendment
Date: Friday, January 29, 2021 9:02:54 PM

I am writing to ask you to vote NO on the Group Living Zoning Amendment when it comes before Denver City Council on February 8, 2021.

The Amendment should be a non-starter until it applies equitably to all of Denver. The Group Living Zoning Amendment should not go forward while exempting the roughly 20% of Denver that is still covered by the 1956 code (which Denver was supposed to have updated 10 years ago) and the areas encompassed within the jurisdiction of 998 HOAs in Denver. It is the very height of hypocrisy that elected officials living in these excluded areas would now wish to impose the Amendment's requirements on others while not being governed by it themselves.

The Group Living Zoning Amendment should not go forward without making all rentals and residential care living arrangements subject to appropriate licensure/registration and inspection by the City. The City already regulates short-term rentals; others should be, too, in order to ensure the health and safety of renters and congregate living residents, and to ensure that the interests of neighbors of these residences are protected, too.

Limited restrictions added by the Land Use, Transportation and Infrastructure Committee do not go far enough to protect the public interest. Just as the Amendment should apply throughout Denver, all residential care facilities, regardless of size, should also be licensed and appropriately regulated – not established as a use by right. Once such facilities become established as a use by right, it will be difficult, if not impossible to rein them in when problems occur.

Community corrections facilities are an especially sensitive category among Residential Care Facilities and they should be subject to a higher degree of scrutiny and public participation because of neighbors' public safety concerns. Full transparency and neighborhood input are critical to acceptance of these facilities wherever they are situated. The zoning code should stipulate that no waivers from State community corrections standards shall be granted unless they demonstrably increase the level of protectiveness afforded to neighbors of such facilities.

The City has done a very poor job informing the public of the sweeping changes that will occur if the Amendment is approved. The process of developing the Amendment has largely gone on below the radar screen, with the involvement of narrowly circumscribed advisory committees and a handful of community workshops attended by only about one tenth of one percent of the City's population.

The lack of transparency shown by the City is underscored by the fact that citizens had to go to court to force the City to disgorge records that showed the intentions behind the launch of the initiative and the creation of “advisory” committees to ratify those intentions. The inequity of the public involvement process is further underscored by the fact that forty of the forty-seven members of the Group Living Advisory Committee “...were providers of group home services, city officials, or advocates of the very recommendations that emerged...” according to the Denver Post (“Sweeping group living proposal poses risks, needs vetting” Denver Post, page 17A, September 16, 2020).

If Denver City Council adopts the Group Living Zoning Amendment February 8, 2021, it will only perpetuate inequities it is supposed to be addressing. Please vote NO and demand that it be revised to apply City wide and provide for meaningful and appropriate licensure and regulation of Residential Care Facilities and other rentals.

Sincerely,

John Brink
1901 Bellaire Street
Denver, CO 80220

4jmbrink@gmail.com

From: [Laura London](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [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 Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Subject: [EXTERNAL] Vote No to Group Living Amendment
Date: Tuesday, January 26, 2021 7:48:16 PM

I urge you to vote NO to the proposed group living amendment it does represent what the majority of residence have requested per the documented public comments. It only addresses the heavily disguised interests of developers and those profiting from these proposed zoning changes.

I urge you to vote no to reflect the vote of the people that you represent for the health, safety, and long term sustainable growth for the city.

Thank you,
Laura London

From: [Robert Dorsey](#)
To: [dence - City Council](#)
Cc: [SANA](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 9:42:30 PM

The group living amendment must be put to a vote of the residents. There is too much controversy about the impact of this amendment for the council to make this decision.

Robert Dorsey

Sent from my iPhone

From: [William Merriken](#)
To: [dence - City Council](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 9:39:09 PM

Dear City Council Members,

I implore you to vote NO on the Group Living Amendment. It is a radical concept that does not deserve the "light of day!"

If you believe in the ideals expressed in the amendment's concept, bring it to a vote by the citizens of Denver. The ideas you propose should not be determined by a group of thirteen individuals.

Sincerely,

William Merriken
1230 E 7th Avenue
Denver, CO 80218

From: [Cheryl Acierno](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 3:50:20 PM

Dear City Council,

I am vehemently opposed to the Group Living Amendment for the following reasons (taken from a neighborhood association document):

- City Council does not have the moral authority or a mandate to make this change. The GLA will have a huge impact on our city. The changes contemplated by the GLA were not debated in our last election. If this Council seeks to make these wholesale changes, for which they do not have a mandate, they should seek one via a referendum on the contemplated changes
- The GLA will create a burden on city services. The City has insufficient infrastructure to accommodate changes that will result from GLA, from schools to water and water treatment to parking on our neighborhood streets
- The GLA will encourage landlords to convert single family residences to 5+ resident properties
- GLA proponents claim that the proposal will improve affordable living - but affordability will only improve for those seeking to rent a room in a house. For those seeking a single-family living environment - i.e. couples, families, etc. - the GLA would reduce affordability of single family homes within the City of Denver.

I do not know ONE person who is in favor of this change. Why are you and the rest of Denver's Administration intent on destroying our city and forcing changes that the constituency doesn't want?? Please do the right thing. I am going to forward this to as many Council Members as possible.

Respectfully,

Cheryl Acierno

Cheryl Acierno

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From: [Karen McDowell](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 12:03:39 PM

Karen McDowell

From: [maury ankrum](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 10:56:50 AM

To whom it may concern:

We are adamantly opposed to the Group Living Amendment. These changes will permanently alter the city's desirability, charm and everything that us natives found to be a reason to call Denver home. The GLA will not add affordability, this has been proven in other cities such as Boston. In fact, it will only drive up the prices of single family homes. Making rooms for rent do not increase the value of a neighborhood, more often than not, it will drive families out leaving a more transient population. Home ownership is what builds communities and beautifies homes and neighborhoods. In addition, added density without a plan for parking (you can't pick up your kids from school or go to the grocery store on a bike), school capacity and water is reckless and shortsighted. I have lived in Denver, on 7th Ave Pkwy for 47 years, but Denver no longer feels like home. The changes and development the city continues to make with no regard to impact of its residents, particularly its long term residents are the reason my family and my parents are planning to move out of state. The Group living proposals have widespread opposition, why won't any of you listen?

Matthew & Maury Ankrum
2432 E. 7th Ave Pkwy
Denver, CO 80206
mauryankrum@yahoo.com

From: [David Wallace](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 10:01:46 AM

I strongly oppose the group living amendment...this will not do anything for homelessness which is not caused by an affordable housing shortage but instead by abject neglect and lack of healthcare for mental illness and substance abuse. The city and state must tackle the affordable mental healthcare and addiction crisis and not focus on a red herring that will degrade the quality and affordability of Denver's neighborhoods for families.

David Wallace
755 S Steele Street
Denver Co 80209

David W. Wallace
Twin Bridges LLC
475 17th Street, Suite 900
Denver, CO 80202
Tel: 303 308-5964
Fax: 720 407-3576
Cell: 303 886-5622
email: dww@twinbridgesllc.com

***Twin Bridges* LLC**

From: [Barbara Flanigan](#)
To: [dence - City Council](#)
Cc: contact@sanadenver.org
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 9:55:06 AM

I am opposed to this amendment.

Barbara Flanigan
2133 E. 7th Ave Pkwy
Denver CO. 80206

From: [Adrienne Casart](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 9:09:44 AM

Hello,

I am writing to express my concern for the Group Living Amendment. This is an issue that impacts a large number of people in the Denver area and should be a referendum for people to vote on not just a couple constituents. There are a number of implications that need to be weighed by those who would be most impacted by this amendment. It will not in fact lower housing costs for anyone other than individuals still making it hard for families to find affordable housing in the metro area. I encourage you to vote no on this and put it to the people to vote on it if you truly believe this is a viable solution.

Thanks,
Adrienne

From: [Harris, Lorenzo](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 7:06:10 AM

Vote to oppose

Lorenzo Harris

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From: jimpal813@aol.com
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Wednesday, February 3, 2021 8:46:11 AM

Council Members,

I will be brief. My wife and I have lived on Seventh Avenue Parkway since 1993. When we moved there, we were some of the youngest people on the Parkway and we loved it. The Parkway was a two lane road on each side and the landscaping in the Parkway was beautifully and artfully maintained.

That has all changed. The Parkway has become a bike path, jogging trail and walking path with barely enough room for vehicles to pass. The landscaping and artful maintenance has all but disappeared. The sidewalks, which, in my youth, were for walking are difficult to walk on because they have not been maintained and replaced. Why people choose to bike, jog and walk in the street with cars speeding by at 40 and 50 mph is beyond comprehension.

Now, to add to the deterioration, you want the Group Living Amendment. This amendment will add nothing to the charm of this oasis in the desert. My wife and I are opposed.

Jim & Dee Pallasch
2222 East 7th Avenue Parkway

From: [G Reising](#)
To: [dencc - City Council](#)
Cc: [Seventh Ave Neighborhood Neighborhood Association](#)
Subject: [EXTERNAL] Vote to Oppose the Group Living Amendment
Date: Tuesday, February 2, 2021 8:42:19 PM

To Denver City Council Members;

I am writing to voice my opposition to the Group Living Amendment that will be the subject of the vote by City Council in the near future. I have previously expressed my opposition to my District 10 City Council Member, Chris Hinds, through his survey as well as at several meetings of SANA, the 7th Avenue Neighborhood Association.

The Group Living Amendment is fraught with significant negative impacts on existing Denver neighborhoods and the purported benefits for such a change in no way serve the vast majority of Denver residents.

Key concerns voiced by other SANA members at recent meetings succinctly mirror my own. Their concerns along with my additional comments follow:

- Increasing the number of unrelated adults permitted to live in the same house from 2 to 5 (with an unlimited number of relatives). This increase would be made irrespective of the size/square footage of the house. This would increase population density beyond what the neighborhoods were constructed to accommodate and create a burden on the infrastructure from parking, schools, water and water treatment as well as increased congestion. All of these have a significant negative impact on our existing neighborhoods.
- Change the distribution of Residential Care facilities throughout the city. Examples of Residential Care facilities include: shelters, community corrections or "halfway houses", sober living, rehabilitation facilities, assisted living, nursing homes, and hospice care. Proponents of increasing the current density of these facilities (in particular community corrections, "halfway houses", and sober living) and dispersing them into established neighborhoods under the auspices of better access to transportation and accessing services is not a sound argument. Work should be pursued to correct the transportation problems, not move the facilities into existing neighborhoods.
- GLA proponents claim that the proposal will improve affordable living. However, affordability will only improve for those seeking to rent a room in a house. For those individuals, couples, families, etc. who are seeking a single-family living environment, for which our neighborhoods were constructed, the GLA would reduce affordability of single family homes within the City of Denver. It would only encourage landlords to convert single family residences into multi-person, multi-family dwelling units and bring with them the negative impacts mentioned above.
- Lastly, City Council does not have the moral authority or mandate from the residents to make such sweeping changes. The GLA will have a huge impact on our city. The changes

contemplated were not debated in our last election and thus City Council should seek a ballot referendum on the contemplated changes before implementing this amendment.

For the reasons stated above, I urge you to vote no on the Group Living Amendment.

Sincerely,

Gayle Reising
610 Clayton St
Denver, CO 80206

Sent from [Mail](#) for Windows 10

From: [niles walker](#)
To: [Fry, Logan M. - CC YA2245 City Council Aide](#); [dencc - City Council](#); [District 1 Comments](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [City Council District 10](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#)
Subject: [EXTERNAL] Why group living is bad: we are out of water
Date: Sunday, January 24, 2021 4:13:01 PM

We simply need less people rather than more. We are critically close to going to rationing and CPD wants to increase density? Not a good idea.

<https://denver.cbslocal.com/2021/01/22/colorado-drought-conditions-persist-reservoir-water-levels/>

Denver Water told me rationing is coming, and would likely be done per household. So, put 10 people in the house rather than 3 and you can see the problem.

Part of climate change is density, time for Denver to quit building and put a stop on increasing density.

Niles

From: [Susan Miesen](#)
To: [Hancock, Michael B. - MO Mayor](#); [denc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] zone change
Date: Friday, January 29, 2021 7:46:51 AM

I am writing to let you know my vote is NO on the zone change. I live at 3055 East 5th Denver Co 80206. Allowing this will only only create more problems that we are not equipped to handle.

Susan Miesen
303-521-2133

From: [Brady Kolath](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Zoning changes
Date: Wednesday, January 27, 2021 6:01:41 PM

Hello,

My name is Brady and I am a resident of the City of Denver. I wanted to voice my opposition to the zoning changes being proposed. All of my neighbors are in opposition as well.

Brady Kolath

From: [WENDELL R LOGAN](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Zoning proposal
Date: Monday, January 18, 2021 11:48:43 AM

Any council member voting in favor of this corrupt proposal should face immediate recall. Vote NO!

Sent from my iPad

From: [karenmariedoyle](#)
To: [dence - City Council](#)
Date: Friday, January 29, 2021 11:49:11 PM

VOTE NO ON GROUP LIVING AMENDMENT

Sent from my Galaxy

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Jim Sederberg](#); [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Jim Sederberg](#)
Subject: RE: [EXTERNAL] GLA
Date: Thursday, January 28, 2021 2:24:30 PM

Hi Mary Jean and Jim – thanks for your input, we'll ensure it is included in the record provided to the City Council for the Feb 8th hearing. For more information on the project and how to watch or participate in that hearing, please visit www.denvergov.org/groupliving.

Thanks,
Andrew

Andrew Webb | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720)865-2973 | andrew.webb@denvergov.org

From: Jim Sederberg <jjjcgjmj@gmail.com>
Sent: Wednesday, January 27, 2021 10:58 AM
To: Hancock, Michael B. - MO Mayor <Michael.Hancock@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council <Christopher.Herndon@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>; Jean Sederberg <jjjcgjmj@gmail.com>; Jim Sederberg <jseder1@aol.com>
Subject: [EXTERNAL] GLA

As a resident of Southmoor Park since 1980 I cannot urge you strongly enough to vote "NO" on GLA (Group Living Amendment) on February 8, 2021. To vote for this amendment shows that you do not understand your constituents and their wants and needs.

Mary Jean Sederberg
James H. Sederberg

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Sally Jones](#); [dencc - City Council](#)
Cc: [Deborah Ortega - Councilwoman At Large](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [City Council District 5](#); [District 9](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Safe and Sound Denver](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 1 Comments](#)
Subject: RE: [EXTERNAL] My concerns continue regarding the group housing amendment
Date: Monday, January 25, 2021 11:23:31 AM

Hi Sally – thanks for sending your input, we'll make sure it is included in the record provided to the City Council. For more information about this project, please visit www.denvergov.org/groupliving.

Thanks,
Andrew

From: Sally Jones <olgreymare@yahoo.com>
Sent: Friday, January 22, 2021 8:07 AM
To: dencc - City Council <dencc@denvergov.org>
Cc: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Montano, Dana D. - CC YA3153 Administrator II <Dana.Montano@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; District 9 <District9@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Hancock, Michael B. - MO Mayor <Michael.Hancock@denvergov.org>; Safe and Sound Denver <safeandsounddenver@gmail.com>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Coun <Christopher.Herndon@denvergov.org>; District 1 Comments <DistrictOne@denvergov.org>
Subject: [EXTERNAL] My concerns continue regarding the group housing amendment

The recent court decision against Mayor Hancock shows that the aims of this movement are not what they are presenting to the public. The movement needs to be more transparent and honest with the residents of Denver. I assume you have received their most recent documents. If not I will be happy to forward them to you.

In one sent in the last few days it indicates that photos uploaded by citizens regarding NIS complaints cannot be viewed by the NIS inspectors. According to my councilperson's office, that is substantially true. At the office, they are in a

different system and not easy to view, but in the field they cannot be accessed. This is not a good situation and needs to be fixed along with other deficiencies in the system, mainly the **plethora** of planners and the **dearth** of inspectors.

The CPD department tried to correct the issue of the photos not being available easily and readily to the inspectors, but a long standing and reliable member of the city council staff refutes that. Just ask your inspectors. Ask them if they are sufficiently staffed to meet the needs of the public now? Ask them about the staffing needs to regulate the new amendment.

This committee needs more citizen input and less input by those who propose to make money from proposed changes.

Changes in society is evident since the CoVid19 outbreak has affected all of us worldwide. One of those changes is the move by so many to work and shop from home. Many existing large office buildings and retail sites can be rezoned and used to densify, and not gentrify, and meet the needs of a growing Denver. We **can** have a mix of housing. How many of you live in a small apartment? How many of you live in a single family home? I bet I can guess the answers.

This amendment needs major amendments in the truest sense of the word, that is, improvement.

Thank you.

From: [John Simmons](#)
To: [City Council District 5](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: Re: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Monday, February 1, 2021 8:04:58 PM

I (we) would like to hear the other side.

My simple view is this - Denver is benefitting from the migration patterns from the coastal cities (SF, NY, etc). Why would we adopt the policies that drove those people out?

If you haven't been to SF lately, you owe it to your constituents to see what has happened there. My wife and I met in SF 22 years ago and spent several of our early years enjoying the beauty and culture. My last few trips to SF were disasters. Theft, personal assaults from homeless on what used to be nice streets, etc. We simply don't go there any more. Will not go there.

We absolutely must solve some important problems in Denver. But you can't do it without funding. If you jeopardize property values, what do you have left to support your programs?

> On Feb 1, 2021, at 3:51 PM, City Council District 5 <DenverCouncil5@denvergov.org> wrote:

>

> Good afternoon John,

>

> Thank you so much for reaching out to our office with your thoughts about Group Living.

>

> As you may have read in her Denver Post op-ed this fall, the Councilwoman has a lot of concerns about the Group Living Amendment. For example, the new congregate living rules will not apply to Ch. 59 zoning areas (which include much of District 5). Changes to this "old zoning" are expected to come at a yet-to-be determined date, with details still unknown. She is, however, encouraged by proposed changes to the definition of household. More information on the proposed changes can be found in our latest newsletter update.

>

> That said, she does not make final decisions before hearing public comment and listening to all the voices of the community. Councilwoman Sawyer looks forward to the public hearing on Feb 8th. To ensure that all Councilmembers receive your comments, please email your thoughts to dencc@denvergov.org or sign up to speak at the public hearing on Group Living on February 8th so that all Councilmembers will be able to hear your comments.

>

> Thank you again for your advocacy for our neighborhoods, and for your passion and deep dive into the issues at hand. We have heard from many folks on both sides of this issue and we truly appreciate all the input we've received.

>

> Please don't hesitate to reach out with other questions, or if there is anything else our office can do.

>

>

> Sincerely,

> City Council District 5

>

> Council District 5

> Councilwoman Amanda Sawyer • District 5

> Phone 720-337-5555

> Denvergov.org/CouncilDistrict5

>

> #SEDenverGivesBlood – click here and pledge to donate by February 15th

>

>

>

> *This email is considered an "open record" under the Colorado Open Records Act (CORA) and must be made available to any person requesting it unless it clearly requests confidentiality. Please expressly indicate whether you would like for your communication to be confidential.*

>

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

> From: John Simmons <jsimmons224@mac.com>

> Sent: Monday, February 1, 2021 6:42 AM

> To: Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Hancock, Michael B. - MO Mayor <Michael.Hancock@denvergov.org>

> Subject: [EXTERNAL] NO Group Living Zoning Code Amendment

>

> I recently moved from Cherry Creek to 9th and Colorado, so copying you both in case voter registration hasn't changed yet.

>

> Oppose this please.

>

>

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Erik Dyce](#); [dencc - City Council](#)
Subject: RE: Group Living Proposal
Date: Wednesday, February 3, 2021 9:07:16 AM

Hi Erik – thanks for sending your input, we'll make sure it is included in the record for Monday's City Council hearing. For information about how to watch or participate in the hearing, please visit www.denvergov.org/groupliving.

Thanks,
Andrew

From: Erik Dyce <erikdyce@gmail.com>
Sent: Saturday, January 30, 2021 9:31 AM
To: dencc - City Council <dencc@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Subject: [EXTERNAL] Re: Group Living Proposal

I am a Denver resident. **I ask you to vote "NO" on the Group Living** proposal residential "density" element for these reasons:

1. I believe the Group Living Advisory Committee was "stacked" with people who were predisposed to approving this change. In fact, some of the advisory committee members will see a financial gain from its passage. When you start out with a biased committee, it really doesn't matter how many hours, weeks, months or years they spend on a proposal. It will still be biased. And, it will not solve any homeless or affordability problems. It will not achieve "equity."
2. This proposal should be put on the ballot to allow Denver voters - the people you were elected to represent - to decide. I was told by my council member that putting it on the ballot "was never discussed" by council members. Why not? Is it because you are worried about the voters rejecting this proposal? Despite what proponents may be telling you, I think the majority of Denver homeowners oppose this proposal. Such a sweeping, substantive change which could affect the value of our homes should be voted on by the people affected.
3. Vote "NO." And if you still wish to pursue this, put the residential density element on the ballot.

Erik Dyce
Denver Resident

From: [Mayorsoffice](#)
To: [Jason Fellows](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: RE: No on Group Living - Keep Congress Park a single family neighborhood
Date: Wednesday, February 3, 2021 11:07:13 AM

Jason,

Thank you for your email below, and for taking the time to share your thoughts.

Our update to Denver's group living rules touches on two of the biggest challenges we have faced over the last year—the dire need for housing that the pandemic has made even more important, and the national focus on issues of race and social justice. The changes proposed to our zoning code would give residents and housing providers more flexibility. They would begin to address the legacy of discriminatory zoning that has excluded certain populations from residential neighborhoods and overburdened communities of color. This is about making housing options available for everyone, including adding more flexibility for those who are struggling, and ensuring that our policies reflect our values as a city.

You can get the facts about the proposal here: [DenverGov.org/groupliving](https://denvergov.org/groupliving).

Team Hancock

Office of Mayor Michael B. Hancock | City and County of Denver
p: (720) 865-9000 | mayorsoffice@denvergov.org



From: Jason Fellows <fellowsja@hotmail.com>
Sent: Wednesday, February 3, 2021 7:02 AM
To: Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Mayorsoffice <mayorsoffice@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Cc: SANA (Seventh Ave Neighborhood Association) <contact@sanadenver.org>
Subject: [EXTERNAL] No on Group Living - Keep Congress Park a single family neighborhood

Dear Mayor H, CM Hinds, City Council and Mr. Webb:

I am a resident of District 10, and I am writing to register my opposition to the revised GLA.

On a recent livestream, CM Hinds mused about the benefits of the GLA and pointed to Cap Hill as an example of what Congress Park could become.

My family settled in Congress Park specifically because we like it as a single family neighborhood, I don't want to live in a Cap Hill environment.

Please vote NO on the GLA.

Jason Fellows
740 Madison St.
Denver CO
80206

Sent from [Outlook](#)

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Jason Fellows](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: [dencc - City Council](#); [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: RE: No on the REVISED Group Living Amendment
Date: Thursday, January 28, 2021 2:26:44 PM

Hi Jason – thanks for your input, we'll make sure it is included in the record provided to City Council for the Feb. 8th hearing. For more information about what is proposed, including recent revisions, please visit www.denvergov.org/groupliving.

Thanks,
Andrew

Andrew Webb | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720)865-2973 | andrew.webb@denvergov.org

From: Jason Fellows <fellowsja@hotmail.com>
Sent: Wednesday, January 27, 2021 9:31 AM
To: Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>
Cc: dencc - City Council <dencc@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>; SANA (Seventh Ave Neighborhood Association) <contact@sanadenver.org>; Jason Fellows <fellowsja@hotmail.com>
Subject: [EXTERNAL] No on the REVISED Group Living Amendment

Dear Councilman Hinds, Denver City Council and Andrew Webb:

I am a resident of District 10.

I am writing to ask you to REJECT the Revised Group Living Amendment.

I would put forth three reasons:

1. My family bought our house on the 700 block of Madison because we wanted to live in a quiet, single family environment. I do not want the possibility of up to 5 unrelated adults + their relatives living next door to me. That is not what i signed up for.
2. The Group Living Amendment has put forth for improve affordable living - but affordability will only improve for those seeking to rent a room in a house. For those seeking a single-family living environment - i.e. couples, families, etc, the Group Living Amendment would reduce affordability of single family homes within the City of Denver.

3. City Council does not have the moral authority, or a mandate to make this change. The GLA will have a huge impact on our city. The changes contemplated via the GLA were not debated in our last election, and if this Council seeks to make these wholesale changes, for which they do not have a mandate, I ask you seek one via a referendum on the contemplated changes.

Chris and I corresponded via a recent live-stream about affordability. Chris disagreed when I asserted that GLA would reduce affordability, and then went into Econ 101 about why it would improve affordability.

The question is "IMPROVE AFFORDABILITY FOR WHO"?

Chris pointed to Cap Hill as the goal - I don't WANT to live in Cap Hill. I want to live in Congress Park, a single family neighborhood. That's where we bought, that's where we want to live.

Affordability for those seeking to live in a group living environment should not be provided on the backs of those of us who have spent a lifetime working, scrimping, saving and sacrificing to provide the environment we chose to live in.

I urge you to reject the Group Living Amendment.

Sincerely,

Jason Fellows
The Fellows Family
740 Madison St.
Denver, CO
80206

t: 303-909-8936

Sent from [Outlook](#)

From: [Carol Ward](#)
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](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [denc - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] ***PLEASE VOTE NO ON GLA***
Date: Thursday, February 4, 2021 4:40:35 PM

Ladies and gentlemen,

Your role as an elected official is to represent the wishes of Denver neighbors. Therefore it is important for you to consider the hundreds of personal and detailed stories submitted to you over the past year. Many homeowners made the decision to purchase in the City of Denver with their *hard-earned money, representing their largest lifetime investment*; their home and neighborhood is a very personal and valued place! These Denver neighbors shared passionate comments about experiences related to group living, personal violations of crime/assault, continued unresolved enforcement violations and challenges with increasing density, and all the area plans coming from CPD. These letters are all available for your review on the Denver Gov Group Planning website. These letters have been submitted by long-time Denver neighbors (and some that have recently arrived or returned) that have help build and invest in making this a great city to live and work. Please also take a moment to review at the thousands that have signed the Change.org petition and read their respective comments related to this proposed amendment.

This is the time to please ask yourself: is this really the right and best solution for Denver, does this truly represent what most Denver neighbors desire for our city, will this enhance or diminish the many unique and diverse neighborhoods throughout the city; does this vote embody why your constituents voted into your City Council/Mayor position; how those that invested over many year in their home, neighborhood, community or business believe that this amendment adds value to their choices and decisions?

Thousands of Denver neighbors are opposed to the Group Living Amendment. They love our City and the neighborhood they chose to live, invest, donate and thrive in. On behalf of myself and all Denver neighbors that have reached out to you over many months, please vote NO on the Group Living Zoning Code Amendment #8 on February 8, 2021.

Thank you.

Carol A. Ward
Denver Resident
Council District 4

From: [Lara Burchfield](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Cc: [Bear Valley Improvement Assoc.](#)
Subject: [EXTERNAL] Bear Valley is not a place for a Community Corrections Facility
Date: Thursday, February 4, 2021 12:28:42 PM

When we purchased our home back in 2017 we chose the Bear Valley neighborhood for the community, proximity to good schools, child safety, and cleanliness.

It has come to our attention that there is a new proposed use for the old Walmart property on Dartmouth, a mile from our house. In the last four years our neighborhood has seen an amazing shift in demographics from older, retired neighbors, to a neighborhood filled with younger families and kids. It alarms me that there was no other research provided on this new proposal.

Do we really want inmates in a neighborhood that is thriving with young impressionable children?

You can count on me initiating a petition against this new suggestion. Take the pulse of our community before you even think about proposing another suggestion that does nothing but take away from the community we are striving for. If you would have taken into consideration the suggestions that the neighborhood offered you can see the overwhelming response is a health focused community for our Bear Valley Residents. No where in the list of grocery stores, health club/studio, or community space was there "Correction Facility" mentioned.

Concerned neighbor,

Lara Burchfield

303-908-0190

From: louraders@gmail.com
To: [dence - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#)
Cc: ["Annette Woodward"](#); ["Linda Barker"](#); ["Doug Haeussner"](#); ["John Albers"](#); ["Jeff Bernard"](#); ["Wayne and/or Leslie New"](#); ["Richard Cohen"](#); mshellenbarger@alumni.nd.edu; ["Ingrid Glancy"](#); ["Kate Taucher"](#); ["Dale Rudolph"](#); ["Kevin Landon"](#)
Subject: [EXTERNAL] CCNNA Opposition Statement to GLAC
Date: Thursday, February 4, 2021 6:31:55 PM
Attachments: [CCNNA - GLAC Responses.pdf](#)
[CCNNA GLAC Letter.pdf](#)
[CCNNA GLAC Opposition Statement with Summary.pdf](#)
[CCNNA GLAC Opposition FLYER.pdf](#)

Dear Councilman Hinds, City Council Members and Mr. Webb:

Please find attached (i) Cherry Creek North Neighborhood Association (CCNNA), the official RNO for our neighborhood, letter of opposition to the GLAC proposal, (ii) CCNNA table with residents' responses to outreach, (iii) outreach flyer delivered throughout the Cherry Creek North neighborhood, and (iv) CCNNA opposition statement with GLAC summary. You will notice that the majority of CCNNA residents who responded approve the compromise to 5 unrelated adults and minor children reached for the definition of Household. However, they oppose the rest of the GLAC, for the reasons stated in the attached materials. Please note that we all appreciate the efforts Mr. Webb and City staff put forth in this legislation, but the vast majority of residents do not think that the final proposal is satisfactory and that too many issues remain to be addressed.

Thank you.

Lou Raders, President CCNNA

Copied to the Board of CCNNA and its zoning committee

From: [Doug Heaton](#)
To: [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] City Council Vote No on Group Living Text Amendment Unless Further Revised
Date: Wednesday, February 3, 2021 2:58:46 PM

Dear City Council Members and City Staff,

I do not support the Group Living Text Amendments as it is currently written. With the below additional amendments I would support the Amended Group Living Text.

Particularly, the allowance of 6 cars to a single family home is unacceptable and would overburden our streets that do not have any on-site parking provided. I live in an older neighborhood where many of the houses have garages that were not designed to fit modern size cars. That results in typically all cars on the streets. Also, households ultimately share cars and make due with sharing, thus (less cars) not impacting the rest of their neighbors and their visitors. Allowing 5 adults each to have a car and even one extra will burden our streets and impact the convenience of finding parking for my family and our guests, especially when parking restrictions or trash days are in effect. I don't find 6 cars for one house parked on our street acceptable for unrelated or related adults.

The parking requirement should be altered to reflect a transit oriented attitude, and limit the number of allowable cars and reflect a real household that shares a couple cars and rides transit. Specifically, the one additional car for each household is not necessary and should be removed. Also, for those property owners seeking to have 5 unrelated adults living together (since it is likely they will each have a car), they should be required to modernize their existing onsite parking to provide and utilize a minimum two-car space enclosed garage so their impact would be only 3 vehicles on the street. Often 2-3 parked cars can fit directly in front of one individual lot, thereby, not placing an undue burden on other neighbors.

Separately, I want to ensure that all residential care facilities, even if 10 occupant and smaller, must be required to notify all surrounding residences when applying for a permit. We should all be made aware when these types of services are entering our neighborhood. If a home is to be altered to suit the needs of these individuals they also should be limited by similar parking restrictions as those noted above. Inevitably they will have adults who work there, and some people in transition who drive cars. We cannot have or support more than 3 on street car spaces + 2 onsite garage spaces in our single family home neighborhoods without negatively impacting the rest of us who have only one household living together.

More importantly, community corrections and rehabilitation for drug and alcohol addictions have no place in a single family residential neighborhood. People facing these rehabilitations should be in a more commercial zone so they do not negatively impact the safety of our children and the residential neighborhood we live in.

It is not clear to me that any of these concerns for small residential care facilities have been addressed.

Please do not approve this amendment unless it incorporates the below items:

- Limit number of allowable cars to 1 per each of the 5 unrelated individuals, remove the language allowing one additional car for each household, and require that a 20x20 clear min size 2-car garage onsite shall be required and be maintained and utilized as parking during any

unrelated adult household scenario.

- Require that all residential care facilities regardless of size (even if 10 and under) shall be required to notify all surround residences when applying for a permit.
- Require parking limitations consistent with those denoted directly above for small residential care facilities that may appear in our single family home neighborhoods. Any ratio that would allow more than three cars on our neighborhood streets and two on the lot is unacceptable.
- Prohibit facilities whose purpose is drug and alcohol rehabilitation from being allowed in single family residential neighborhoods. These are not compatible uses to families with small kids.

Sincerely,

Doug Heaton, AIA

2349 Clermont St

Denver, CO 80207

From: [Julie Mackay Percy](#)
To: [dence - City Council](#)
Cc: [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [John Sadwith](#)
Subject: [EXTERNAL] Comment Letter on Group Living Proposal
Date: Wednesday, February 3, 2021 8:54:25 PM
Attachments: [GroupLivingComntLtrJMP2321.docx](#)

Dear Denver City Council Office:

Attached please find our comment letter regarding the Group Living Proposal on which the Denver City Council members will vote during the February 8 Council Meeting.

We would very much appreciate your forwarding this letter to each City Council member.
Thank you.

Best regards,

Julie Mackay Percy
Michael Percy
174 Locust Street
303-478-8051

From: [Lisa Lujan](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] Concerns regarding building in Bear Valley
Date: Wednesday, February 3, 2021 8:58:41 PM

Dear Kevin, Debora, Robin and the City Council,

Is it true that Denver is seriously considering making it so that the former Walmart Neighborhood Market can be a correctional facility that can hold up to 100 people?

I fail utterly to see how this will benefit the Bear Valley Neighborhood. We have three schools in this area with kids walking to and from their homes and families young and old who can't afford to live anywhere else in Denver because it's so expensive. We already have a problem with individuals experiencing homelessness living on the Bear Valley trail. It makes me feel super unsafe and frightened that what is essentially a jail would be less than a mile from my house. If I'm confused, please feel free to correct me but from our perspective, this doesn't seem like a good idea at all!

Regards,
Lisa

From: [Paige Burkeholder](#)
To: [Hancock, Michael B. - MO Mayor](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#)
Cc: [Safe and Sound Denver-Opposed to Denver's Group Living Zoning Amendments](#)
Subject: [EXTERNAL] Denver City Council Please Vote NO - Group Living Amendment #8
Date: Thursday, February 4, 2021 11:40:31 AM
Attachments: [Letter to City Council 02 04 2021.pdf](#)
Importance: High

Dear Mayor Hancock and City Council representatives:

As you may now know, I became involved in learning about this Group Living Amendment as I care about our city and have loved living here in Denver for the past 30 years. I moved here on my birthday and immediately felt like "I finally came home." I joined others in Safe and Sound Denver like myself, that love our city. [Safe and Sound Denver](#) (SSD) is purely a grassroots collaboration of Denver neighbors that came together from across the city representing very diverse backgrounds and political learnings, all working to understand the City's massive 200+ page Group Living Zoning Code Amendment. SSD neighbors throughout the city have worked very hard to build awareness and express opposition to this Group Living Amendment. Our diversity offers a variety of personal priorities on the many issues in this significant zoning change, but we all come together in opposition along with disappointed on how CPD managed the entire process.

Since each of your roles as an elected official is to represents the wishes of Denver neighbors, and as such, it is important to consider the hundreds of personal and detailed stories submitted to you over the past year. Many homeowners made the decision to purchase in the City of Denver with their hard-earned money, representing their *largest lifetime investment*; their home and neighborhood is a very personal and valued place! These Denver neighbors shared passionate comments about experiences related to group living, personal violations of crime/assault, continued unresolved enforcement violations and challenges with increasing density, and all the area plans coming from CPD. These letters are all available for your review on the [Denver Gov Group Planning website](#). These letters have been submitted by long-time Denver neighbors (and some that have recently arrived or returned) that have help build and invest in making this a great city to live and work. Please also take a moment to review at the thousands that have signed the [Change.org petition](#) and read their respective [comments](#) related to this proposed amendment.

This is the time to please ask yourself: is this really the right and best solution for Denver, does this truly represent what most Denver neighbors desire for our city, will this enhance or diminish the many unique and diverse neighborhoods throughout the city; does this vote embody *why* your constituents voted into your City Council/Mayor position; how those that invested over many year in their home, neighborhood, community or business believe that this amendment adds value to their choices and decisions?

Thousands of Denver neighbor are opposed to the Group Living Amendment. They love our City and the neighborhood they chose to live, invest, donate and thrive in. On behalf of my family and all Denver neighbors that have reached out to you over many months, please vote **NO** on the

Group Living Zoning Code Amendment #8 on February 8, 2021. Thank you!

Sincerely,

Paige L. Burkeholder

4022 S. Newport Way, Denver, CO 80237 Cell: 720-371-6198

From: [Peter Droege](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] Denver rezoning - strong opposition to community corrections facility at Walmart in Bear Valley
Date: Thursday, February 4, 2021 9:54:45 AM

Dear members of the City Council,

While progress has been made towards making Denver zoning changes a better fit with families and communities, the news that the Walmart at Hampden and Sheridan in Bear Valley would be allowed to serve as a correctional facility makes any zoning changes unacceptable. Our neighborhood is just beginning to emerge as a vibrant community and having a correctional facility in the middle of it – including just down the street from Kennedy High School – is unacceptable.

It is hard not to see that Southwest Denver, which has the most diverse population in Denver, is being punished precisely because it has a high population of lower-income people who always bear the brunt of bad public policies that no one else wants. Stop this madness. Vote no on all changes and let the city go back to the drawing board. They can start by including the Mayor's neighborhood, currently excluded from these harmful policies.

Peter Droege
Southwest Denver
303-519-9533

From: [Florence Sebern](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#)
Subject: [EXTERNAL] for staff report | group living amendment
Date: Wednesday, February 3, 2021 10:15:10 PM
Attachments: [Sebern_Petition Signatures in Opposition_2-4-2021 Staff Report w-attachments.pdf](#)

Andrew and Council,

Attached please find my input for the staff report and public hearing on Monday, February 8.

Thank you for your time and consideration.

regards,
Florence Sebern



Virus-free. www.avast.com

From: [Kelly Berger](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] GLA opposition
Date: Friday, February 5, 2021 5:49:41 AM

To all Council members,

I am deeply opposed to the Group Living Amendment, for all the socio-economic reasons outlined by my neighborhood association, SANA.

I urge you to not adopt this ill-conceived plan.

Thank you,

Kelly Berger
668 Humboldt St

Sent from my iPhone

From: [Margaret Velarde](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] GLAC
Date: Thursday, February 4, 2021 11:14:43 AM

Bad, bad , bad. It's still too extreme. And there is no need for such a drastic change. This city has taken too many hits in past few years. Give it a rest.

From: [Nancy Lawrence](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] grop living and zone changes to neighborhoods
Date: Thursday, February 4, 2021 12:47:47 PM

i'm a resident of denver and believe that the zone changes some of the members are suggesting are to radical. an increase in single family dwellings should be restricted to maybe 4 adults, the problem of parking would be a big draw back. I'm also definitely opposed to the idea of group living facility in the old walmart on south sheridan and hampden

From: [Mary Jo](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Housing
Date: Thursday, February 4, 2021 4:56:00 PM

Vote NO.

Sent from my iPhone

From: [Amy VanDer Sluis](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] Group Living - Potential New Use For The Old Walmart
Date: Thursday, February 4, 2021 8:23:51 AM

Hi there,

As a bear valley resident for the past 9 years I would be against a project such as this. We are finally seeing new young families coming into the neighborhood and our hope is the schools and amenities nearby will improve with that. By brining in residents and a facility such as this I feel would set us back in all the positive growth we've seen.

Please feel free to reach out for further explanation and take our thoughts into consideration.

Sincere,
Amy VanDerSluis
719-291-9120

From: [Elizabeth Moore](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Cc: [Josh Moore](#)
Subject: [EXTERNAL] Group Living - Potential New Use For The Old Walmart
Date: Thursday, February 4, 2021 12:12:27 PM

Hello,

My young family and I have been Bear Valley residents for the past 5 years. We've built our life here and we were looking forward to more young families moving into the area. We think BV is a beautiful hidden gem of Denver and had so much hope for the future.

Over the past few years, we've tried not to let the crime issues (shootings, theft, etc) at the local King Soopers (3100 S Sheridan), lack of police presence, and the very poor condition of the local public schools (JFK, BVIS, Traylor) deter us from making this community our long-term home.

We were hopeful that the exit of Walmart from the property on S Sheridan would continue to build this community up - we had dreams of it turning into a specialty grocery or a health club; something to draw families into this community.

We are against the group living project, it just doesn't make sense for this community and now once again, we are faced with the decision of whether this really is the right place for us to stay and grow our family.

Thanks in advance for taking my thoughts into consideration and please feel free to reach out to discuss this further.



Elizabeth Moore (she/her/hers)

People Partner Director

Guild Education

601.416.7645 |

elizabeth.moore@guildeducation.com

From: [MELISSA RUSS](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment - Vote NO
Date: Thursday, February 4, 2021 7:41:31 AM

Good morning,

From the beginning I have not concurred with the Group Living Amendment and what it proposes to do. I have gone to public meetings and reviewed comments to try and understand how this could be even a little bit beneficial. Even with the changes that have been made, this amendment will change the very fabric of our neighborhoods. It is not fair to homeowners that have purchased homes in single-family residential zones to do a sweeping wide zoning change (oh yeah, except for Mayor Hancock's home that is in a small area that is except). Our infrastructure is barely sufficient now (Denver Water is in our neighborhood almost weekly repairing sewer lines), and is definitely not up to capacity needed for the Group Living Amendment.

This is politics. The group that originated this amendment has vested financial interests (to benefit). Those of us that own homes in Denver also have vested financial interests (and we will lose).

Many many people have written letters and gone door to door to educate people and get people involved. Safe and Sound Denver is working hard at the grass roots level to get people informed. There is little to no press on this amendment. My point is people are trying to work in a nonviolent, diligent, educated manner. I hope the City Council is paying attention to this form of communication. I urge you to VOTE NO and save what is left of the Denver we love! Our neighborhoods.

Melissa Russ
303-956-4171
Denver, CO

From: [H. Bruce Baskette](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [City Council District 5](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment comments
Date: Friday, February 5, 2021 3:24:19 PM

Kendra and other City Council Members:

I don't consider myself a public speaker, so I don't plan on speaking Monday night during the public hearing on Text Amendment #8. But I'll darn sure be paying attention.

My email records indicate I brought up the issue of the allowed number of unrelateds in Denver single-family homes to Kendra in 2017. (I had thought it was sooner than that.) I had been prompted because my son had lived 'illegally' in Denver with his buddies two different times in the years after HS graduation. But my focus was allowing more occupants based on the number of bedrooms. If a home has 3 bedrooms, why can't 3 unrelated adults live in them? Or 4, if the house has 4 'conforming' bedrooms?

But I'm NOT OK with 5 roommates in a home of 1 or 2 or 3 or 4 bedrooms. Just stop and think for a moment of where and how you think those extra people are supposed to sleep. (And I did live once with a stranger roommate sharing a single bedroom in grad school. Became interesting when his girlfriend joined us the first weekend.)

With the Former Chapter 59 zoning problems eventually coming up in the public process of the GLA, I think Council should delay this vote until at least the single-family home and duplex home aspects of FC59 can be permanently dealt with. Commercial areas can wait. It is simply astounding that the GLAC can work for 3 years without getting anything even **started** in addressing the problem and unfairness of TWO zoning codes!

Alternatively, Council could pull out just the 'unrelateds' portion of the Amendment and increase it by 50% to 3.

The entirety of the rest should then be further studied by an actual joint group of citizens and city representatives. While adding in other city criteria like building codes, fire codes, housing codes. (Allowing 10 'guests' plus at least one caretaker in a standard 3-bedroom home sounds extremely problematic. Even if basement bedrooms are made to 'conform'. And when and how did '8' become '10' for what's now to be called Type 1 residential care?)

I think too that there should be a permit option available for some of the neighborhoods and houses that might lend themselves to larger roommate settings. (Pre-WWII homes vs. post-WWII homes.)

BTW, a good question to ask CPD at some point is what they think it would take to create a ballot measure on all these issues that could be passed by Denver voters.

Rest up this weekend!

Bruce Baskette
b.baskette@comcast.net
HH/WP Homeowners
MPAC
INC

From: [JOHN CATHCART](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Thursday, February 4, 2021 12:26:23 PM

opossed

From: [Cynthia Greenfield](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group living amendment
Date: Thursday, February 4, 2021 2:47:02 PM

Dear council,

As a Denver homeowner since 1998, I write to express my concern about the proposed amendment. There seems to be no safeguards for residential neighborhoods. Between houses carved into rental units and Air BnBs, I have enough transient neighbors on my block. It already feels very unsafe. I planned to die in my current home. It is conveniently located to many amenities. However, if Denver continues to deteriorate (and this amendment will exacerbate that trend), I will be moving to Arvada or Lakewood.

Sincerely,

Cynthia Greenfield

From: [Robert Meier](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, February 3, 2021 10:45:13 PM

We want you to vote NO on the Group Living Amendment.

Robert and Nancy Meier
366 South Corona St
Denver, CO

From: [Steve Oltman](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, February 3, 2021 8:34:38 PM

Denver City Council:

The Group Living Amendment stinks. Even in its revised form, it stinks. As an analogy, if a category F-5 tornado is reduced to an F-3, it still causes a great deal of destruction. Please listen to the overwhelming urgent pleas of your constituents who live in the neighborhoods, not to the demands of special interests who stand to profit from the amendment. The GLA will significantly damage our neighborhoods and the quality of life all over the city. Please don't let this happen. Please vote no!

Thank you.

Steve Oltman

Bear Valley, Denver

From: [Tracy Dunning](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, February 3, 2021 6:26:39 PM

Hello - While I know that Denver needs to address the needs of the homeless in our community, I think that the Group Living Amendment is not adequately thought out and will have unintended repercussions on the community that we all value in Denver.

I urge you to vote NO until different aspects of the proposal can be addressed and thought through with an eye to all in our city.

There are provisions that can be made while still providing housing for the homeless and those needing the half-way houses to reintegrate into our community.

Please vote NO and continue to work out a program that will really work for all concerned.

Sincerely,

- **Tracy** Dunning
659 Williams St.
Denver

From: [Marsha Rasmussen](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Saturday, February 6, 2021 8:53:44 AM

NO is my vote for this amendment.

The language is “loose” and lacks full disclosure and transparency.

- How many children can be included with 5 adults living in a dwelling.
- Statically, over-crowding results in disagreements, violence, trash, safety and sanitation issues. Who would regulate this?
- The 311 calls are already challenged. What resources do neighbors have to call for help?
- “Guests”? Say it. Felons and criminals and paroles, halfway houses: correction facilities. Who manages this?
- 5 cars + 1? There are not that many more parking spots on most blocks as is. Who’s counting these cars?
- No parking on lawns? Does that mean that properties where the lawns and yards are not maintained can be used as parking spots?
- Could these “dwelling” be owned and operated by “for-profit” businesses like prisons for profit are now?
- The logistics for making this amendment possible are missing.

The homeless situation in Denver is sad and serious but this amendment is not the answer! Let’s not bundle homeless people with felons. Let’s not make this a money making project for private businesses who don’t have an invested interest in our community.

Sincerely,

Marsha
Lincoln Park area

From: [Michelle Prokocki](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#)
Subject: [EXTERNAL] Group living amendment
Date: Sunday, February 7, 2021 1:50:30 PM

Should the group living amendment pass? As with most rules, it's not a question of whether but how.

If we're going to pack people like sardines into smaller and smaller and smaller boxes at the edges of town for the benefit of a few large developers and rent-seekers, then no it shouldn't pass.

If equilibrium rent and housing prices are just going to adjust to prices that are barely lower for a quarter of the space (and that space is shared) then no it probably shouldn't pass.

If we're going to have regulators knocking on doors, counting the number of people in the place and making sure they're sharing a kitchen, forcing their idea of a specific new but still narrow idea of a "family" model then no it probably shouldn't pass (even if this new model is more in line with the times and what a lot of people want, still shouldn't be "pushed" onto them like the old nuclear family was before).

If we're going to combine this effort with support for new types of ownership/ co-ownership, financing and insurance models that make housing accessible to more people, then yes it should pass.

[Out with the model of 1 landlord for every 2... or 3.... or 4... or 5... or more and more and more and more tenants to where almost nobody can ever get out of the trap. "I was able to afford my house by buying more space than I needed and renting out 2 rooms" is a model that can only work for 1 out of 3 people, if renting 1/3 of a house is at current market rates that leave almost no room for saving].

****The intent is for this option to become MORE affordable THAN the norm, not the norm itself. People who choose this option should be benefiting from it, either because they truly enjoy living with others, or are making a temporary sacrifice to get to what they might consider a better option, but not to normalize a situation for everyone that might not be ideal for everyone (those with social anxiety, sensory sensitivities, etc).**

If we're going to combine this effort with new solutions for parking, other modes of transportation (not fully dependent on a few companies), infrastructure challenges, noise and design externalities, then it should pass.

If this is going to be combined with objectives to increase the amount of total living space to meet demand while preserving certain aspects of Denver's culture and architecture that made this city worth living in and this conversation worth having in the first place, then it should pass.

If we're going to choose a city that works for all residents (including my generation, including future generations, including those who have specific challenges most of us may not ever have the capacity to understand), then it should pass.

Overall, I'm not concerned about whether this will pass - Denver is a city that cares about all of its residents. But there's still work to be done to make it successful.

Thank you,

Michelle

From: [Comcast](#)
To: [dence - City Council](#)
Cc: fmawm@comcast.net
Subject: [EXTERNAL] Group living and a correction at our old walmart
Date: Thursday, February 4, 2021 10:09:52 AM

I strongly do not want these so close to my home. You are trying very hard to bring down my home value and my secure feeling in my own area. Please consider our feeling on this matter

Frances Mattedi
Bear valley resident

Sent from my iPhone

From: [Yeci Sobe](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] Group living- potential new use for old Walmart
Date: Sunday, February 7, 2021 10:10:25 AM

Hi,

I am writing to you as a concerned homeowner of the Harvey Park South neighborhood. I saw a proposal to convert the old Walmart into a community corrections and I absolute do not agree with this! We purchased our home a year ago and quickly regretted the purchase because of the crime activity in the area. The area seems to be getting worse instead of improving. If a community corrections is put in the old Walmart crime will definitely sky rocket in the area. As a parent I would be very worried about my children growing up that close to criminals! Please consider converting the old Walmart into something that will add value to our neighborhood like a Trader Joe's, or some kind of market.

Thank you for your time,
Palomino Family

Sent from my iPhone

From: [Carolyn Mitchell](#)
To: [dence - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Subject: [EXTERNAL] Group Living Proposal - Zoning Changes - Do Not Support
Date: Thursday, February 4, 2021 7:22:24 PM

Good evening, all, thank you for your public service; I hope you and yours are healthy and well.

As a resident of District 10 I am sending this note to request that you oppose the group living proposal.

The origination of this proposal is troubling, **in that it does not appear to have been developed to address accessible and attainable housing**, instead it appears to be addressing a municipal problem regarding transitional housing.

The committee working on this proposal was not formed of a diverse set of backgrounds related to the topic, instead it was formed of people who have similar mindsets to include those who will profit from the passage of this proposal.

The iterations of the proposal reflect a very aggressive approach towards zoning, so aggressive that no resource has found any other rezoning proposal in the entire nation that was more than 60% of the capacity initially sought by the committee. Such drastic recommendations undermine the credibility of the process and the results.

The references to following in the footsteps of other high cost of living cities as supportive of passing this proposal are misplaced because **none of the other cities that have taken these types of steps has transformed their housing markets into attainable and accessible markets**.

The support for the proposal among the electorate is very low.

The proposal goes against the verbiage in the City's own aspirational planning documents, e.g. Vision 2040, Blueprint Denver, etc. which assert to value maintaining neighborhood context and to maintain most current zoning for that matter.

There are many regulatory aspects to the proposal that have not yet been fleshed out which have the, almost certain, potential to increase the impact of the rezoning on Denver's already strained neighborhoods.

The City can do better. Not supporting this proposal does not equate to lack of interest or care about affordable and attainable housing, that is a false premise which does not address the fact that **the objections are to the very process utilized and the proposal that has resulted NOT objections to the asserted aspirational goals**. A corollary of this is that **support of this proposal does not equate to support of the aspirational goals**, because the design of this proposal is not intended to address affordable and attainable housing nor will it have a meaningful impact it. **Instead it will drive away home ownership investment in the City by destabilizing the long term expectations residents have for what is likely their largest investment.**

Thank you for your time,

Carolyn J. Mitchell

Sent from my iPad

From: [Linda Wells](#)
To: [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [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] GROUP LIVING PROPOSAL
Date: Thursday, February 4, 2021 7:15:56 PM

My husband and I have been residents of Denver since the 1960's. We have lived in and worked in Denver Metro for all this time. We live in the same home in which we raised our children (44 years). They still live in Denver with their young families. **WE ALL CHALLENGE YOU TO READ THIS EMAIL TO ITS END AND CONSIDER THE FOLLOWING BEFORE YOU VOTE MONDAY.**

1) A Global Pandemic is an impossible time to make sweeping changes that affect the everyday life of citizens--their homes, neighborhoods, and well-being. Many of your ideas, plans, and eventually proposals were put together without proper transparency and community involvement. We now know that the Committee that drafted this proposal was filled with individuals who stand to PROFIT from this Group Living Proposal. Developers, Realtors, Group Living Businesses, to name a few. Other members didn't even live in Denver!

2) Voting members who don't live in Denver or live in a Chapter 59 neighborhood (that protects them from living with the results of the Group Living Proposal) should NOT be able to vote!

3) The density allowed by this Proposal will result in increased problems and tensions regarding traffic, noise, parking, sanitation, trash--all of which are problematic even now!

4) Homeless Shelters DO NOT belong in single-family home neighborhoods. PERIOD. There are too many risks involving families with young children. Think tainted needles, excess trash, lack of sanitation, lack of backyard peace & quiet, no pride in their home, multiple smokers at a time in back-yard, loud/late-night gatherings. And WHO are going to become LIVE-IN CAREGIVERS of these residences/shelters? ESPECIALLY DURING COVID? Which Budget will pay for all these additional costs? What Budget will pay for extra 311/911 calls/visits?

5) Who will oversee the live-in-resident caregiver of the Homeless Shelters & Group Homes? Which Budget will pay for these costs?

6) Even Multi-family, Multi-person homes (converted from single-family homes) that are packed with more people than reasonable is just plain RECKLESS! Again, think backyard noise, multiple dogs barking, excess trash, parking problems, loud/late-night parties. 311/911 Services will be busier than ever.

7) What businesses will want to move to Denver if this Group Living Proposal passes? The healthy and desirable attributes of Denver will disappear.

We ask that you vote NO to this proposal. This is a very complex issue that needs a different solution. We should have had complete transparency and proper representation all along. Not being able to meet in person kept our voices from being heard. The City and its Residents must JOINTLY find solutions to our housing problems. FORCING Group Living into single-family neighborhoods is not the answer.

*Sincerely,
Linda Wells*

From: cheesecurd@earthlink.net
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Cc: [Homey](#)
Subject: [EXTERNAL] Group Living Text Amendment regarding Bear Valley Sheridan and Dartmouth
Date: Thursday, February 4, 2021 8:49:05 AM
Attachments: [Pages from Article 3 S-CC-3X.pdf](#)

Kevin Flynn, District 2 and other council members and the planning department :

I am an architect. I live in this neighborhood.

I deal with the overly complicated zoning code quite often.

I am shocked that you are pushing to include this location in your plans to expand correctional facility installations.

this is zoned S-CC-3X - see attached - this is "NP" along with adult entertainment, pawn shops, etc.

There was a reason these uses were not permitted in this zone district.

I strongly object to politicians waving a wand and dragging our neighborhood down to unacceptable levels of tension.

This is not an improvement to the neighborhood - how could you even entertain that thought?

Correctional facilities don't belong in residential neighborhoods!

I am counting on you all to NOT support this portion of the "Group Living Text Amendment".

You would be forcing many of us to move out of Denver if this passes.

Kevin Karis

720.326.4759

2762 S. Fenton St. Denver, CO

From: [Ann White](#)
To: [dence - City Council](#)
Cc: [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Group Living Text Amendment
Date: Thursday, February 4, 2021 11:10:02 AM
Attachments: [February 3.docx](#) [GLA.docx](#)

Please read the following attachment

From: [Margot Wynkoop](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Text Amendments
Date: Sunday, February 7, 2021 1:19:44 PM

We have written on this proposal before and wish to restate our strong opposition to the proposed group living amendments. We have lived in Denver close to 40 years and have been involved with two different neighborhood associations. These groups represent the residents of Denver and the members of City Council should be carefully listening to their concerns. As current residents of the Cherry Creek East Neighborhood Association we have particular concerns about inequitable treatment of neighborhoods with a high number of row home zoned properties. Denver is known for its caring and strong neighborhoods and these proposed changes in general will damage the character of our friendly neighborhoods.

The above are our primary concerns in a list of many. Thank you for your consideration.

Margot and Steve Wynkoop
111 S Monroe, B-202
Denver, CO 80209

From: [Rob](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Zoning Code Amendment
Date: Saturday, February 6, 2021 9:44:34 PM

Please vote NO on the Group Living Zoning Code Amendment.

Respectfully,

Jane and Rob Scofield

From: [stacy tichy](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#)
Subject: [EXTERNAL] group living zoning code amendment
Date: Thursday, February 4, 2021 9:09:13 PM

I became a resident of Denver over 30 years ago. I also established and owned an elderly group living home at 2177 S. Golden Court in Denver, so I understand the process of obtaining permits for group living.

That being said, I urge you to **vote NO** on the group living Amendment on Monday, Feb 8th. The reason being: each group living residence should be looked at INDIVIDUALLY by zoning to keep safety and integrity in the Denver neighborhoods. Some neighborhoods might need to have a group living home, with a restriction on the number of cars that would be allowed. Other neighborhoods might be able to have more vehicles parked in front of a house. If the home is on a bus route, maybe only 1 or 2 cars would need to be approved for that particular address. My point is that group living is **not "one size fits all"**.

Going through the process of obtaining a permit for group living, does not take an attorney or any special degree. I believe we had our permit in 3 months time. Opening up group living without a permit can damage a street and neighborhood, because there is no double checking on the number of group living homes and the number of residents in an area. If you have multiple group living homes side by side the density may be greater then the neighborhood can handle. I am not against group living...I think it is a fine living option. I am against not having a to obtain a permit to open a group living residence. As a community we need to keep our neighborhoods safe and the density of residents appropriate to each individual home and neighborhood. This is no different then issuing a liquor license, or opening a marijuana shop....we need regulation, so that group living homes are managed with the other homeowners and neighbors in mind. Please vote NO on this amendment.

--

thx-

Stacy Tichy
office: 303-798-8245

From: [William Ulmer](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#)
Subject: [EXTERNAL] Group Living Zoning Code Amendments
Date: Wednesday, February 3, 2021 1:26:38 PM

If I understand the Group Living amendments correctly, half-way houses and multiple non-related people will be permitted to live in residential areas. The potential to place convicted individuals in houses near schools, churches and single family dwellings is unacceptable. Single family neighborhoods are not set-up for group homes, crash pads, flop houses or half-way houses. Approving these changes is a disaster waiting to happen. Given the current pandemic situation these amendments exacerbate a health problem.

I didn't buy a home in Green Valley Ranch to be subjected to decreasing real estate values, noise and chaos of multi person living conditions. **Single family means single family!**

Please reject the Group Living Zoning Code Amendments.

Thank-you.

William Ulmer
18208 E 44th Avenue
Denver, CO 80249
wjulmer3@comcast.net

From: [David Bufalo](#)
To: [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Cc: [David Bufalo](#)
Subject: [EXTERNAL] Group Living Zoning Code Proposal
Date: Wednesday, February 3, 2021 9:48:59 PM

Members of Council, Mayor Hancock, Andrew Webb:

I am opposed to this amendment primarily based on physical health and mental well being issues. Please read the following commentary for my specific concerns.

I am a licensed professional engineer. I was employed by the City and County of Denver from 1990 to when I retired in 2006. I retired as the Director of the Design and Construction Management Division, which is now defunct. During my tenure with the City, for about ten months, I was the acting Director of the Building Department as it was commonly, but inaccurately, called. The Building Department is charged with the enforcement of the Denver Building Code and exists to protect the life, safety and health of the occupants of buildings. The Building Department sometimes had occasion to interface with the Zoning Department.

Recently, I have become 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 web site is commendable for noting several life safety issues and making references to other regulations by sister City agencies that need to be considered for an increased level of occupancy. 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 half way houses. My concerns are as follows:

Trash: Based on say 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. (Other neighborhoods may have different trash collections systems.) 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 to 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 exchanger would most certainly be better. However, this would be costly and may be unaffordable. It should be noted that restaurants and schools are updating their ventilation systems to combat the Covid-19 virus. Without forced air ventilation to bring in fresh outside air, airborne diseases will be more easily spread.

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 as many as eight unrelated adults and all of their relatives and an unlimited number of children to live in a single-family residence. From 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. For more information

see http://england.shelter.org.uk/_data/assets/pdf_file/0004/39532/Full_house_overcrowding_effects.pdf. This is a report done in England about how overcrowding affects families. The report states what is considered to be an acceptable standard for occupants based on what one bedroom can accommodate, which are: 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. The Denver rules for family day care centers would not allow for an unlimited number of children in a facility.

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 interagency cooperation.

Thank you for your consideration,

Dave Bufalo

Denver

303 337 3202

From: [karen libby](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Wednesday, February 3, 2021 10:08:17 PM

As a resident of Denver for over 50 years, I am dismayed by the fact that in the face of overwhelming opposition to the group living proposal, the Council seems nevertheless to be supportive of this unpopular proposal. More attention seems to be given to those who will profit from this proposal than to residents of Denver neighborhoods who support their city and want their voices to be heard.

I urge you to vote NO on February 8. Please listen to the many constituents who expect their Council persons to represent their best interests in this matter, rather than those who will benefit monetarily. It is especially distressing to know that the neighborhoods of certain people, such as the Mayor, will be exempt from the new zoning.

Listen, please, to the very legitimate concerns of Denver residents in opposition to the group living proposal.

Karen Libby
6795 E. Bethany Place
Denver, CO 80224
303-548-0240

Sent from my iPhone

From: [yvonne terry](#)
To: [dence - City Council](#); andrew.webb@denvergov.org
Subject: [EXTERNAL] Group Living
Date: Thursday, February 4, 2021 11:20:57 AM
Attachments: [February 4.docx](#) [GLA.docx](#)

Please read the following letter

From: [Cami Jensen](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group living
Date: Wednesday, February 3, 2021 9:31:13 PM

Hi

I have lived on gray st 2 blocks from the old Walmart for the past 20 years. I have taught at Kennedy high school for the past 17 years. My whole life is in bear valley. A group living home would make me want to sell my house. I wouldn't want to even walk my dogs on the path or run on the path like I do weekly. This is a terrible idea!! Is there anything we can do to stop this idea from moving forward?

Cami

Sent from my iPhone

From: [Larry Bell](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Half Way Houses
Date: Thursday, February 4, 2021 4:23:40 PM

We are begging you not to vote yes on this zoning change. The unintended consequence of this is enormous. We all know that your constituents are overwhelmingly against this (at least the ones who know about it). We're literally begging. Please save what makes Denver a great place

Sent from my iPhone

From: [cijhendrickson326](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); deborag.ortega@envergov.org; [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] Harvey Park CCF vote
Date: Sunday, February 7, 2021 11:59:55 AM

Dear Council Members,

I am new to Harvey Park and see drastic differences between HP and my former neighborhood, Washington Park West.

I implore you to vote NO on any correctional facilities in the area. Rather the areas in discussion near 285 & Sheridan/Bear Creek, as well as the Evans & Sheridan area (unsure what portions exactly are Lakewood v. Denver) could certainly use additional grocers and specialty stores such as Sprouts or Trader Joe's.

Why use valuable real estate for a correctional facility that has zero benefit to local residents other than a few jobs?

We could certainly use a hospital or other medical facility in the area.

The 285 on/exit ramps at both Sheridan and Wadsworth could use serious upgrades, as could the entire length of Sheridan, Federal, and Alameda--the ridiculous number of uneven pavement and potholes is unacceptable.

Meanwhile, Wash Park gets new neighborhood roads that weren't nearly as in poor repair. And Wash Park has a huge community recreation center, and outdoor public toilets with heat!

Are there any plans to bring light rail to the dishwasher Southwest corridor?

Lastly, I'm appalled at the low rates of graduation and ratings of some of the area Denver Public Schools--the high school students are certainly not getting the same opportunities provided at the school where I teach over in Jeffco. We all know much of academic success has to do with income level in the US, and I hope that you are working on influencing & changing the antiquated funding methods used by the state. The kids deserve better. (More of a state level issue, but I imagine you all have numerous political connections).

Perhaps some school improvements would help with some of economic factors that seem to cause so much theft and crime in the area. I certainly don't see nearly as many police cruisers around here as I did in the Wash Park area.

As a constituent, public school educator, & Emerge graduate, I am always willing to write, call, or attend meetings (via zoom, for now), or be on local committees to represent the people in this area.

Ultimately, the better educated the population, the better the local economics are and less crime in the area. We do not need a correctional facility in the area.

Sincerely,
CJ Hendrickson
2303 South Xavier Street,
Denver, CO 80219

P.S. Please add me to the email list for local updates.

Sent from my T-Mobile 5G Device

From: [Crocker, Shawna](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] I AM SHOCKED. This can't be legal or ethical. VOTE NO ON GROUP LIVING AMENDMENT
Date: Thursday, February 4, 2021 4:35:17 PM

I AM SHOCKED. This can't be legal or ethical. YOU ARE RUINING THE NEIGHBORHOOD I'VE WORKED SO HARD TO LIVE IN FOR THE PAST MANY YEARS. I AM NOT IN FAVOR OF THIS INITIATIVE.

City's PR Team Lobbys for Group Living Amendment

The Office of Storytelling Spins Tales

Just three days after the Mayor's Office lost in district court and was ordered to release documents about the origins of the Group Living Advisory Committee (GLAC), the **City tweeted a promotional video for two [Group Living Advisory Committee](#) members and their for-profit business.** The business was established in 2016 and the featured resident is a teacher with the Adams 12 school district.

The City's tweet also promoted the Group Living Amendment.

Why is the City's PR team using tax dollars to promote a business that will profit from the Amendment?

Why is the City's PR team lobbying with OUR tax dollars?

"On March 21, 2019 Mayor Michael Hancock launched Denver's Office of Storytelling, headed by the city's new Chief Storyteller, **who just happens to be a former Hancock aide.**" [\[Westword, March 25, 2019\]](#)

Court-ordered documents, obtained from the Mayor's office, confirmed the Amendment originated in the Mayor's office.

According to the [webpage](#): "I Am Denver **recognizes the individuals who have made this city**.....by recording and archiving in video, audio and photo the faces and voices of the people who make Denver."

Why is the Office of Storytelling telling just one side of this legislative issue? Where are the voices of Denver residents who have "made this city" with decades of daily efforts to support themselves, help their neighbors, and who oppose this Amendment?

The Office of the Storyteller was contacted multiple times and requests were made for a video of Denver neighbors expressing a different point of view. Their response:

"Thank you for reaching out and apologies for not replying earlier, but we were having some issues with this email address that have now been resolved. We've received your messages and will be looking into your request. The I Am Denver Team"

**Ethics isn't something you say; it's something you do.
We expect better from the Mayor and his administration.**

Shawna

shawna.crocker@gmail.com

scrocker@colostate.edu

303-877-7585

Life is not measured by the breaths you take, but by the moments that take your breath away.

From: [Bill Shirk](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] I Oppose the Group Living Amendment
Date: Wednesday, February 3, 2021 4:38:48 PM

Date February 3, 2021

To Michael Hancock, Denver Mayor

All Denver City Council Members

From: Bill Shirk - Denver Resident since 1985, Council District 4

Subject: Proposed Group Living Amendment to the Denver Zoning Code

I am OPPOSED TO THE PROPOSED GROUP LIVING AMENDMENT to the current Denver Zoning Code for the reasons as follows:

1. The proposed amendment would allow every house in a single family neighborhood to house 5 unrelated persons plus their dependents. This would change the basic character of the neighborhood from single family zoning to multi-family zoning and would easily create an overcrowded mess in what is currently zoned a quiet single family residential neighborhood.
2. The proposed amendment is an assault on the existing property rights of all single family homeowners and constitutes an illegal TAKING of property rights, as promised to current property owners by the current Denver Zoning Code and by the United States Constitution, without due process or just compensation.
3. The well-meaning goals of this proposal are doomed to fail just as, Forced Bussing caused people to flee Denver and Lyndon Johnson's Great Society and Bill Clinton's everyone deserves to own a house programs failed. The problem is that once enacted by Denver the damages done by the proposed zoning changes will have lasting negative effects on many Denver neighborhoods.

AS A WAY FORWARD THE CITY SHOULD CONSIDER:

1. The City needs to find a better way to address the current social concerns without destroying the existing diverse, working and stable neighborhoods of the City. This may not be an easy task but the City should realize that it is not fair or equitable to cause injustices to innocent persons in an attempt to solve actual or perceived past injustices or other social concerns.
2. The City, the Mayor, the City Council and the Denver Community Planning Department have not been fair and impartial advocates for all of the citizens of the City, but have pushed an agenda to enact the proposed code amendment with or without the consent of the citizens.

3. The City needs to acknowledge the limitations of the government's power and to not trample on the existing zoning rights and the private property rights of the citizens of Denver.
4. The City should send Formal Notice letters to every homeowner to provide legal notice of the proposed changes. In the current connected/disconnected community communication world, the City must at least send a formal notice to all property owners and solicit input from each.
5. The City should put these proposed changes to a vote on a neighborhood by neighborhood, or block by block basis. I understand this is not a standard procedure but this is such a significant change that a special system may need to be implemented. If the changes were approved on a neighborhood by neighborhood, or block by block basis then the change could be welcomed by the people most affected.
6. The City should work to provide a diversity of neighborhood types so people can choose the neighborhood and lifestyle they prefer.

Forcibly changing the nature of peoples' homes and their neighborhoods is unacceptable.

From: [Kristin H Bahnsen](#)
To: [dencc - City Council](#)
Cc: [SANA Denver](#)
Subject: [EXTERNAL] I OPPOSE the Group Living Zoning Amendment
Date: Wednesday, February 3, 2021 10:36:35 PM

Dear City Council:

My husband and I are homeowners at 780 York Street in Denver (District 10). I am an elected board member for the 7th Avenue Neighborhood Association RNO. I oppose the Group Living Zoning Amendment (GLA) and urge you to vote in opposition to the GLA on February 8.

Mayor Hancock's office recently communicated that the GLA would address "the dire need for housing that the pandemic has made even more important, and the national focus on issues of race and social justice." I believe that the GLA masks major changes to our City's zoning for private or undisclosed interests under the guise of these two important issues; however, I do not believe that the GLA would actually address the social justice needs of our city.

In my professional life, I help support a community of Chief Operating Officers at companies with \$10B+ in revenue. Following George Floyd's murder and the resulting marches and protests, many of these leaders sought to engage with their workforce in a series of "Courageous Conversations" to find ways to use their companies as platforms for social justice and real change. As a result of what they learned, these leaders are now reworking their employee engagement, leadership, hiring, and retention practices to truly foster inclusion, equity, and diversity among their workforce and the communities they support.

The key to their success to date has been engagement. TRUE engagement is missing from the GLA process. I would wager that 9 out of 10 voters in Denver are unaware of the GLA, the arguments for/against, and the impact it would have on the city. The public hearing process does not drive the type of engagement that City Council needs to pass the GLA in good faith. As the GLA was not proposed before the last election, voters did not give City Council the mandate needed to enact such a major change to our city. I hope you will not abuse the public trust by leveraging the power of your vote to support such a radical initiative without allowing voters the power to weigh in properly.

Sincerely,
Kristin Bahnsen

780 York Street
Denver, CO 80206

From: [Jane Merriken](#)
To: [dence - City Council](#)
Cc: contact@sanadenver.org
Subject: [EXTERNAL] NO Group Living Zoning Code Admendment
Date: Thursday, February 4, 2021 8:35:30 AM

Please vote NO! The citizens
of Denver deserve to be able to vote on this proposal. It should
not be determined by the City
Council.

Jane Merriken
1230 E. 7th Avenue
Denver, CO 80218
Sent from my iPhone

From: [Edward Scott Forbes](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Thursday, February 4, 2021 5:20:28 PM

I have lived in five major American cities in my life—Minneapolis, Detroit, Chicago, Washington, and Denver—and have been here since 1995. My time in Denver has seen me dig into the city in a way I never expected when I was hired by a company based in Golden. The sporting venues, the restaurants, the bars, the DCPA, the festivals have all been so much fun and being a part of making Denver such a vibrant urban setting has been thrilling.

Until recently.

You and your compatriots in local government have allowed this city to become a gigantic tent city. The homelessness and crime crises made the city more and more difficult to enjoy long before COVID-19 came along. The fact that you and others wish to bring these problems to the neighborhoods will only serve to hollow out the city. All of Detroit and major parts of Chicago and Washington should serve as a warning to you as you approach this vote.

There is no way, as I recall my time in these cities, that a yes vote would do anything other than put Denver on the fast track to people moving out and turning this metro area into a gigantic donut with nothing in the middle. I implore you to vote NO.

—Edward Scott Forbes

From: teyeoman@gmail.com
To: [dence - City Council](#)
Subject: [EXTERNAL] No Group Living Zoning Code Amendment
Date: Thursday, February 4, 2021 1:28:14 PM

City Council Members,

I am strongly opposed to the Group Living Zoning Amendment. I take issue with allowing homeless shelters in all neighborhoods and up to three shelters within a one mile radius of single family residential neighborhoods. I urge you not to vote to move forward with this amendment and to seek additional solutions to the city's homeless problem.

Thank you,

Tom Yeoman
735 Adams Street
Denver, 80206
720-243-1712

From: [David Rogers](#)
To: [dencc - City Council](#)
Cc: contact@sanadenver.org; Pam Rogers
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Thursday, February 4, 2021 4:08:06 PM

February 4, 2021

City and County of Denver
Denver City Council

Subject: Statement in Opposition to the Group Living Amendment

Dear Council members:

We are Denver residents and voters, and we are writing to you today requesting that you vote to reject the Group Living Amendment (GLA) on February 8, 2021.

As residents represented by the Seventh Avenue Neighborhood Association (SANA) Registered Neighborhood Organization (RNO), we are aligned to SANA's explicit opposition to the GLA. SANA believes that the City must reevaluate the plan and its approach to increasing density and changing the distribution of Residential Care facilities throughout the City. The GLA was written before COVID-19 drastically changed the future landscape of urbanization across the country and, specifically, in Denver. Planning for increased density and changing the distribution of Residential Care facilities without taking into account lessons we've learned since the pandemic began (and in the middle of the pandemic) is a losing proposition for the City and for our neighborhood.

SANA and our neighboring RNOs have consistently voiced opposition to myriad elements of the GLA. SANA highlights the following general areas of concern:

- Increasing the number of unrelated adults permitted to live in the same house from 2 to 5 (with an unlimited number of relatives). The increase would be made irrespective of the size/square footage of the house.
- Changing the distribution of Residential Care facilities (including shelters, community corrections or "halfway houses", sober living, rehabilitation facilities, assisted living facilities, nursing homes and hospice care) throughout the City.

The following are more specific issues related to the general areas of concern:

- City Council does not have the moral authority or a mandate to make this change. The GLA will have a huge impact on our city. The changes contemplated by the GLA were not debated in our last election. If this Council seeks to make these wholesale changes, for which they do not have a mandate, they should seek one via a referendum on the contemplated changes
- The GLA will create a burden on city services. The City has insufficient infrastructure to accommodate changes that will result from GLA, from schools to water and water treatment to parking on our neighborhood streets
- The GLA will encourage landlords to convert single family residences to 5+ resident properties
- GLA proponents claim that the proposal will improve affordable living - but

affordability will only improve for those seeking to rent a room in a house. For those seeking a single-family living environment - i.e. couples, families, etc. - the GLA would reduce affordability of single family homes within the City of Denver.

For the reasons outlined above we sincerely hope that the City Council will not approve the Group Living Amendment on February 8, 2021.

Thank you,
David and Pamela Rogers
675 N. Humboldt St.
Denver, CO 80218

From: [Virginia Ennis](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Thursday, February 4, 2021 12:59:50 PM

Members of City Council, I'm concerned that our neighborhoods will be destroyed. Like the 1970's residents did in objection to schools, people may move to the suburbs.

Concerns are:

Unrelated adults plus children (how many, what age how many relatives) in a single family home will cause noise, parking limitations, excess trash.

How can you take neighbors rights away by prohibiting their right to object to homeless shelters?

I'm asking for a NO vote.

Virginia Ennis

From: [Lori Goldman](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Thursday, February 4, 2021 5:14:10 AM

Introduction

I'm asking you to vote NO on the the Group Living Zoning Code Amendment.

These are the reasons I oppose the Amendment:

Increased density in single family homes is incredibly unsafe in a pandemic. Parking is already an issue in Denver, where will these new residents park? This will also negatively impact the environment with an increase in resource use (water, gas, electricity), and will increase the need for city services, which currently do not seem to be well-funded.

The buffer for homeless shelters in residential neighborhoods and around schools is unacceptable. Where will we find room for homeless shelters in residential neighborhoods?

This is not an appropriate solution. I urge you to vote NO and to find other approaches.

Thank you.

Lori Goldman

From: [CRAIG SUMMER](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Wednesday, February 3, 2021 5:05:04 PM

As a Colorado native, life long Denver resident, and graduate of Denver Public Schools I am contacting you today as a concerned citizen. I urge you to vote no on the Group Living Zoning Amendment. This is not good for Denver and not good for Denver residents.

This is not going to make Denver a better city. If this passes we will see property values across the city decline. This amendment will commercialize single-family neighborhoods. It will label them as service providers. Investors will be driving the market and single families will leave.

This will allow density in all single-family homes to increase a minimum of 150% -- from 2 to 5 unrelated adults plus unlimited minor children -- in any size home. This will cause crowding concerns resulting in increased trash, noise, parking, and infrastructure problems and more likely more crime.

Please...I urge you to vote no on this. This is not good for Denver or for our neighborhoods. Do the right thing and vote NO!

Sincerely,

Kristin

A concerned citizen

From: [Jeffrey190](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, February 7, 2021 11:54:58 AM

Hello,

I'm writing to voice my opposition to the Group Living Zoning Code Amendment. This creates unforeseen problems to parking and density to Denver Neighborhoods and is not a good solution to affordable housing.

I would ask that you vote no to this Amendment.

Thank You,

-Jeffrey Skallan

Sent from Jeff

From: [BENJAMIN J KELLEY](#)
To: [denc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] NO GROUP LIVING ZONING CODE AMENDMENT
Date: Thursday, February 4, 2021 7:41:50 AM

There are simply no words to describe the complete and utter frustration of YET AGAIN for the current administration to try and stuff through a ludicrous zoning change such as the GLA.

This city, the city I am a native of and have lived in all my life, gets increasingly more dense and built over every day. That being said, the GLA is a very bad idea.

If, like the city and Andrew Webb claim, citizens agree and want this GLA so badly, **why not just put it to a vote as a ballot measure?** That is because most people DO NOT want it, but per usual this administration will ramrod this through and punish the many to serve the few.

Thank you,

Vicki Kelley

From: [Ann Atkinson](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] No Group Living Zoning Code Amendment
Date: Thursday, February 4, 2021 6:52:02 PM

One of the charms and the reason a lot of people are moving to Denver is that Denver is one of the few cities with a strong inner city residential community.

With the ideas exhibited in the Group Living Zoning Code Amendment will result in flight to the suburbs. It will result in loss of tax revenue to the City and County of Denver as the homes here become less desirable and therefore less expensive. The quality of the residents will suffer, the support for the museums, parks, libraries will erode.

As a long term resident, as the vice-president of the Driving Park Historic District, as the parent of a former DPS student, as one of the parents who helped get Dora Moore extended to K-8 to keep the inner city strong, and as a 37 year Realtor specializing in inner city Denver, I am hoping the City Council will vote with common sense and a desire to preserve the quality of life in these historic areas.

Thank you for the opportunity to have a voice in this matter.

Ann

Ann L. Atkinson
LIV Sotheby's International Realty
303-725-6789
aatkinson@livsothebysrealty.com

LIV Sotheby's International Realty will never ask you to wire money or provide wiring instructions. Beware of phishing emails or fraudulent phone calls requesting a bank wire. Please call your lender, title company, or closing attorney to confirm any wiring instructions over the phone.

From: [Rus](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment"
Date: Thursday, February 4, 2021 12:08:11 PM

NO Group Living Zoning Code Amendment"

Are you kidding me. Please go back to school and learn how to be a Planner and not just a liberal.

Thank you,

Sent from my iPhone

From: [PZGRP](#)
To: [dence - City Council](#)
Cc: [Webb, Andrew - CPD City Planner Senior](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] NO on Group Living Amendment
Date: Wednesday, February 3, 2021 8:48:49 PM

Dear Council Members,

Please vote no on the Group Living Proposal. While the number of unrelated adults in home should be changed, it needs to be a separate issue from this proposal. The items of zoning, density, homeless shelters, and buffer zones should not be included in one amendment with no additional funding or oversight on how to enforce this proposal. At the current time, the proposed amendment also does not apply to all neighborhoods. This proposal promotes corporate and political gain at the expense of Denver homeowners. Again, vote NO on the Denver Zoning Code Text Amendment #8 – Group Living Text Amendment

Sincerely,

S. Perez

Rosemary Way

Denver, CO 80237

District 4

From: [Corbin McNutt](#)
To: jolan.cklark@denvergov.org; [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] No on Group Living Amendment
Date: Wednesday, February 3, 2021 5:07:42 PM

Hello,

I was recently informed that there would be a vote taking place on the Group Living Amendment. I am a homeowner in the Wash Park neighborhood and strongly disagree with the proposed amendment.

I previously lived in a neighborhood in Newport Beach, CA that allowed this same type of bill to be passed. Within years of it passing, halfway houses overtook portions of the neighborhood. The neighborhood completely lost that community feel and charm. If this amendment were to pass, an amazing neighborhood such as Wash Park that thrives on great community comradery and a feeling of safety will potentially be scared by the commercialization of halfway houses and homeless shelters.

Don't make the same mistakes that the once great cities of California have made. Please vote no and keep the great neighborhoods of Denver thriving.

Best,
Corbin

--

Corbin McNutt

VP, Product

Mobile: (949) 887-9357 | Email: cmcnutt@onspotdata.com

www.onspotdata.com



From: [Jim Guthrie](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO on the Group Living Zoning Code Amendment
Date: Thursday, February 4, 2021 5:01:45 PM

I oppose the Group Living Zoning Code Amendment as currently written. Too much uncertainty, too broad of scope, too little understanding of the impact, too much wishful thinking and hoping for the best. Good intentions, poor execution. It will actually set back progressive efforts.

Jim Guthrie

From: [Susan Thompson](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO to Denver's Group Living Zoning Code Amendment
Date: Wednesday, February 3, 2021 4:21:55 PM

My specific objections are:

- allow density in all single-family homes to increase a minimum of 150% in **any size home**, during a time of a pandemic. **Nutty!**
- allow new homeless shelters in all neighborhoods and no buffer from schools and permit up to 3 homeless shelters within a 1 mile radius in single family residential neighborhoods. **And, homeowners can't object. What??**
- remove buffer zones between schools and community corrections facilities. **Geez ... there are signs on I70 not to pick up hitchhikers due to nearby correctional facilities. This proposes no buffer zones. Now, really.**

Not sure what the City of Denver is thinking. This resident thinks NO.

Susan N. Thompson
453 Fillmore Street, Denver, CO 80206
susan80122@msn.com
(303) 290-0877

From: [Robyn Hill](#)
To: [City Council District 5](#)
Cc: [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] No to group living amendment
Date: Wednesday, February 3, 2021 3:03:53 PM

Hi,

I wanted to urge you to vote no to the group living amendment.

When we moved into our house 8 years ago, we had a group home next door. We had many problems and complaints through the years. The house was finally sold to a new owner, and I am thankful every day for this.

Thank you!

Robyn Hill, Denver

From: [Barbara Humphries](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Cc: [Basil Katsaros](#); [Su Evans](#); [Karl Bebendorf \(neighbor\)](#); [Susan Shannon](#); [Barbara Lencicki - WWP Safe & Sound Denver](#)
Subject: [EXTERNAL] No to Group Living RE: homeless shelters - residential care
Date: Thursday, February 4, 2021 11:21:36 AM

Dear City Council members:

Homeless shelters financially devastate homeowners. Losses will exceed \$100,000 per family for nearby residents.

The average Denver family, living in a home adjacent to a new residential homeless shelter, will lose \$113,313 through the lost value of their home. This places an undue burden on working people who cannot afford this hardship. What compensation is the city providing for those families who will be hit hardest by these zoning changes?

1. Nearby properties lose 25% of their value (Source: "How homeless shelters affect property values" New York Times, Sept 25, 2019)
2. The Denver median home price exceeds \$453,250 (Source: Denver Real Estate Market, Nov 2019)
3. 25% of \$453,250 = \$113,313.
4. Aurora Mayor Mike Coffman has clearly demonstrated that housing is not the issue for people living in encampments. It is the drug culture. Moving this population into residential neighborhoods will harm the residents and not help the homeless population either.

Please vote NO on homeless shelters in residential neighborhoods. We can work together to find better solutions for everyone.

Barbara Humphries
District 7

From: [Barbara Humphries](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Cc: [Barbara Humphries](#)
Subject: [EXTERNAL] NO to group living zoning amendments RE: homeless shelters and drug addiction residential care uses
Date: Thursday, February 4, 2021 3:39:15 AM

Dear City Council members:

Homeless shelters in neighborhoods will destroy people's lives...without solving our homeless problem. Housing isn't the issue...

Homeless drug culture

"These encampments are not a product of the economy or COVID. They're not a product of rental rates or housing. They are part of a drug culture." That culture, he says, involves mostly young adults that, he says openly use meth, heroin, and cocaine while lots of well-meaning people provide money, food and other necessities that sustain them... Coffman says many of those he met are from out of state.

Source: Aurora Mayor Michael Coffman, following his 7 days and nights living on the street undercover with the homeless. CBS4 January 5, 2021

Insufficient oversight

While the shelters he stayed in don't allow drug use, (Aurora Mayor) Coffman says, most of them don't search residents either. He sent CBS4 a picture of hypodermic needles on the floor of a bunk beneath him.

Property values plummet

The addition of homeless shelters in residential neighborhoods reduced home sale prices 6-25% in a New York study "How Homeless Shelters affect property values" New York Times, September 25, 2019

No recourse for neighbors

311 calls are ignored and problem properties continue to languish. Neighbors contend with drug abuse, public defecation and harassment from aggressive people. Police and neighborhood inspectors are understaffed and cannot respond to the volume of calls.

Drug addicts compromise safety

In 1998, parolee Donta Paige, attending a residential rehab program near Cheeseman Park, was kicked out of the program and shortly after broke into Peyton Tuthill's home, sexually assaulted and murdered her.

Please remove homeless shelters and drug addiction facilities from the proposed residential care uses. They destroy neighborhoods and the lives of people in those neighborhoods.

We can work together, with citizen input, to find workable solutions which benefit everyone.

Barbara Humphries

From: [Barbara Humphries](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] NO to Group Living zoning code amendment RE: Residential Care - community corrections
Date: Wednesday, February 3, 2021 11:44:32 PM

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 RL34287)

From: [Karen McGuire](#)
To: [Karen McGuire](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [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](#)
Subject: [EXTERNAL] NO to Group Living Zoning Code Amendment
Date: Thursday, February 4, 2021 12:00:31 PM
Attachments: [McGuire - Vote NO to Group Living Zoning Code Amendment.docx](#)

Dear Mayor and Denver City Council,

Thank you for the opportunity to voice my opposition to the proposed Group Living zoning code amendment. While I am a strong advocate for more unrelated adults permitted to live together, and a strong advocate of certain Residential Care Facilities, I object to this amendment for the following reasons:

1. The one-size-fits-all allowance of 5 unrelated adults in a home does not reflect the impact this will have in the many neighborhoods with smaller, two-bedroom homes – not just with the number of people but also with parking. We can do better – and choose numbers proportional to conforming bedrooms.
2. Allowing 10 person (plus staff) homeless shelters in any residential neighborhood vastly alters the character of that neighborhood. These are NOT the “small” residential care facilities currently allowed – as portrayed by Denver City Council. This is a 25% increase from what is currently allowed and twice the number of unrelated adults allowed in the new proposal. People in Denver who purchased their homes made their investment based on current zoning – not what you are proposing. They didn’t buy thinking there would be 10 unrelated adults next door. We can do better!
3. The current proposal removes buffers from schools for both correctional facilities (where allowed) and homeless shelters. Again, people move into neighborhoods with the expectation of certain safety standards and removing these buffers changes the standards and invites serious risks. Amanda Sandoval in a LUTI meeting last year portrayed the Independence House corrections facility in District 1 as a plus. She failed to mention that police reports show that over the last three years there were on average **seventy (70), 2-3 car police callouts per year for serious incidents** (more than one per week). **Serious incidents include shootings, suicides, burglaries, assaults, fights, disturbances and police transport to medical care, detox or jail.** This is the rest of the story that Denver City Council does not want to share.
4. Also deceptive is how Councilmembers portray this updated proposal as a compromise based on what constituents asked for and therefore acceptable. Actually, this proposal was made public last year on December 18th and approved by LUTI on December 22nd, allowing just 4 days for constituent review and feedback. Concluding this proposal is acceptable is both presumptive and faulty – and this process of limiting feedback is flawed.
5. I believe this proposal, well-meant by many, will do the OPPOSITE of what it is intended to do. I think it will further divide our City because major components rely on investors and developers – many of whom do not and will not live here. The homes that will be bought for rentals, homeless shelters and correctional facilities will be in the lower cost neighborhoods in Denver – and this creates a disproportionate impact. As relayed in a meeting last year with Councilwoman Jamie Torres, District 3 was hard hit during the 2008 financial crisis when many homes foreclosed and became poorly maintained rentals. I don’t think disproportionate impact is what is intended – but it is what will happen.

My recommendation is to scrap this amendment and write one that first addresses more adults per residence, proportional to home size. Evaluate its impact. Continue to foster RCFs as currently allowed. And please complete the ten-year-plus effort of uniting Denver under only one zoning code.

Thank you,

Karen McGuire
Denver Resident for ~ 40 Years

From: bdecameron@aol.com
To: [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large; District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Cc: contact@sanadenver.org; bdecameron@aol.com
Subject: [EXTERNAL] NO to the Group Living Amendment!
Date: Wednesday, February 3, 2021 5:35:15 PM

NO to the Group Living Amendment!

B de Cameron
748 Steele St
Denver CO 80206

303.263.5565

From: [KanT](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO
Date: Wednesday, February 3, 2021 10:10:05 PM

Please don't do this to Bear Valley. We don't need a correctional facility or houses here. We all ready have to much porch theft, car theft. People actually steal our decorations out of our front yard at Christmas time. Our garden gnomes have been stolen.

There are enough halfway house over on Federal Blvd.

Have you been up on colfax where a bunch of these places are? You see these people wandering around with their backpacks doing absolutely nothing.

I have lived most of my life here in Bear Valley and Harvey Park. I won't stay here if this happens.

Why not put affordable senior housing there?

Tear the building down and make it a park.

I don't want a correctional facility in my backyard.

Theresa Karis

From: [Cliff Sharon Wink](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Cc: [Sharon Wink](#)
Subject: [EXTERNAL] old Walmart Neighborhood Market/Group Living Amendmant
Date: Thursday, February 4, 2021 12:01:28 PM

Dear City Council Members and Denver Mayor:

Please ***do not*** allow the old Walmart Market at Dartmouth and Sheridan become a community corrections facility capable of housing more than 100 inmates.

Within a mile of the Walmart Market location are two elementary schools, a junior high, a high school, and streamside parks with playgrounds. These things are ***not*** compatible with ***a corrections facility housing 100 inmates right next door.*** Just the idea engenders fear and despair. We care about the ***safety*** of our children, ourselves, and our neighbors.

The instillation of a community corrections facility of this size will ***immediately*** lower property values and residents ***will move*** to the suburbs. Denver needs communities like Bear Valley.

Community spirit is currently high; do not make it disappear.

Sincerely,

Cliff and Sharon wink
Bear Valley residents for 57 years

From: [Meg Sippel](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] OPPOSE Group-Living Amendment
Date: Thursday, February 4, 2021 10:21:37 AM

Dear City Council Members:

I **OPPOSE** the group-living amendment as it affects single-family neighborhoods for the following reasons:

1. Private developers or organizations, who have no stake in the fabric of a neighborhood, can convert single-family homes into multi-family units...unalterably changing the character of the neighborhoods that families have moved into to raise their children. Increased traffic, noise and “renters” vs “home owners” will also make a cohesive neighborhood more transient, and, I suspect, make a neighborhood less safe. **This isn’t supporting a healthy community... it is diminishing it!**

2. Buffer zones between schools and homeless shelters and the incarceration industry (private and government run) seems to be non-existent in this plan! The well-being of children should ALWAYS be the first priority in any decisions about shelters and half-way houses.

Unfortunately, the people who need these services are having a hard time, but **why potentially endanger the well-being of a child who has a hopeful future in order to help a much smaller portion of our society?** I am all for helping and support these adults in need (in November, I voted to increase taxes to support them!). There are plenty of places that can more easily support shelters and half-way houses that do not endanger children.

Please, think about the overall well-being of the MAJORITY of Denver citizens. The much smaller portion of those in need is important to address, but the group-living amendment does not make sense.

I **OPPOSE** the group-living amendment.

Thank you,
Meg Ryan Sippel
Congress Park

From: [Gail Lindley](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [tamara@coloradosun.com EOC Media Partner COVID19 Response](#); [Trujillo, Anne](#)
Subject: [EXTERNAL] Opposition to GLAC Vote NO
Date: Sunday, February 7, 2021 12:14:17 PM

In the consideration of time, I have chosen to send a group e-mail to my elected officials regarding my opposition to the majority of the elements of the zoning changes proposed by the GLAC.

First, it is very troubling that this commission has been operating without transparency and communicating with those that are affected the most: homeowners in single residences. It took a lawsuit to do what should have been happening in the first place. And I am pretty sure, the Denver taxpayers paid for the expenses incurred as a result.

It is troubling that there are a few of our elected officials that have exempted their neighborhoods from the proposed zoning changes. If it is good for one, it is good for all.

It is disappointing that the CPD did not disclose that 80 percent of the public comment recorded were in opposition to the changes and it was only by going through public records that this was discovered. This should have been readily available when asked by the CPD.

The positions of BRUN and INC RNOs are on record to vote NO in their position papers as well. And in talking with my neighbors in Grandview and Harkness Heights, there has not been any positive comments regarding the changes.

I am a Denver native, raised on the North Side and the proposed changes to zoning through the GLAC under the curtain of night, does not pass the "stink" test.

Respectfully

Gail Lindley

From: [Derek Cocovinis](#)
To: [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Regional Transportation District](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [denc - City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Opposition to the GLP Proposed Zoning Code Changes
Date: Thursday, February 4, 2021 8:43:21 AM

02/04/2021

Good morning City Councilpersons & Mayor of the City & County of Denver,

Please in good conscience and with all due respect for your District's Constituents, the Residents and Taxpayers of our Mile High City, vote NO on the proposed GLP Zoning Code changes at this coming Monday's, 02/08/21, City Council Meeting. To those of you Councilpersons who are in opposition, or considering opposing the proposed GLP Zoning Code Changes, convince your colleagues on the City Council to vote against these devious and devastating changes. Our Mayor, his hand selected GLAC, City Councilpersons at Large, and greedy Commercial Developers are committed to the destruction of our City to the point where we won't recognize its new manifestation. Increases in overcrowding, filth, safety and sanitation concerns, crime, poorly kept properties, a lack of infrastructure, traffic, inadequate mass transit, and woefully insufficient open space are surely what the proposed GLP Zoning Code Changes will yield. These changes are nothing in which we should take pride and are a mockery to those in the City's 150 year plus history who've strived to make our City one to set an example for Cities across our State and Nation.

Ours, and many other Single Family Zoned Neighborhoods throughout the City, with the exception of those with Chapter 59 Zoning, some 20% of the housing stock, will suffer the consequences of the ill conceived 150% increase in house habitation with the now proposed 5 unrelated adults and their families. As we are well aware Ms. Tina Axelrad and the ZNIS are not about to enforce disturbances from these newly packed houses where infighting, trash, sanitation, parking, noise and safety issues will certainly emanate once the proposed GLP Zoning Code changes become the Law. Our Single Family zoned Neighborhoods contain the homes we worked hard to purchase, maintain, within the Community we have come to cherish,

feel safe and in which we take pride.

The advent of homeless shelters, near schools in close proximity to one another, in former Community buildings & gathering places, and on lots 12,000 square feet plus, with 20 or more residents, will no doubt produce a different and disturbing outcome to our Neighborhoods. Residents will no longer feel safe to walk about in the evening, greet their longtime Neighbors and allow their children to play outdoors. These outcomes are unacceptable.

We implore you to rethink this poorly conceived Planning Process and incorporate the wishes of the Residents of our Mile High City and their desires to live a well run City, with an exemplary Quality of Life and one which they are proud to call home and invest their energy to protect.

Thank you very much in advance for your thoughtful consideration and efforts toward the preservation of the Mile High City we all call Home!

Sincerely,

Derek D. Cocovinis

Winston Downs, Denver, CO - Long Time & Concerned Resident

From: [AIMEE ANDERSON](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Please do not vote for the Group Living proposal
Date: Thursday, February 4, 2021 6:03:09 PM

To Whom It May Concern,

I implore you to not vote for this. As a fourth generation Denver native, I am begging you to find other options. The fact that people proposing this amendment are exempt from it in their own neighborhoods is disturbing. The lack of transparency and complete failure to listen to your constituents will show itself in the ballot box. People have had enough. We elect you to represent our collective voice. Please hear us.

Respectfully,
Aimée Anderson

Sent from my I Phone

From: [Wendy Morrison](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Please Vote NO on GLA
Date: Thursday, February 4, 2021 11:56:56 AM

Dear Mr. Mayor and Councilpersons,

I understand that most of you plan to vote YES for the Group Living Amendment.

I would encourage you all to reconsider your YES vote.

This has been way too rushed,
it does not apply to all neighborhoods in Denver, including the Mayor's,
it was done without transparency and the city had to be sued to release the documents, which are not favorable to the city,
it is trying to do way too much,
it is not necessary,
it will hurt property values,
it will likely increase crime where you put in correctional halfway houses in ordinary neighborhoods,
it is a strain on infrastructure,
and PARKING,
And the people in the city who actually know about it are OVERWHELMINGLY opposed,
You are not representing your constituents.

It seems like this is too aggressive, too quickly.

This was done in the dark of night and then the dark of covid with little community involvement. My understanding is, the opposition from the city has been North of 80%. Shouldn't you all be listening to your constituents?

I've spoken to people who don't even know about it at all. It seems like the current property owners should have a voice in this, but the only voice that was heard on Councilman Hind's town hall were YIMBYs.

We recently attended a Seventh Avenue Neighborhood Meeting where many of the neighbors had never heard of this. However, our neighborhood group voted against it unanimously. Meaning no zoning change.

Why is 20% of the city exempt from this?

I know that many of you do not live near downtown as I do so you will probably not ever feel the impact as I do, but 150% increase in the number of unrelated adults, with unlimited number of children, is ridiculous. Capitol Hill is already a mess. They don't adhere to the current laws in a lot of those houses. What is going to happen when you give them more leeway. It will become even more of a mess. It will be more crowded in an already crowded area. How will you deal with all of the trash generated? And the strain on our current plumbing. What about noise? If the zoning people are not able to keep up with the violations currently, how in the world will they be able to do it under this?

There are already parking issues in Denver and now you intend to have even more with an UNLIMITED number of cars for all of these unrelated people in these houses.

COMMUNITY CORRECTIONAL FACILITIES in commercial and business zoned areas which are often close to schools. Need I say more?

Removing of all buffer zones between Correctional Facilities and Homeless Shelters/ and Schools.

HOMELESS SHELTERS in ANY Denver neighborhood that includes a once a year expansion for 100 guests for 130 days, a quarter of the year.

All of this can be done with a mere notification and no ability of the neighborhood to have any say. We as tax payers can have no OBJECTIONS.

What kind of buyers are going to come into our neighborhoods to purchase properties where they can charge two or three times as much and stuff it full of people.

Denver has NEVER learned from it's mistakes. It continues on a path of debeautification (new word). They tear down everything that gives us a sense of neighborhood and charm to stuff people in.

I guess I just don't understand why the council isn't listening to it's constituents.

Thank you for your response.

Wendy

To the Mayor specifically,

I was not going to vote for you this last time around, because of the degradation of the city skyline with no architectural and design review whatsoever. There was really no choice because the other candidate talked about lifting the camping ban....which you have let us down on as well. I went to a meet and greet with you the night before the election and you had a Q and A. I asked if you would consider instating a Design Review Board in Denver. Your answer was this;

"IT IS MY BIGGEST REGRET AS MAYOR FOR THE PREVIOUS 2 TERMS, THAT NO ICONIC BUILDINGS HAVE GONE UP IN DENVER."

You continued and said that the city was going to have planners go neighborhood by neighborhood to meet with the neighbors and address their specific wants and needs and that each neighborhood would have it's own Design Review Board and would be able to address their needs as a community.

I get it, there are a lot of people moving to Denver and the city has to change to accommodate them. My criticism is that there has been very little thought in the planning process. The GLA will not solve the problems it is supposed to solve and will only continue to degrade Denver.

Capitol Hill is a prime example. The post war boarding house era of Cap Hill ruined it. The large houses that became boarding house became run down and have never recovered. What makes you think this will not be the case all over Denver, if this is what you're trying to do to solve the problem?

The last graph I saw was 92% OPPOSITION. Please listen to your constituents and vote NO.

Wendy Morrison

From: [Josalyn Coleman](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor; dencc - City Council; Sandoval, Amanda P. - CC Member District 1 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; 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 Coun; 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; Deborah Ortega - Councilwoman At Large; Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Please Vote NO on Group Living Amendment
Date: Friday, February 5, 2021 12:02:05 PM

Dear Council Women Black:

The Group Housing Amendment is harmful to Denver residential neighborhoods for the following reasons:

1. <!--[endif]--> Given our ongoing battle with COVID-19, now is not the time to crowd more people into single-family residential neighborhoods.
2. <!--[endif]-->The Group Living Amendment will allow significant population increases in Denver -- with accompanying noise, trash and cars in my Southeast Denver neighborhood.
3. Your Group Housing Amendment is not equitable because Chapter 59 neighborhoods are exempt.
4. <!--[endif]-->Community Planning and Development records of public comments indicate **92%** of Denver residents are **opposed** to this Amendment.
5. There is no plan to improve enforcement or increase staffing in Neighborhood Inspection Services.

Thank you for your time,

Josalyn Coleman
7907 E Jefferson Ave

--[if !supportLineBreakNewLine]--> <!--[endif]-->

From: [michele wiseman](#)
To: [denc - City Council](#)
Cc: [City Council District 5](#)
Subject: [EXTERNAL] Proposed changes to code regarding group living
Date: Thursday, February 4, 2021 9:57:18 AM

We live in the newly developed Boulevard One Neighborhood of Lowry and are very concerned about how these changes will effect our neighborhood. We are already a highly dense environment and lack the infrastructure to accommodate more people than the existing code allowed- all the residential areas were developed with that code in mind. We already have diversified living accommodations that also account for income disparities and the cost of real estate in Denver. In the proposed changes, the entirety of Boulevard One would be become eligible for these changes. We are a family neighborhood and many of the changes recently enacted by the city have already decreased our safety from increased traffic due to the City's change in the traffic pattern to reroute traffic from 1st Ave to Lowry Boulevard. We lack traffic signs and sidewalks to insure our safety from vehicles routinely traveling 40 mph or greater. Both the personal and violent crime rate in our zip code is higher than the National average due to our proximity to adjacent areas. There have been several shootings in the community recently, that have resulted in deaths. We don't feel that a group home would benefit the occupants of the home or our neighborhood. Additionally, we lack access to public transportation and services that may be required. The term group home is loosely applied and most assuredly includes community corrections. Lowry, including Boulevard One, was developed as an example of good urban planning, not as an opportunity for the City of Denver to redevelop into entitlement projects simply based on a new zoning strategy.

Please reconsider the effects that these changes have upon our neighborhoods and vote no on the proposed changes.

Sincerely,

Alex and Michele Wiseman

Sent from my iPhone

From: [Gene Blish](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Proposed Group Living Amendment
Date: Wednesday, February 3, 2021 9:19:57 PM

To the Honorable Mayor Michael Hancock
Denver, Colorado

FYI: Please see below for a copy of the email we sent this evening to Amanda Sawyer, Denver City Council District 5.

Please vote "NO" on the Group Living Amendment.

The proposed amendment has significant potential unintended consequences, such as trash, safety and sanitation issues. In addition, the proposal removes all buffer zones currently in place around schools. The proposed approach does not improve the common good of Denver citizens.

Recommendation: A study group should address the housing issues and propose focused solutions, subject to appropriate City Council and Mayor approvals.

Thank you for your attention.

Eugene A. Blish
Jeanne C. Blish
448 South Pontiac Way
Denver, CO 80224

From: patsy_patsyb.com
To: [Planning Services - CPD](#); [dencc - City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)
Subject: [EXTERNAL] Proposed Group Living Zoning Regulations
Date: Thursday, February 4, 2021 9:33:04 AM
Importance: High

To the Group:

I am writing to let you know that I am very much opposed to the new zoning regulations allowing up to 5 unrelated families (plus children) to live in a single family or duplex residence. Nothing in the published information I've been able to read, addresses the question of health regulations to accompany the new zoning regs....How many single-family affordable homes in Denver have 5+Bedrooms and 5+ **full** bathrooms to accommodate 5 unrelated families??? Are you saying it will be more like a hostel where everyone shares the bathrooms??

Assuming you take a typical 4 bedroom home and chop it up to make 5+ bedrooms (and by the way, if there are children in each family where are they going to sleep???) there will be on average 2-3 bathrooms, not all of which will have a shower or tub.

To have proposed these zoning changes in the middle of a Pandemic demonstrates to me how little forethought has gone into the planning from a basic health care point of view.

Then there is the question of ownership: Are you saying that an owner of a 4 bedroom single family home can rent it out to up to 5 different families? Has anyone checked with Title Companies and Lenders to see if they think this is feasible from an insurance & monetary standpoint?

I appreciate your time in providing me with answers to my questions-
Patsy Brown

From: [Jason Fellows](#)
To: [Mayor's office](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: [EXTERNAL] Re: No on Group Living - Keep Congress Park a single family neighborhood
Date: Wednesday, February 3, 2021 3:12:22 PM

The City should not manipulate our zoning laws to achieve their desired woke social objectives.

If you think this zoning is "this wrong" such that 75% of the city needs to be upzoned - you should take it to the voters.

I do not consent to my neighborhood being rezoned in this manner.

Sent from [Outlook](#)

From: Mayor's office <mayorsoffice@denvergov.org>
Sent: Wednesday, February 3, 2021 11:07 AM
To: Jason Fellows <fellowsja@hotmail.com>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Cc: SANA (Seventh Ave Neighborhood Association) <contact@sanadenver.org>
Subject: RE: No on Group Living - Keep Congress Park a single family neighborhood

Jason,

Thank you for your email below, and for taking the time to share your thoughts.

Our update to Denver's group living rules touches on two of the biggest challenges we have faced over the last year—the dire need for housing that the pandemic has made even more important, and the national focus on issues of race and social justice. The changes proposed to our zoning code would give residents and housing providers more flexibility. They would begin to address the legacy of discriminatory zoning that has excluded certain populations from residential neighborhoods and overburdened communities of color. This is about making housing options available for everyone, including adding more flexibility for those who are struggling, and ensuring that our policies reflect our values as a city.

You can get the facts about the proposal here: [DenverGov.org/groupliving](https://denvergov.org/groupliving).

Team Hancock

Office of Mayor Michael B. Hancock | City and County of Denver

p: (720) 865-9000 | mayorsoffice@denvergov.org



From: Jason Fellows <fellowsja@hotmail.com>

Sent: Wednesday, February 3, 2021 7:02 AM

To: Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Mayorsoffice <mayorsoffice@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>

Cc: SANA (Seventh Ave Neighborhood Association) <contact@sanadenver.org>

Subject: [EXTERNAL] No on Group Living - Keep Congress Park a single family neighborhood

Dear Mayor H, CM Hinds, City Council and Mr. Webb:

I am a resident of District 10, and I am writing to register my opposition to the revised GLA.

On a recent livestream, CM Hinds mused about the benefits of the GLA and pointed to Cap Hill as an example of what Congress Park could become.

My family settled in Congress Park specifically because we like it as a single family neighborhood, I don't want to live in a Cap Hill environment.

Please vote NO on the GLA.

Jason Fellows
740 Madison St.
Denver CO
80206

Sent from [Outlook](#)

From: [Doug Heaton](#)
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](#); [City Council District 10](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [Webb, Andrew - CPD City Planner Senior](#); [dencc - City Council](#)
Subject: [EXTERNAL] Re: Vote No on Group Living Text Amendment Unless Further Revised
Date: Thursday, February 4, 2021 3:44:36 PM

Dear District 8 Council Member Herndon and all other City Council Members,

After a clarifying discussion with Andrew Web, I'd like to refocus my comments to you:

My hope is that you all can understand that 5 unrelated adults living together will behave differently than a family. That in a family, shared cars are a commonality, but when there's 5 unrelated adults who are all working towards their own private homeownership, each adult will have their own car. Single family homes and their neighborhoods were never designed to sustain 6 cars to one lot. Historic neighborhoods like district 8 have many old garages where no cars are parked on the lot due to substandard parking conditions and garage sizes. On top of that, to remodel a garage means the sewer lines are required to be replaced if they're clay in material. So, many homeowners are parking on the street in our area.

Different from my previous understanding, the new limitations on parking are for parking allowed on the house lot for a household (related and unrelated). So, max 6 cars could technically be allowed/ parked on a lot barring they meet all other requirements of zoning. There is no limit or proposal to limit how many cars a household can park on the street, and it appears the only avenue to prevent overparking on streets is by seeking, as a neighborhood, to obtain permit parking only. This is a drastic measure and may be difficult to obtain. The fear lies in that unrelated adult households will pose a problem if there's no means to mitigate overparking the streets.

I've also been told that because there wouldn't be any permitting requirements for allowing multiple unrelated individuals to live in a house there wouldn't be a trigger to verify or require that property owners maintain a minimum number of on-site parking spaces.

So, my suggestion is that this amendment be revised to require an online permit be filed annually by a household of unrelated adults in one house that also acts as an affidavit that requires and commits that the property owner has and will maintain two parking spaces are accessible and utilized on the lot. It would act as a promise by the homeowner. If they cannot truthfully say yes, then they would be required to provide the parking before being allowed a larger number of unrelated adults over 2 to live there. Then, if surrounding neighbors find parking becomes an issue because a group of unrelated individuals in a household are parking all their cars on the street, they have some immediate recourse to alleviate the burden.

There is also no need to have the 1 extra car per household beyond 5 for a group of unrelated individuals. Instead, this requirement should be worded as 1 car per adult + 1 extra car per household up to a maximum of 5 cars. Then, even with 5 individuals in a home only 5 cars will be allowed on the lot. However, if there's two adults living in a house they could have 3 cars per their household.

My other previous concerns about residential care appear to be unavoidable since apparently (as I was told) alcohol and drug abuser are considered handicapped and so they have some rights protected by federal law to create facilities to care for these individuals anywhere. I'm uncertain why residential care is not considered a business (which honestly it should be considered a healthcare business), and it should not have the right to exist in a low-density residential zoned neighborhood. All other business endeavors that would otherwise be required to accommodate a person with a handicap would not be allowed in a residential area just because of who they care for. Likewise, a wellness center (yoga, chiropractic, etc) that says they help

rehabilitate people with handicapping injuries would be prohibited from caring for patients out of a house. So, what is the difference? I continue to be against any consideration of drug and alcohol residential care facilities existing within single family home neighborhoods.

To sum it up, I'm for the approval of this amendment only if it includes:

- A permitting process that records the house is being inhabited by unrelated adults and requires an affidavit of sort that commits the homeowner to providing two onsite parking spaces always to be used for the parking of two vehicles.
- Wording for maximum parking spaces on the lot to be 1 car per adult + 1 extra car per household up to a maximum of 5 cars, with exceptions being made for particularly very large lots.
- Provisions to exclude residential care facilities whose purpose is the rehabilitation of alcohol and drug abusers on the premise that they are a commercial use and not a residential one, therefore have they no place in a single-family home neighborhood.

Sincerely,

Doug Heaton AIA

2349 Clermont St

Denver, CO 80207

District 8

Previous message below for reference

From: Doug Heaton

Sent: Wednesday, February 3, 2021 3:48 PM

To: christopher.herndon@denvergov.org <christopher.herndon@denvergov.org>

Cc: districtone@denvergov.org <districtone@denvergov.org>; kevin.flynn@denvergov.org <kevin.flynn@denvergov.org>; Jamie.Torres@denvergov.org <Jamie.Torres@denvergov.org>; kendra.black@denvergov.org <kendra.black@denvergov.org>; DenverCouncil5@denvergov.org <DenverCouncil5@denvergov.org>; paul.kashmann@denvergov.org <paul.kashmann@denvergov.org>; jolon.clark@denvergov.org <jolon.clark@denvergov.org>; district9@denvergov.org <district9@denvergov.org>; district10@denvergov.org <district10@denvergov.org>; kniechatlarge@denvergov.org <kniechatlarge@denvergov.org>; ortegaatlarge@denvergov.org <ortegaatlarge@denvergov.org>

Subject: Vote No on Group Living Text Amendment Unless Further Revised

Dear District 8 Council Member Herndon and all other City Council Members,

I urge you to vote NO on the Group Living Text Amendment unless they add the additional revisions below:

Particularly, the allowance of 6 cars to a single family home is unacceptable and would overburden our streets especially for homes that do not have any on-site parking provided. I live in District 8 in an older neighborhood where many of the houses have garages that were not designed to fit modern size cars. That results in typically all cars on the streets. Also, as a household we share cars

and make due with sharing rather than each of us having our own. Thus we have less cars on street and do not impact the rest of the neighbors and their visitors. Allowing 5 adults each to have a car and even one extra will burden our streets and impact the convenience of finding parking for my family and our guests, especially when parking restrictions or trash days are in effect. 6 cars for one house parked on the street is just plain unacceptable for unrelated or related adults.

The parking requirement should be altered to reflect a transit oriented attitude, and limit the number of allowable cars and reflect a real household that shares a couple cars and rides transit. Specifically, the one additional car for each household is not necessary and should be removed. Also, for those property owners seeking to have 5 unrelated adults living together (since it is likely they will each have a car), they should be required to modernize their existing onsite parking to provide and utilize a minimum two-car space enclosed garage so their impact would be only 3 vehicles on the street. Often 2-3 parked cars can fit directly in front of one individual lot, thereby, not placing an undue burden on other neighbors.

Separately, I want to ensure that all residential care facilities, even if 10 occupant and smaller, must be required to notify all surrounding residences when applying for a permit. We should all be made aware when these types of services are entering our neighborhood. If a home is to be altered to suit the needs of these individuals they also should be limited by similar parking restrictions as those noted above. Inevitably they will have adults who work there, and some people in transition who drive cars. We cannot have or support more than 3 on street car spaces + 2 onsite garage spaces in our single family home neighborhoods without negatively impacting the rest of us who have only one household living together.

More importantly, community corrections and rehabilitation for drug and alcohol addictions have no place in a single family residential neighborhood. People facing these rehabilitations should be in a more commercial zone so they do not negatively impact the safety of our children and the residential neighborhood we live in. This type of care is clearly a healthcare service and which technically is not an allowable in a single family home; just like yoga and wellness classes are not allowed to be operated out a single family home. Rehabilitating drug and alcohol addicts are not appropriate in our family oriented neighborhood.

It is not clear to me that any of these concerns for small residential care facilities have been addressed.

Please do not approve this amendment unless it incorporates the below items:

- Limit number of allowable cars to 1 per each of the 5 unrelated individuals, remove the language allowing one additional car for each household, and require that a 20x20 clear min size 2-car garage onsite shall be required and be maintained and utilized as parking during any unrelated adult household scenario.
- Require that all residential care facilities regardless of size (even if 10 and under) shall be required to notify all surround residences when applying for a permit.
- Require parking limitations consistent with those denoted directly above for small residential care facilities that may appear in our single family home neighborhoods. Any ratio that would allow more than three cars on our neighborhood streets and two on the lot is unacceptable.
- Prohibit facilities whose purpose is drug and alcohol rehabilitation from being allowed in single family residential neighborhoods. These are not compatible uses to families with small kids.

Sincerely,

Doug Heaton, AIA

2349 Clermont St
Denver, CO 80207
District 8

From: [Seventh Ave Neighborhood Association](#)
To: [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#); [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](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)
Subject: [EXTERNAL] Seventh Avenue Neighborhood Association RNO OPPOSES the Group Living Zoning Amendment
Date: Thursday, February 4, 2021 3:43:11 PM
Attachments: [1454446612440.png](#)
[SANA Letter in Opposition to Group Living Amendment.docx](#)

February 4, 2021

Denver City Council Members and Mr. Webb:

This communication is being sent by the Board of the Seventh Avenue Neighborhood Association (SANA) on behalf of the Members of the organization. This letter is in response and opposition to the proposed Group Living Amendment (GLA) and Denver City Council's scheduled final public hearing and vote on the GLA at its meeting next week on Monday, February 8th.

At our January SANA General Membership Meeting the Membership overwhelmingly supported a list of concerns with the proposed GLA and the SANA Board officially adopted the list of concerns. In addition, SANA Membership unanimously approved SANA opposing adoption of GLA, and the SANA board was authorized to formally oppose the GLA and to participate in any measures necessary to ensure adoption of it in its current form is not approved by Council.

Although we have previously provided a more detailed list of concerns to Councilman Hinds and we are informed that you have been further contacted in opposition by our neighboring RNO's and an immense number of other constituents, we wish to highlight some of the more serious, high-level issues that SANA sees with the GLA. Among other concerns, our membership identified these issues as being of the greatest concern:

- Issue 1: The planning and drafting processes have lacked thorough public notification, transparency, and engagement.
- Issue 2: allowing density in all single-family homes to increase by a minimum of 150% -- from 2 to 5 unrelated adults plus unlimited minor children -- in any size home, during a time of COVID-19 leads to crowding concerns that will inevitably result in increased school densities, trash, noise, parking, and infrastructure problems.
- Issue 3: allowing new 1-10 person, 24/7 homeless shelters, possibly operated by entities other than churches or other non-profits, with expansion to 100 guests for 130 days, and correctional-facility "halfway houses" in our neighborhoods, with no buffer from schools, is of grave concern.
- Issue 4: GLA prohibits the ability of neighbors to object to homeless shelters being placed in their neighborhood, or even next door to them; notification only.
- Issue 5: GLA appears to be a veiled effort by the city to commercialize single-family neighborhoods as service providers and investors will inevitably buy up what limited, existing single-family housing stock exists, having the reverse effect on affordability and accessibility of these neighborhoods to individuals and families who are not seeking to live with roommates or in City or State ordered correctional housing.
- Issue 6: Current Denver residents are being asked to sacrifice the quality of life created by their existing neighborhoods to allow for increased density in exchange for

the hope that affordable housing will happen at some point in the future.

To be clear, while SANA supports the planning process and will always strive to support efforts to diversify our community and Denver citywide, sacrificing our safety and quiet enjoyment of our neighborhoods to accommodate the GLA's ill-conceived arguments relying on issues of race and social justice does not accomplish that goal. That is why SANA residents voted unanimously to oppose the GLA at our January 2021 General Membership Meeting, and we strongly urge you to vote in opposition to its adoption on February 8.

Instead of racing to the finish line on this fatally flawed and permanent zoning change, let's take the time we need to fully discuss and align the community on a new plan that takes into account the lessons we've learned over the last year. The Mayor's office claims that, "This is about making housing options available for everyone, including adding more flexibility for those who are struggling, and ensuring that our policies reflect our values as a city," but from the immense opposition to the GLA it should be evident to them (and you) that the GLA is *not* representative of the City's values or priorities.

City Council does not have the moral authority or a mandate to make this change. The GLA will have a huge impact on our city, and the public hearing process does not drive the type of engagement that City Council would need to have engaged in to pass the GLA in good faith. The GLA was not proposed before the last election therefore voters did not give City Council the mandate needed to enact such a major change to our city. I hope you will not abuse the public trust by leveraging the power of your vote to support such a radical initiative without allowing voters the power to weigh in properly.

Despite the City not having followed a more inclusive and appropriate procedure for engaging with constituents regarding the GLA, we believe voters in Denver *have* found ways to educate themselves and engage, and the result is overwhelming and shouldn't be ignored. Voters in Denver, through their RNO's, contact with their Council people, letters and calls to CPD, and otherwise have shown undeniable *opposition* to the GLA, and Council needs to listen and respond accordingly.

A plan to address housing issues that is responsive to and prioritizes the input of RNOs and residents over that of developers and other special interests is sure to gain the support of both residents and business - let's make that our goal, not what is being presented through the GLA now.

Thank you for your consideration,
Board of Directors, Seventh Avenue Neighborhood Association

SANA Denver
contact@sanadenver.org



From: [Amy Wright](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Table the Group Living Amendment
Date: Thursday, February 4, 2021 11:48:28 AM

To: Denver City Council members, Mayor Hancock, and Mr. Andrew Webb

I ask that the Denver City Council table the Group Living Amendment as currently written until the following concerns are resolved.

First, I applaud the planning board for limiting the total number of adults in any size home to five. But why make exceptions to this ruling by allowing Type 1 facilities to have ten residents, and Handicap and Senior facilities to have eight residents? Why not cap these facilities at five? Why can Type 1 facilities be allowed 100 guests for up to 130 days (what do you even mean by this?), scattered throughout every neighborhood, except the Mayors, and several City Council members neighborhoods, as they live in Ch 59, HOA, or Denver Metropolitan District neighborhoods that are conveniently excluded. How can you possibly cram 100 guests into a 1600 sq ft residence or even a large 5000 sq ft residence? Would you want a house next door to you to have 100 guests for 130 days? The rental next door to us housed five unrelated adults (illegally) for a year and it was a nightmare for us and the surrounding neighbors. In neighborhoods, we like to get to know our neighbors. Can you imagine having a revolving door of 10 ex-felons (and up to 100 for 130 days/year) hanging out next door? Would any of us in our right mind buy a house knowing these are our new neighbors? If I want constantly changing neighbors, I would move to an apartment building. Why allow three of these Type 1 facilities within every mile radius? Could all three land on my block?

Secondly, why has the Denver City Council punted on including all Ch 59, HOA and Denver Metropolitan Districts into the Denver Zoning Code that 77% of the city must abide by ([Chapter 59, Article X](#))? I ask that City Council attend to this prior to approving Group Living for the remaining 77% of us. "Legislative conversion to the New Zoning Code could be completed in approximately two and one-half years for an upfront **cost of \$571,000.**" [Denver Auditor's Report, page 18](#) (from Safe and Sound Denver email, Jan 25, 2021). These areas should be under the same zoning BEFORE the new Group Living Amendment is voted on, otherwise city-wide inequities remain. Without doing this, the old neighborhoods will be holding the burdens of the city, while the newest Ch 59 neighborhoods, like Green Valley Ranch, Stapleton, Lowry, Southmoor, Northfield, live out their days in their developer designed cocoons, unburdened and oblivious to correctional facilities, halfway homes, and group living homes as next door neighbors.

Thirdly, I view these zoning changes with huge trepidation. I have invested in this city for 42 years by paying property taxes and mortgage payments on my home(s). I do not want my investment vanquished because the Mayor and City Council rushed to pass zoning changes with little concern of voices from the very residents these changes will impact. Saying that people in Type 1 facilities benefit by placement in

single unit zoning is a false narrative. The committee was blinded by their own commercial investment needs to develop facilities and did not acknowledge or rigorously solicit input from community neighborhoods that will be impacted. Because the committee lacked diversity and widespread neighborhood representation, I ask that the City Council **LISTEN TO RESIDENTS CONCERNS** and **TABLE THE GROUP LIVING AMENDMENT** until residents concerns are thoroughly incorporated into the zoning changes.

Fourthly, as a homeowner who has followed this relatively closely, I find much is lacking in communicating the changes to the community. It has been difficult to read through the changes in the zoning code. I ask that this amendment be tabled until there are new widely advertised community meetings with presentations across Denver that review the zoning changes. There needs to be more time for residents to learn about the proposed changes, absorb the potential impacts on their neighborhoods, to share feedback and for the Planning Board and City Council to incorporate the additional feedback. **PLEASE DO NOT RUSH A VOTE WITHOUT FURTHER INPUT.**

In conclusion, I ask that the Group Living amendment be tabled until the concerns above are addressed and the following criteria are met:

1. All the HOA's, Denver Metro Districts and Ch 59 regions are regulated within the Denver Zoning Code.
2. The committee should include more neighborhood representatives and incorporate more diversity.
3. City Council members hold their own district meetings with the Denver Planning Board making presentations on the zoning changes and solicit neighbors input. (These may need to be zoom meetings).
4. The Denver Planning Board and Denver City Council acknowledge that the community is very opposed to the current zoning changes and need to slow the process and commit to following the citizens' needs.

Please ***TABLE THE GROUP LIVING AMENDMENT*** as currently written.

Respectfully,

Amy Wright

From: [Gene Brown](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] VOTE AGSINST THIS INCREASED CONGESTION IDEA AND FUNDAMENTAL CHANGE TO ZONING WHICH HAS WORKED GOR DECADES.
Date: Sunday, February 7, 2021 6:46:45 AM

What are you pepple thinking about this? VOTE AGAINST DUMB IDEZ FOR UNLIMITED CARS IN OUR NEIGHBORHOODS!!! INCREASE YOUR MENTALUTY AND VOTE " NO" TO THIS BAD IDEA.I HAVE AIR B & B ACROSS MY STREET--S.LAFAYEYTE-- MANY RENTERS IN R1 area coming and goingalk hrs. with SEVEN CARS IN FRONT OF 1 HOUSE.GET A CLUE ; DO RIGHT THING FOR DENVER!!!!

From: [Alexis Childs](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on Group Living Amendment Feb 8th
Date: Thursday, February 4, 2021 2:26:15 PM

As a resident of Bear Valley I am deeply concerned about what the Group Living amendment will do to my neighborhood and community. I have a small child and do not want these types of facilities in my neighborhood that could cause potential danger to my family.

Please vote NO on the Group Living Amendment on February 8th.

Thank you,
Alexis Childs

From: [Rodney Smith](#)
To: [dence - City Council](#)
Cc: [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Subject: [EXTERNAL] Vote NO on the Group Living Code Amendments--Comments attached.
Date: Friday, February 5, 2021 11:32:12 AM
Attachments: [Group Home Comments.pages](#)

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From: [Arroyo, Ashley E.](#)
To: [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [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 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](#)
Subject: [EXTERNAL] Vote No-Group Living Amendment
Date: Friday, February 5, 2021 5:27:37 PM

Dear Council:

I'm writing to express my vehement opposition to the "Group Living" zoning amendment. I understand there have been changes, but they are not enough. This zoning change goes too far and affects too much of the City. It is extremely disappointing that the City has continued down this road despite the vast opposition from the majority of its residents, and now has gone on a propaganda advertising campaign on social media. Pushing this through during a global pandemic--at a time when RNOs (and the City) can only do virtual outreach and meetings is appalling. I request a "no" vote.

Ashley

Ashley E. Arroyo

Partner

STINSON LLP

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From: [Eva Dyer](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Thursday, February 4, 2021 3:55:13 PM

Regarding: **allow new 1-10 person 24/7 homeless shelters** in all neighborhoods, with expansion to 100 guests for 130 days, and no buffer from schools:

I am a licensed therapist trained in urban planning, marriage and family therapy, and clinical psychology. Among other certifications, I'm trained to deal with marginalized populations, drug additions, trauma (both PTSD and developmental). I've worked with the homeless population and have visited homeless shelters throughout the years to help them receive help. There is actually, as Major Hancock has stated, hundred of unused beds.

When I asked the homeless why they don't want to stay in shelters they state the following reasons: 1) they have severe mental health problems and prefer living outdoors, 2) they have long-term drug addictions and cannot use drugs in the shelters and therefore would rather live in tents; furthermore they have failed to benefit from multiple drug programs and wish to use illegal drugs away from surveillance, 3) they have developed a homeless culture that doesn't fit into affluent neighborhoods, 4) some have documented pedophile records and cannot be around children in families that are sheltered in homes, 5) shelters don't accommodate irregular work hours, particularly night hours, 6) shelters require they be quiet and asleep by certain hours when they would rather be up and around, 7) they were unable to comply with staff rules.

The problem is that unless addiction is solved, mental health workers cannot treat the often many other mental illnesses. Addiction obstructs help with the other areas.

Rather than create more shelters and again see those who need to use them sleeping in our neighborhoods and throughout the city in unsheltered ways, we need to help existing shelters better accommodate and provide treatment for the homeless. At some point, the homeless are human beings who are choosing a way of life. I don't believe that creating more shelters when existing ones are not being used is the answer. Instead, we need to allocate tax funds for properly supervised psychological and medical treatment programs, allowing the homeless continuous engagement with professionals.

In regard to allow up to 3 homeless shelters within a 1 mile radius in single family residential neighborhoods:

I owned an office building at 7th and Grant behind the Governor's mansion, a mixed residential and office area. Whether it be office workers or residents, we were literally attacked by the homeless who created sleeping nests in back yards. They attacked us with long knives and syringe needles, and one knocked me unconscious with a board. Such conduct is dangerous and illegal. They trespassed repeatedly, sleeping on front porches and under bushes. We'd arrive at work and have to step over

sleeping bodies in sleeping bags. They urinated and defecated on the proper, in flower pots, and throughout the yard areas. We couldn't meet with clients that way but would have to schedule only during mid day and only after calling the politics to remove the sleeping homeless from our premises. The police were trained to deal with the homeless in caring ways but I witnessed myself repeatedly that the homeless attacked the police without provocation, in one case stabbing the policeman's eye with a syringe needle. While we might say it's not the fault of the homeless with mental illnesses and drug addictions, some were identified criminals who were sought after. There is no way to screen who is dangerous and who is not. And in more cases than not, we found ourselves dealing with highly dangerous and illegal behavior and treatment. We would have to pay extra fees for special cleanup of thousands of syringe needs throughout the grassy areas, under bushes, throughout the property.

Because so many of the hard-core, long-term homeless have untreated conditions and repeatedly resist treatment provided, they are not safe within a mile of residences in my opinion and based on years of seeking to help them. The residents will move away and the neighborhood will become degraded. I sold my work/residential property because it was so dangerous to work there and my clients refused to visit the facilities that were beautifully fixed up and otherwise maintained. All the residents moved away. The property became devalued, was sold, buildings original to the city were torn down, and new densely-occupied apartments built in stead.

Eva Dyer
685 Humboldt Street
Denver, CO 80218
720 373-3404

From: [Nancy L](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Thursday, February 4, 2021 8:38:22 AM

To ALL Council Members:

My name is Nancy Laird and I live at 630 Milwaukee Street, Denver, CO 80206.

I OPPOSE the passage of the GLA addressed to the Denver City Council and All Council Members.

Nancy P. Laird

From: [Frank Judson](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Wednesday, February 3, 2021 9:16:36 PM

Dear Council Members,
My wife, Marti Judson, and I, Frank Judson, vote in opposition to the Group Living Amendment.
662 Josephine St., Denver, CO 80206

From: [Carrye Cost](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Friday, February 5, 2021 9:58:58 AM

Dear Denver City Council Members,
I live in District 10 in Congress Park. I just wanted to send an email to voice my opposition to the Group Living Amendment. I do not think this amendment is in the best interest of Denver.

Thank you for your time-
Carrye and Nick Cost
657 St. Paul St.

From: [Winston Downs Community Association](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Planning Services - CPD](#)
Cc: [kniechatlarge](#); [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](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Jimenez, Christian - MO Associate Administrator](#)
Subject: [EXTERNAL] WDCA/SHNA Opposition Letter to GLAC
Date: Thursday, February 4, 2021 7:28:22 PM
Attachments: [Final GLAC Response Feb 2021Rev1.pdf](#)

South Hilltop Neighborhood Association joined with Winston Downs Community Association to oppose the text amendments as they are currently written. See attached.

Although recognizing the Citywide need for affordable housing, WDCA and SHNA remain concerned with a number of things contained in Text Amendments which will have negative planning and economic impacts on Winston Downs and South Hilltop. We feel, as written, it is overall bad planning policy, bad timing for such changes and that it will not resolve homelessness or affordable housing issues the city faces.

Respectfully,

--

Stay safe, mask up
Winston Downs Community Association
South Hilltop Neighborhood Association

From: [Dana Arvin](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] We Oppose the Group Living Proposal
Date: Thursday, February 4, 2021 10:56:18 AM

The Group Living Proposal - without school limit distances endangers children. Having two zoning codes discriminates between classes and violates the Equal Protection Clause of the Civil Rights Acts and the Constitutions. The proposal may also violate the taking clause under the US Constitution because people purchase single family homes in neighborhoods. Your legislation is harming communities of color by forcing them to accept group living halfway houses. Allowing anyone to hope a halfway house without the requisite skill and training will cause harm to the citizen who pay your salaries.

Please stop this proposal, and re-contract with the companies who took care of prisoner release and rehabilitation. Refocus on the homeless. Keep our city safe by supporting police and community patrolling. Otherwise I don't see any reason for there to be a city government. Its a waste tax payer money, and we should just go to country and eliminate all the rhetoric.

From: [District 9](#)
To: [dencc - City Council](#)
Subject: Fw: [EXTERNAL] Group Living Amendment
Date: Thursday, February 4, 2021 4:17:23 PM
Attachments: [Outlook-25e1ugxe.png](#)

Please add to the record.



The D9 Team

Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
District9@denvergov.org

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[Sign up for our District 9 email list!](#)

[D9 COVID-19 Resources](#)
[Sign up for our email list!](#)

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From: Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>
Sent: Monday, January 25, 2021 11:02 AM
To: District 9 <District9@denvergov.org>
Subject: Fw: [EXTERNAL] Group Living Amendment

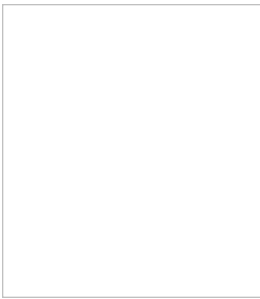
From: Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>
Sent: Monday, January 25, 2021 10:31 AM
To: Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>
Subject: Fwd: [EXTERNAL] Group Living Amendment

Tally as an opposition to group living.

Thank you,

Lisa

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



Lisa.Calderon@denvergov.org

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Begin forwarded message:

From: Ginger Stookesberry <ginstookes@comcast.net>
Date: January 25, 2021 at 7:21:23 AM MST
To: "CdeBaca, Candi - CC Member District 9 Denver City Council" <Candi.CdeBaca@denvergov.org>
Cc: Ginger Stookesberry <ginstookes@comcast.net>
Subject: [EXTERNAL] Group Living Amendment

Councilperson Cdebaca,

The Group Living Amendment as proposed is nothing but a ploy to enrich special interest developers while further weakening the residential stability and character of our city. Thanks to the hard work of the amendment's opponents, the city has been exposed for its corruption in bringing this amendment forward in the midst of so much opposition.

It is so frustrating to see the will of the people being completely ignored once again. The no-camping ban - which had over 80% voter approval — has been pushed aside as you bow to the very loud voices of a very few. Mike Coffman's homeless living experiment proves the insanity of preserving homeless camps. This insanity will be further spread with the rezoning of our neighborhoods to allow halfway houses and squatters while landowners make fortunes on the backs of hard working, everyday people. It is frustrating for compliant, law abiding residents of Denver watch city employees and you destroy our beautiful city.

Please don't ruin our city. Rewrite, or better yet, tear up the Group Living Amendment as proposed.

Sincerely,

Virginia Stookesberry
745 Franklin Street
Denver, CO 80218

Ginger Stookesberry
Creative Copy
ginstookes@comcast.net
303 204 3214

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Doug Heaton](#); [dencc - City Council](#)
Subject: RE: City Council Vote No on Group Living Text Amendment Unless Further Revised
Date: Wednesday, February 3, 2021 5:27:55 PM

Hi Doug – thanks for your input, we'll ensure it is included in the record for the Feb. 8 hearing. For information about how to watch or participate in the hearing, please visit www.denvergov.org/groupliving.

I would like to offer a couple of clarifications:

1. The proposed parking requirement is actually a new limit on the total number of vehicles that may be associated with a household. Currently, the code allows one vehicle per licensed driver plus one for the household, with no maximum. This requirement would establish a new limit of six vehicles parked on a property per household. Existing regulations about parking in front setbacks, inoperable vehicles, etc. would remain the same.
2. These amendments would not allow community corrections uses in neighborhoods.
3. Residential Care uses do have minimum off-street parking requirements for guests and staff.

Thanks,
Andrew + Group Living team

Andrew Webb | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720)865-2973 | andrew.webb@denvergov.org

From: Doug Heaton <dheaton@ktgy.com>
Sent: Wednesday, February 3, 2021 2:58 PM
To: dencc - City Council <dencc@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Subject: [EXTERNAL] City Council Vote No on Group Living Text Amendment Unless Further Revised

Dear City Council Members and City Staff,

I do not support the Group Living Text Amendments as it is currently written. With the below additional amendments I would support the Amended Group Living Text.

Particularly, the allowance of 6 cars to a single family home is unacceptable and would overburden our streets that do not have any on-site parking provided. I live in an older neighborhood where many of the houses have garages that were not designed to fit modern size cars. That results in typically all cars on the streets. Also, households ultimately share cars and make due with sharing, thus (less cars) not impacting the rest of their neighbors and their visitors. Allowing 5 adults each to have a car and even one extra will burden our streets and impact the convenience of finding parking

for my family and our guests, especially when parking restrictions or trash days are in effect. I don't find 6 cars for one house parked on our street acceptable for unrelated or related adults.

The parking requirement should be altered to reflect a transit oriented attitude, and limit the number of allowable cars and reflect a real household that shares a couple cars and rides transit. Specifically, the one additional car for each household is not necessary and should be removed. Also, for those property owners seeking to have 5 unrelated adults living together (since it is likely they will each have a car), they should be required to modernize their existing onsite parking to provide and utilize a minimum two-car space enclosed garage so their impact would be only 3 vehicles on the street. Often 2-3 parked cars can fit directly in front of one individual lot, thereby, not placing an undue burden on other neighbors.

Separately, I want to ensure that all residential care facilities, even if 10 occupant and smaller, must be required to notify all surrounding residences when applying for a permit. We should all be made aware when these types of services are entering our neighborhood. If a home is to be altered to suit the needs of these individuals they also should be limited by similar parking restrictions as those noted above. Inevitably they will have adults who work there, and some people in transition who drive cars. We cannot have or support more than 3 on street car spaces + 2 onsite garage spaces in our single family home neighborhoods without negatively impacting the rest of us who have only one household living together.

More importantly, community corrections and rehabilitation for drug and alcohol addictions have no place in a single family residential neighborhood. People facing these rehabilitations should be in a more commercial zone so they do not negatively impact the safety of our children and the residential neighborhood we live in.

It is not clear to me that any of these concerns for small residential care facilities have been addressed.

Please do not approve this amendment unless it incorporates the below items:

- Limit number of allowable cars to 1 per each of the 5 unrelated individuals, remove the language allowing one additional car for each household, and require that a 20x20 clear min size 2-car garage onsite shall be required and be maintained and utilized as parking during any unrelated adult household scenario.
- Require that all residential care facilities regardless of size (even if 10 and under) shall be required to notify all surround residences when applying for a permit.
- Require parking limitations consistent with those denoted directly above for small residential care facilities that may appear in our single family home neighborhoods. Any ratio that would allow more than three cars on our neighborhood streets and two on the lot is unacceptable.
- Prohibit facilities whose purpose is drug and alcohol rehabilitation from being allowed in single family residential neighborhoods. These are not compatible uses to families with small kids.

Sincerely,

Doug Heaton, AIA

2349 Clermont St

Denver, CO 80207

From: [Carol Ward](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [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](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] ***VOTE NO ON TONIGHT'S ZONING PROPOSAL***
Date: Monday, February 8, 2021 1:24:27 PM

Ladies and gentlemen,

I am writing to ask you to vote "NO" on the Group Living Proposal at tonight's City Council meeting. Is this Proposal AS WRITTEN the best possible solution for your constituents?

I understand that 4 years of city planning time has been invested in this Proposal. This is a sunk cost at this point. Many of you noted that CPD did a poor job with this Proposal. The work it's done lately to attempt to salvage the Proposal resulted in a bloated and convoluted 200+ page document of detailed text amendments that most people haven't actually read and is difficult to comprehend. Denver residents deserve better from their government.

Let's be clear, I am not opposed to increasing the number of unrelated adults in a unit zoned as single family.

I am not opposed to more placements for some residential care.

I am not opposed to finding more equitable solutions in the Denver zoning code.

What I am opposed to is this entire process, the number of issues the Proposal attempts to address in a single change and how the City has handled feedback from those who oppose the Proposal as written. The most recent case in point is the "fact checking" document which has since been proven to have incorrect statements in it. CPD's attempts to shame the opposition into silence actually ended up having the opposite effect.

Tonight's vote puts all of you in the position of having to vote on sloppy work that does not meet the needs nor the wants of most Denver residents. **Please do the right thing and vote "no" on this Proposal as written.** Starting fresh and **tackling one issue at a time** would allow some breathing space for everyone – and serve as a good first step in mending the divisions this poorly-executed Proposal process has created.

Thank you!

Respectfully submitted,

Carol A. Ward
Council District 4

From: [lynne bruning](#)
To: [dence - City Council](#)
Cc: [District 9; Deborah Ortega - Councilwoman At Large; kniechatlarge; Gilmore, Stacie M. - CC XA1405 President Denver City Council](#)
Subject: [EXTERNAL] 20-0888 DENY and place comments PDF in official record
Date: Monday, February 8, 2021 10:16:10 AM
Attachments: [2021 02 08 Bruning to City Council DENY Group Living February 8 2021.pdf](#)

Dear Staci Gilmore and Denver City Council,

Please include my enclosed 6 page PDF letter requesting City Council DENY 20-0888, the Group Living Amendment, in the official record and minutes for this vote scheduled on February 8, 2021.

Please confirm receipt of this email to lynnebruning@gmail.com

Thank you for your assistance.

Respectfully,
Lynne Bruning
District 9
lynnebruning@gmail.com

From: [Denver DSA Steering Committee](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Denver DSA Supports the Group Living Code Amendment
Date: Sunday, February 7, 2021 3:12:58 PM

Hello Andrew Webb, and Denver City Council Members,

We, the Denver Chapter of the Democratic Socialists of America (DSA), would like to convey our **STRONG SUPPORT** for the Group Living Text Amendment. It is important that we continue to change as a city, do all that we can do to make Denver more equitable, combat historical injustices in our residential zoning laws, and offer real solutions to address the growing housing crisis.

That said, we disagree with revisions made to the original plan which reflect unfounded fears rather than equitable housing policy. The city should make the following changes to the amendment:

1. The words “Unrelated Adults” should be completely removed, and there should be no hard cap of adults in the home, but rather be a flexible cap related to the square footage of the home. There are already numerous homes that are sub-plexed allowing 2 per individual unit. There are examples all over Denver where there are as many as 6-units thereby already allowing for 24 unrelated adults to live in the home, where a house directly across the street of the same size is limited to only 2.

By the admission of the City Planner, enforcement of the rule on the number of unrelated adults is inherently racist in practice. By removing the language of “Unrelated Adults”, we would end the practice of Black, Indigenous, and people of color (BIPOC) being disproportionately reported to City of Denver inspections, or being given fewer options for housing than white people out of concern of being reported, or potentially being required to move out during what is an unprecedented housing crisis.

However, should a hard cap remain, we strongly urge the cap to be revised to 10 unrelated adults as originally proposed by city planners. A limit of 4 or 5 essentially eliminates the opportunity to form co-ops, or for the existing co-ops to become legal. There are unofficially many co-ops existing around Denver, but they are unable to register due to the current limitations of unrelated adults. The proposed changes will not be sufficient to allow them to become legal.

Furthermore, in the presentation to Denver City Council, Andrew Webb presented data comparing Denver to its peer cities. Despite having various caps allowing anywhere from 2 to 8 unrelated adults, all of the peer cities still averaged fewer than three unrelated adults per household. This data indicates that we likely won't see a significant change in our average household size whether the cap of unrelated adults is 5 people or 8 people.

2.

We would also like to request Denver City Council to consider easing the restrictions on residential care facilities. In the presentation by Andrew Webb, it was clear that there were no significant issues from the facilities that were in existence prior to their original exclusion. As such, any concerns regarding these facilities are rooted in fear and not reality. With this in mind, we request that the restrictions added to the amendment at the final LUTI committee meeting be rescinded to allow for more people in smaller facilities serving up to 12 people, as well as allowing similar sized community corrections facilities within single-unit and two-unit zone districts, so long as they are within a reasonable distance to public transit.

Allowing individuals transitioning from the carceral system to join our communities will help both those within the facilities to be supported by their families, as well as give their loved ones greater access to them while they reside in the facility. This crucial nexus of social support will enable more of these residents to successfully reintegrate into our larger community,

Thank you for your time and consideration.

In solidarity,

Steering Committee Denver DSA

(720) 319-8678

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From: [Karen Jo](#)
To: [Hancock, Michael B. - MO Mayor](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] GLA: Give it more time.....place on hold....
Date: Monday, February 8, 2021 7:27:38 AM

After mulling over the voices of fellow citizens in print and at various meetings, I submit these suggestions to consider before a final vote:

1. Correct area 59 BEFORE the vote so that we, indeed, are all equal.
2. Create rules and regulations that allow a channel for enforcement.
3. Require a “permit” so that neighbors and enforcement/regulatory agents will know how many are living in the space.
4. Try an “experiment”: Place a group home, rehab facility or a residence with 5 unrelated adults (and all their children and their children’s children under 18) on the blocks where the Mayor, city council members, and the authors of the amendment live. They, and their neighbors, can then observe first hand if it is workable, enforceable and even viable.

Karen Jo
District 10
jokaren9@gmail.com

From: [E J Lorimer](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] GLAC - please vote NO
Date: Monday, February 8, 2021 2:46:27 PM

[Denver Post Feb 7]The median household income for Denver is \$68,592, [according to the U.S. Census Bureau](#), and [rule of thumb is that no more than 30%](#) of your gross income should go toward rent. [The median price for a two-bedroom apartment was \\$1.580 in September](#) — about 28% of a household's pay. [Considering 13% of Denver's population sits below the federal poverty line \(about \\$27,000 for a family of four\)](#), that income-to-rent ratio is much more difficult to find.

The 13% is based on what people report and there are some who do not report all income. So why is it, again, that we need GLAC to address the 13% who *may* rise and the 87% who more likely will get hurt by this poorly written document?

As a retiree, I am well below the median income level. I have planned that equity from my yet-to-be paid off home would carry me to senior care. I so fear this will "erase" my ability to migrate to a senior home because of the inclusion of homeless and other unlicensed residential care you have wrapped into this text amendment.

I am fine with the 5 unrelated adults living together, but wonder why all of Denver must support a low number who technically break the rules? Why can this not be handled by permit or by the rental owners as an option? And, when news stories run about the plight of five housemates who must live "illegally"- it is not the same as five adults and all minor children. This concept has been majorly misrepresented.

This amendment also ***does not*** address homelessness or affordability of dwellings.

Why can this amendment not be broken out so that you actually begin to solve homelessness in Denver by taking an arial view of all money available, problems to solve and what's missing. It's a common business practice that Denver seems to prefer to avoid. And to also have our over-burdened complaint-driven 311 system be the ones to call when there are issues puts all burden of issues onto residents. How is that justified?

PLEASE do not vote this through. It is not ready and it needs to be processed more thoughtfully. It did not help Seattle, Portland or any other city that you compare your idea to. Denver residents deserve more from its City Council.

Thank you for reading and considering.

Jane Lorimer
Denver Resident 54 years

From: [Jim Cortney](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment - VOTE NO!
Date: Monday, February 8, 2021 2:07:24 PM

THIS IS NOT THE SOLUTION!!

From: [Don & Betty](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Sunday, February 7, 2021 11:44:20 PM

To the City Council:

- Having lived in southwest Denver for 39 years,
- having great concern about the parking issue created by this proposal,
- having concern that 20% of the city is not impacted by this amendment, including the mayor and a number of city council members,
- having seen media stories that people already have 8 unrelated people living together,
- having concern that there is no limit on the number of children in addition to the 5 unrelated adults allowed in a single residence,
- having concern over community corrections adding halfway houses in our neighborhood without public hearings,
- having concern that the proposal will actually increase rental property costs in the city, thus driving out single families,
- having concern that the proposal will reduce the amount of green space in the city as more homes will add concrete parking places on what was previously grass,
- seeing that the Committee had an overwhelming number of self-interest individuals and representatives of groups who would benefit from this proposal, yet actually do not reside in the city of Denver, (why didn't you have a representative of each neighborhood association or at least a majority representing the neighborhoods),
- I believe this proposal will be harmful to many neighborhoods in the city (I already know two middle income families who have moved outside of the City and County of Denver), and
- Strongly desirous of keeping Denver as an attractive habitable city without overcrowding, therefore

I INFORM YOU THAT MY WIFE AND I ARE OPPOSED TO THE PASSAGE OF THIS AMENDMENT.

Don and Betty Schaefer
2733 S. Otis St.
Denver

From: [Comcast.net](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Proposal
Date: Monday, February 8, 2021 11:32:11 AM

If this proposal passes, our home will be on the market. We have lived in this house 32 years. It has been remodeled and well maintained. Denver is one of the few cities families can safely live in and have a decent quality of life. I do not want group homes, half way houses, or multiple family homes blocks away from my front door. The strong tax base Denver has enjoyed will show it's disapproval by moving out of this city. Jan Robbins.

Sent from my iPhone

From: [Pete and Carol](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Increase in Housing Code occupancy limit
Date: Sunday, February 7, 2021 2:36:36 PM

Councilwoman Sandoval -

We just recently learned of the referenced zoning change and would like to share our concerns with you, as our current representative for District 1, where we have resided for over 30 years, now. We understand the rationale for updating city codes, but believe that in this case the increase in the number of unrelated adults, from 2 to 5, and without apparent regard for the size of house and lot, is too extreme, and should be approached more progressively/responsibly over time, and especially with regard to the dynamically new health factors of the current worldwide pandemic.

We have real experience in our home in the Highlands on 30th Ave. when, 7 or so years ago, our next door neighbor moved out to the western suburbs and began to rent his "Denver Bungalow" (approx. 1100 sq. ft. on the main floor, w/ some additional basement space, depending on the extent of remodeling, on about a 40 ft. wide x 130 ft lot). Since that time, we've now learned, neither the landlord, nor the property management company, adhered to the Denver housing code's stipulation for no more than 2 unrelated adult occupants. Likewise, there was no enforcement from the City.

We share the following real observations and ask for your consideration in establishing a more responsible, incremental maximum number of unrelated adult housing occupants (we recommend no more than 3):

- Each unrelated adult (UA) occupant is essentially a small "family-like" unit, except that they function independently, not as related family members.
- Each comes with 1, or more vehicles (recreational, like a large pickup, or company business vehicle, etc). 1920's bungalow garages don't generally accommodate today's vehicles, so that would put 5 or more vehicles parked on the street for a given home. Regular families typically share vehicles. Denver's monthly street sweeping for 8 months of the year already puts a challenge on vehicle parking, when all must be on one side of the street.
- Each UA typically drives to their work, not using bikes (especially given their often lack of familiarity with, and tolerance for, Denver's normal winter weather), or public transit.
- As they are independent, each UA routinely drives to grocery stores, or to fast food outlets, to bring home their own food supplies/meals. Not only are there, then, more vehicle trips per house, but there's also a visible increase in the trash being generated for City pickup.
- Not surprisingly, UA's have pets. The smallish bungalow lots and backyards might accommodate 1 family dog, for example, or 2. With the code change increase, that same space could be used for as many as 5 or more dogs, with the associated urine and fecal matter. That volume, with the resulting odor in the air, can't be constrained within a given yard.
- Socializing events at a home by UA's often seems to bring a notably larger number of individuals together, when, say, compared to a family inviting its friends/family "over for an evening". With the potential for 5 (proposed increase) individuals now each bringing together their groups of friends/family, the scene quickly takes on a college party scale (think CU students on "The Hill" in Boulder). Then, there's the lack of adherence to, now, important Covid social distancing behavior (right through the chain link fences between backyards).
- Since, apparently, the current the UA code limit of 2 is not enforced, what will prevent the proposed limit of 5 from being, in reality, 7, or 8, or ...?

- We have a real concern that the increase in UA's to 5 has the potential to have many of Denver's home owners suddenly living next door to a VRBO like situation. We chose, like others, to not live in the more dense neighborhoods of Denver's inner city. We don't believe that we should have to bear the burden of the housing circumstances, the high rents charged by landlords, or the over inflated cost of homes.

Thank-you for your consideration in this matter of importance, and "Thank-you" for your service, especially during this challenging period.

Regards,

Pete & Carol Toth
pctoth@q.com

PS.

It does appear, after reading this morning's article in The Post, that an increase in the limit of unrelated adults is set to be passed by city council this coming Monday. That's regrettable, to our minds.

We genuinely believe that a more sensible and sensitive approach would have been to make incremental changes, and monitor the impacts, before just making one dramatic increase, largely, it seems, because other cities have done so. Even better, would have been for Denver to approach the issue in a formulaic manner, in which the number of unrelated adult occupants would be based on the live-able square footage of any given house. Eight adults in the illegal cooperative referenced in the Post's article, a 4000 sq. ft. home, doesn't quite compare to 5 living in a 1100-1500 sq. ft. bungalow, such as ours, or the one next door.

From: [Teresa Lynne](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, February 7, 2021 10:26:12 PM

Please vote NO

Teresa

From: [Maricela](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, February 7, 2021 5:26:14 PM

Dear City Council:

My name is Maricela Chervený and I have read the changes made to the Group Living Zoning Code Amendment. I do not support the Amendment as currently written.

I currently live near a homeless shelter, where the City and County failed to obtain community input. In the short time that the shelter has been in operation, we have had to deal with the influx of more people passing through or camping and creating safety issues, e.g. more trash/waste, drugs and public urination/defecation.

As such, I am greatly concerned about allowing:

- density in all single-family homes to increase a minimum of 150% -- from 2 to 5 unrelated adults plus unlimited minor children -- in any size home(**except select neighborhood communities**)
- new 1-10 person 24/7 homeless shelters in all neighborhoods (**except select neighborhood communities**), with expansion to 100 guests for 130 days, and no buffer from schools
- up to 3 homeless shelters within a 1 mile radius in single family residential neighborhoods(**except select neighborhood communities**)

I ask that you **vote “no”** on this Amendment as written.

Thank you.

Sincerely,

Maricela Chervený

From: [Teresa Lynne](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, February 7, 2021 10:27:27 PM

PLEASE NO Group Living Zoning Code Amendment

Teresa Stoffel

From: schneider.susan45
To: [dencc - City Council](#)
Subject: [EXTERNAL] NO group living zoning code amendment
Date: Monday, February 8, 2021 12:19:22 PM

I am opposed to this amendment as it is currently drafted.

I have seen the numerous concerns expressed by Safe and Sound Denver and agree with their concerns.

Before you pass anything, you should unite the two disparate zoning codes for all of Denver. Then, start an honest discussion with residents and don't hide the details of what you are trying to do in the weeds of a dense and complicated zoning revision.

This revision will damage Denver and its neighborhoods. Don't do it. You will create rights that cannot be undone and circumstances where existing residents will lose the value of their homes, and there will be more circumstances where the City will be unwilling or unable to enforce or protect residents' interests.

Once again, developers will benefit at everyone else's expense. Nothing like shoving major changes to our neighborhoods down our throats during a pandemic. Stable neighborhoods? Who cares. Notice and public comment? A mere formality to be ignored.

Please vote no.

Thank you,

Susan Schneider
1932 Hudson St.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Olga Zak](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO, Vote, please
Date: Monday, February 8, 2021 6:16:31 AM

Please, Vote No on the zoning. Don't destroy Denver. Don't sell Denver to special interest groups.

Why do you think we have so many people who moved here from cities you want to emulate? Don't divide Denver more into have and have not's.

Thank you,
Taxpayer Olga Zak

From: [Tonia Wilson](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Please Read - A Letter Not In Today's Packet
Date: Monday, February 8, 2021 6:27:15 AM

Hello.

I am writing to ask you to vote "NO" on the Group Living Proposal at tonight's City Council meeting. Do you believe the Proposal AS WRITTEN is the best possible solution for your constituents?

If you are thinking about voting "yes" because so much time has been invested in this process already, then I urge you to vote "no." Four years of city planning time is a sunk cost at this point. Many of you have noted that CPD has done a poor job with this Proposal. The work it's done lately to attempt to salvage the Proposal has resulted in a bloated and convoluted 200+ page document of detailed text amendments that most people haven't actually read. Denver residents deserve better from their government.

If you are thinking about voting "yes" because you believe the City can quickly come up with a solution for the inequitable Chapter 59 issue, then I urge you to vote "no." Ten years have passed since Denver began operating under two zoning codes. An estimate from five years ago showed it would take 2.5 years and over \$500,000 to fix the issue. CPD confirmed last week that it has no plan and no dedicated funds to address the issue. Plus, the City is in a budget crunch. How realistic is it that this fix will be a priority any time soon?

If you are thinking about voting "yes" because you believe this Proposal will address housing affordability, then I urge you to vote "no." The 2018 charter for the Group Living Advisory Committee specifically states that issues around housing affordability were not in scope because those issues cannot be resolved in the zoning code. How likely is it, though, that an unintended consequence of the Proposal is less housing stock available for those who want to buy and occupy a single family house while the market is gobbled up by real estate investors intent on converting more houses to rentals?

To be clear, I am not opposed to increasing the number of unrelated adults in a unit zoned as single family. I am not opposed to more placements for some residential care. I am not opposed to finding more equitable solutions in the Denver zoning code. What I am opposed to is this entire process, the number of issues the Proposal attempts to address in a single change, and how the City has handled feedback from those who oppose the Proposal as written. The most recent case in point is the "fact checking" document which has since been proven to have incorrect statements in it. CPD's attempts to shame the opposition into silence actually ended up having the opposite effect.

Now you are in the awkward position of having to vote on sloppy work that does not meet the needs nor the wants of Denver residents. Please do the right thing and vote "no" on this Proposal as written. Starting fresh and tackling one issue at a time would allow some breathing space for everyone – and serve as a good first step in mending the divisions this poorly-executed Proposal process has created.

Tonia Wilson
Denver, CO

From: [Bernadette Lamont](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] PLEASE vote against the Group Living Amendment
Date: Sunday, February 7, 2021 3:55:48 PM

Dear Council Members,

I am asking for your support to vote no on the Group Living Amendment. I know you have heard all of the arguments against this already. Please don't make the Denver suburbs more desirable to live in than Denver proper.

Sincerely,
Bernadette Chaloupka Lamont
2955 S. Raleigh St.
Denver, CO 80236

From: [Richard Saiz](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)
Cc: [Montano, Dana D. - CC YA3153 Administrator II](#); [dencc - City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [kniechatlarge](#)
Subject: [EXTERNAL] Please vote No on the GLA
Date: Monday, February 8, 2021 9:45:54 AM

Kevin,

While your work has resulted in many necessary changes to the GLA, there are still too many unknowns for me to be comfortable with the GLA. For example, we have no way of knowing which properties on the west side of Bear Valley would be eligible for a CCF if the Chapter 59 zoning is revised.

I think having homeless shelters in our neighborhoods would also have a negative impact in too many ways to mention here.

I am disappointed that all of the benefits presented by the Group Living advocates are for transient groups; those who are incarcerated, homeless, or who want to live with other unrelated adults. While I agree that these groups need help, I disagree that the help provided to them should be provided solely at the expense of our neighbors and neighborhoods. Clearly, there will be expenses for residents who have done everything right for decades; negative quality of life, safety and financial impacts, both measurable and immeasurable for decades to come. I have seen very little, if any, consideration offered for the risks the city is asking Denverites to assume. Removing the threat of having a CCF on my block is not a benefit, it is a strong arm negotiating tactic designed to make us feel like we-really-made-a-difference while we are being led down the primrose path. Thank you GLA for graciously not allowing 40 incarcerated individuals to live in a house next door to me!! You are the best!!

I am disallusioned with the arrogance displayed by city planners, our mayor and some members of city council. To press on despite the overwhelming opposition expressed by Denver residents from all walks of life, from all types of neighborhoods, and from all ethnic backgrounds would be laughable if these changes weren't so extensive and serious. For the city to present a plan that is still one-sided, makes me wonder why any Denver resident should care about their community or try to make Denver a better place.

Please vote NO on the Group Living Amendment.

Richard Saiz

From: [Alice Benitez](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Proposed Group Living and Zoning Code Amendment
Date: Monday, February 8, 2021 2:52:46 PM

Dear City Council Members,

I wanted to register my opposition to the proposed group living and zoning code amendment that is under consideration by the City Council. I have had an opportunity to study this proposal and believe that more public involvement is essential before a vote is held. Although I know this issue has been pending for some time, Covid has prevented many people from participating in this debate, and it is clear that many Denver residents do not realize the impact of the proposed changes. Their voices should be fully heard and considered before a regrettable decision is made by the Council.

I strongly disagree with the Council's statement that this proposal "reflects thoughtful compromise from all sides after months of thorough review by the public". In reviewing the public comments submitted, it is painfully clear that there is no consensus on this proposal and that there is in fact substantial opposition to it, if not a majority of opposition.

The proposed changes pose serious threats to the integrity of Denver neighborhoods and the quality of life which drew us here. Increasing the allowable number of unrelated adults, families, multi-resident facilities, and vehicles in neighborhoods would decrease the desirability and livability of our neighborhoods, would create irreconcilable neighborhood conflicts, and would increase Denver neighborhoods' vulnerability to over-crowding, as well as trash, parking, noise, and health and safety problems.

We request that a decision on this proposal be postponed and that further well-publicized public meetings be held in each neighborhood by each Council member prior to adopting or amending this proposal. These amendments are far too important to pass without a more thorough vetting and broader opportunities for public input.

With best regards,

Alice Benitez

From: [Keith Diggs](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Proposed Ordinance 20-0888
Date: Monday, February 8, 2021 1:43:15 PM

To Whom It May Concern:

I write concerning tonight's [proposal](#) to expand the number of unrelated adults who may live together in Denver.

While the reform is a step in the right direction, it still fails to fully respect individuals' right to establish a home. Occupancy regulations must be limited to true hazards to public safety, and it is not a proper function of government to regulate household composition or judge whether housemates are "committed" to each other. Such regulations needlessly deny housing to the less fortunate.

Restrictions on cohabitation are subject to a "careful assessment" of their purpose and impact on constitutional rights. *Zavala v. City & County of Denver*, 759 P.2d 664, 672 (Colo. 1988). I urge the Council to set a national example by lifting all restrictions on inhabiting private homes.

Best,

Keith Diggs

Attorney (Ariz. Bar No. 032692)

INSTITUTE FOR JUSTICE | 398 S. MILL AVE., STE. 301

TEMPE, AZ 85281 | (480) 557-8300

kdiggs@ij.org

From: louraders@gmail.com
To: [dencc - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#)
Cc: ["Annette Woodward"](#); ["Linda Barker"](#); ["Doug Haeussner"](#); ["John Albers"](#); ["Jeff Bernard"](#); ["Wayne and/or Leslie New"](#); ["Richard Cohen"](#); mshellenbarger@alumni.nd.edu; ["Ingrid Glancy"](#); ["Kate Taucher"](#); ["Dale Rudolph"](#); ["Kevin Landon"](#)
Subject: [EXTERNAL] RE: CCNNA Opposition Statement to GLAC - UPDATE TO RESIDENT RESPONSE TABLE
Date: Monday, February 8, 2021 12:24:44 PM
Attachments: [CCNNA - GLAC Responses.pdf](#)

Dear All: As I indicated in my original submission, I expected the number of CCNNA respondents to increase and we have had an additional 10 people respond that they agreed with the CCNNA position statement. Accordingly, attached is the updated table of respondents and the updated numbers are as follows:

- 300 were expressly in support of the CCNNA opposition position statement,
- 49 were not in favor of the Proposed Amendment at all (meaning it is likely they are not in favor of the increase to 5 unrelated adults either), and
- 2 persons were in favor of the Proposed Amendment.

Thank you for updating this information if and as you are able to do so.

Best regards,

Lou Raders, President CCNNA

From: lou.raders@gmail.com <lou.raders@gmail.com>
Sent: Thursday, February 4, 2021 6:26 PM
To: 'dencc@denvergov.org' <dencc@denvergov.org>; 'chris.hinds@denvergov.org' <chris.hinds@denvergov.org>; 'Webb, Andrew - CPD City Planner Senior' <Andrew.Webb@denvergov.org>; 'Teresa.St.Peter@denvergov.org' <Teresa.St.Peter@denvergov.org>
Cc: 'Annette Woodward' <annette.woodward@comcast.net>; 'Linda Barker' <barkerlk22@gmail.com>; 'Doug Haeussner' <doughaeussner@gmail.com>; 'John Albers' <jalbersdvm@gmail.com>; 'Jeff Bernard' <jeff@cherrycreek.cc>; 'Wayne and/or Leslie New' <newleeway@gmail.com>; 'Richard Cohen' <richardmcohen@hotmail.com>; 'mshellenbarger@alumni.nd.edu' <mshellenbarger@alumni.nd.edu>; 'Ingrid Glancy' <ingrid@ingridglancy.com>; 'Kate Taucher' <ktaucher@mac.com>; 'Dale Rudolph' <dale.rudolph1@gmail.com>; 'Kevin Landon' <kgl4n6@gmail.com>
Subject: CCNNA Opposition Statement to GLAC

Dear Councilman Hinds, City Council Members and Mr. Webb:

Please find attached (i) Cherry Creek North Neighborhood Association (CCNNA), the official RNO for our neighborhood, letter of opposition to the GLAC proposal, (ii) CCNNA table with residents' responses to outreach, (iii) outreach flyer delivered throughout the Cherry Creek North neighborhood, and (iv) CCNNA opposition statement with GLAC summary. You will notice that the majority of CCNNA residents who responded approve the compromise to 5 unrelated adults and minor children reached for the definition of Household. However, they oppose the rest of the GLAC, for the reasons stated in the attached materials. Please note that we all appreciate the efforts Mr.

Webb and City staff put forth in this legislation, but the vast majority of residents do not think that the final proposal is satisfactory and that too many issues remain to be addressed.

Thank you.

Lou Raders, President CCNNA

Copied to the Board of CCNNA and its zoning committee

From: [Wayne and/or Leslie New](#)
To: [Lou Raders](#)
Cc: [dencc - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Annette Woodward](#); [Linda Barker](#); [Doug Haeussner](#); [John Albers](#); [Jeff Bernard](#); [Richard Cohen](#); [Mark and Melanie Shellenbarger](#); [Ingrid Glancy](#); [Kate Taucher](#); [Dale Rudolph](#); [Kevin Landon](#)
Subject: [EXTERNAL] Re: CCNNA Opposition Statement to GLAC - UPDATE TO RESIDENT RESPONSE TABLE
Date: Monday, February 8, 2021 12:39:23 PM

Thanks Lou.
Leslie

On Mon, Feb 8, 2021 at 12:20 PM <louraders@gmail.com> wrote:

Dear All: As I indicated in my original submission, I expected the number of CCNNA respondents to increase and we have had an additional 10 people respond that they agreed with the CCNNA position statement. Accordingly, attached is the updated table of respondents and the updated numbers are as follows:

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Lou Raders, President CCNNA

From: lou.raders@gmail.com <lou.raders@gmail.com>
Sent: Thursday, February 4, 2021 6:26 PM
To: 'dencc@denvergov.org' <dencc@denvergov.org>; 'chris.hinds@denvergov.org' <chris.hinds@denvergov.org>; 'Webb, Andrew - CPD City Planner Senior' <Andrew.Webb@denvergov.org>; 'Teresa.St.Peter@denvergov.org' <Teresa.St.Peter@denvergov.org>
Cc: 'Annette Woodward' <annette.woodward@comcast.net>; 'Linda Barker' <barkerlk22@gmail.com>; 'Doug Haeussner' <doughaeussner@gmail.com>; 'John Albers' <jalbersdvm@gmail.com>; 'Jeff Bernard' <jeff@cherrycreek.cc>; 'Wayne and/or Leslie New' <newleeway@gmail.com>; 'Richard Cohen' <richardmcohen@hotmail.com>; 'mshellenbarger@alumni.nd.edu' <mshellenbarger@alumni.nd.edu>; 'Ingrid Glancy' <ingrid@ingridglancy.com>; 'Kate Taucher' <ktaucher@mac.com>; 'Dale Rudolph' <dale.rudolph1@gmail.com>; 'Kevin Landon' <kgl4n6@gmail.com>
Subject: CCNNA Opposition Statement to GLAC

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Thank you.

Lou Raders, President CCNNA

Copied to the Board of CCNNA and its zoning committee

From: [Erik Stark](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#); [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](#)
Subject: [EXTERNAL] RE: Here we go again
Date: Monday, February 8, 2021 10:54:17 AM

City Council is on a roll. After shoving the EAP into northeast Denver during a pandemic when relatively few actually participated in the online feedback sessions and no one could meet in person at larger meetings to have more meaningful engagement, you now are poised to shove the Group Living Amendment into all of Denver during a budget and staffing crisis due to the same pandemic, ensuring any facilities opened in our neighborhoods will be underfunded, understaffed, and basically the responsibility of the neighborhoods to monitor. Issues or real problems that may arise will likely take weeks or months to address due to the already stretched thin City Inspectors and this will continue for the foreseeable future, and what you have is another nice idea that ends up being poorly thought out, poorly designed, poorly approved, poorly delivered and poorly received.

Nice job!

Much like the EAP, there are big cheerleaders for this latest round of “..Shut up citizens! We’re going to do what we want anyway..!!” and as usual includes all the vested interest groups who stand to benefit from these zoning changes, like the Mayor and his development cronies, service providers in residential neighborhoods, and certain Council Members who “know best” for all of us.

Like the EAP where ordinary citizens (i.e.- your main constituents if you recall) were largely against it, you have the same phenomenon with the GLA. With the EAP, you had opposition from across the spectrum of income, neighborhoods, and backgrounds because of its lack of teeth, protections, or specifics (like guaranteed affordability ..SORRY.. can’t mandate that.. state law! Or protections from scraping of old homes ..SORRY.. nothing concrete.. don’t want to upset property rights advocates and we don’t really like Single Family homes anyway! Or rock solid requirements to create more Open Space and parkland ..SORRY.. can only incentivize that.. we don’t want to upset our developers too much.. etc.). With the GLA, you have the latest from the City idea factory that is largely disliked by ordinary citizens again. Why? Lack of teeth, protections, or specifics. You know, same same.

In both the EAP and GLA, you had the opportunity to actually create positive change. Take bold steps and remove the City from the stuck state of glossy brochures, sanitized deliveries of so-called "outreach", and ending all conflicts of interest and double-speak that has corrupted so much of our large City projects, where certain government employees and representatives and vested interest groups benefit more than the actual residents. With the EAP, you had the opportunity to push for real mandates for affordability... to put the Mayor on notice that State Law must be modified to allow for affordability in all Denver development- a 20% plan for instance, where 20% of ALL apartment, condo, and housing developments are done at cost for those that qualify, cutting the price about in half. But because that would require developers to lost 20% of their profits, of course this developer-backed Mayor would never support such a slap in the face to his true constituents. But you could have called him out and made a point that status quo dribbles of funds here and there for affordability, building stigmatized boxes here and there for lower income living, was no longer an acceptable course. Did this happen? NOPE. You could have finally required all scrapes to recycle all the materials they demolish in our old neighborhoods through a Deconstruction Ordinance as part of the Area Plans, to ensure not only that smaller and more affordable homes aren't constantly replaced by much larger, much more expensive homes, continually increasing the costs of already expensive neighborhoods and marginalizing all but the wealthier citizens more and more. Did you do this? NOPE. You could have put in rock-solid requirements for Open Space and parkland that has to be included in any Area Plan, that has no wiggle room for developers to abuse or deliver small slivers of that are basically unappealing (as happened on 28th and Fairfax... thanks to Councilman Herndon). But did you do this as part of the EAP? NOPE. You could have actually studied the BRT and all its impacts on side-streets, instead of adopting the pie-in-the-sky notion that by default, people will just drive less with the loss of lanes on Colfax. But did you do a responsible study of the impact of this? NOPE. From start to finish, it was all eye-wash and fluff and you are insane if you don't think

people don't realize all this and see right through it. You lost an incredible amount of trust and goodwill because of how this was pushed through and what it actually is.. not the slogans from the glossy presentations.

With the GLA, you had much the same opportunity to address the real issues with our homeless, with the vulnerable, with those in treatment, with those needing assistance and shelters until they can become more self-sufficient. But you blew it much the same. Pie-in-the-sky notions with no real thought of how this is going to work or the long term consequences to neighborhoods when funding, staffing, and oversight are at a minimum. We can applaud efforts by Councilwoman Kniech for pushing for housing the homeless.. the only true long term solutions to handling the problems of homelessness and all its side branches like mental health and addiction issues. We can applaud efforts by Councilwoman CdeBaca to expose the lies of the lowered I-70 project and the bulldozing of a highway, once again, through our poorest neighborhoods when that scar could have been healed finally if CDOT hadn't been allowed to get away with astronomically inflating the costs of the running the new highway along I-270/I-76. We can applaud the efforts of the entire City Council for reigning in some of the power of this Mayor and returning some of it to Council and the people for determining who is appointed to various positions in this City, how the City uses its funds, and a check to abusive and corrupt actions by a self-interested Mayor. The overall goal of helping our exploding homeless situation and all those falling through the safety nets and needing help is laudable. But doing it with this flimsy, poorly thought out proposal, filled with misinformation (like the fact the 1500' buffer from schools is being removed in some scenarios and you should stop acting like it's not), and doing it, AGAIN, at the worst possible time, really sucks! There's no other word for it. Once again, people are seeing poorly thought out "nice" ideas forced into their neighborhoods and all their concerns basically laughed off, cast aside, and chocked up as the complaints of NIMBY types, because... what else could it actually be?

Consider voting no on this proposal. We really can do better and we really need to.

Thanks for your time.

Erik Stark
2274 Birch St.
Denver, CO 80207
303-941-6096

From: [Leah Saltsgaver](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Re-zoning Vote
Date: Monday, February 8, 2021 2:44:36 PM

To the Members of City Council,

I am urging you to vote AGAINST the proposed zoning changes regarding group homes. While I have serious concerns about the impact the changes will have on existing neighborhoods, I am equally concerned that the changes would not apply equitably throughout the city, specifically, that neighborhoods such as Green Valley Ranch, Stapleton, etc., will not be included in the amendment. This is hardly fair or just--if the changes will apply to one neighborhood, they should apply to all.

Thank you for your consideration.

Leah Saltsgaver

From: [Sandi Petti](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] TODAY'S VOTE
Date: Monday, February 8, 2021 12:50:01 PM

MORE THAN 10,500 DENVER TAX PAYERS HAVE SIGNED THE PETITION
AGAINST THE GROUP LIVING ZONING CODE AMENDMENT.

**LISTEN TO THE INDIVIDUALS THAT VOTED FOR YOU AND PAY YOUR
SALARY - VOTE NO !!!!!**

SANDRA PETTI



Virus-free. www.avast.com

From: [Marilyn Press](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] unrelated home occupiers
Date: Monday, February 8, 2021 9:08:36 AM

Please vote against this proposal for unrelated living in R-1 residential areas. Before you vote YOU must observe what happens with this plan, Drive by the NORTH West corner on Holly Street and Leetsdale Drive. Every morning and through the day there are from 6 to 8 cars parked on the driveway and lawn. That is what we can look forward to in our neighborhoods. That is Wrong and should be voted DOWN.

Peter Press
32 Oneida StreeDenver 80230

From: [Doug McCain](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on group living zoning code amendment
Date: Monday, February 8, 2021 6:20:40 AM

Don't destroy Denver's neighborhoods! Vote NO.
Douglas McCain

From: [Idelle Fisher](#)
To: [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Upton, Curt C. - CPD City Planner Principal](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [dencc - City Council](#); [Weigle, Elizabeth K. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Vote No on Group Living Zoning Code Amendment
Date: Monday, February 8, 2021 10:46:06 AM

Hi City Council,

Please Vote No on Group Living Zoning Code Amendment.

As a resident of South Park Hill, our house is along the corridor of Colfax. We have one of the most affordable homes in the area, luckily, nobody bought it to develop it into a McMansion or a multi-unit box before we were able to purchase it about 8 years ago. Prior to that we owned a house at Colfax and Cherry for 10 years. We have worked hard to take care of our properties, taking care of the trees, landscape, and home maintenance. We purchased our home in this area as we wanted to live in a quiet, single-family neighborhood. I am very upset that the zoning that we invested in is getting changed without our approval. Every neighbor I've spoke to is against changing our zoning, and I've seen and read thousands of comments from those who've signed petitions that are opposed to this amendment.

The reasons that I am 100% opposed about the Group Living Zoning Code Amendment include:

Commercializing of our Neighborhood:

This amendment will undoubtedly turn our neighborhood into a commodity and developers and investors will buy up our smallest affordable historic homes and turn them into money-making properties. Instead of single families like ourselves being able to purchase on the small historic homes in the neighborhood, we will be outbid by developers who's plan is to make money from our properties. Many of our smallest, most affordable historic homes will be destroyed to put up poorly-built multi-unit box structures that steal the sun from their Northern neighbors, and cover up as much land as allowed. Additionally, backyard homes (ADUs) will be built, turning a former water-permeable landscapes into heat islands covered in buildings and concrete. These ADUs will not be "affordable housing" – they will just increase our mid-to-high housing density and exasperate our already overtaxed infrastructure (schools, medical offices, roads, stores, utilities, etc). Instead of property owners, our neighborhood will start to fill up with renters with slum-lords, and trash, dog feces, parking and other issues will be a cause of constant neighborhood strife. Instead of knowing our neighbors, we'll have strangers moving in and out without a chance to get to know them, and the wonderful sense of community that we have will be eroded away. Our affordable housing stock will disappear and rather than being able to live in a tree-filled family neighborhood, it will be an area filled with struggling people trying to pay high priced rents, and it will become a loud, polluted noisy place devoid of greenspaces and peace.

Tree Loss & Heat Islands:

Our mature tree canopy, which is already at peril from the massive amount of existing development, will continue to be removed to build multi-unit homes, garages, and parking. Denver already has some of the worst air pollution in the country, and our continued loss of our trees and green spaces to be covered with buildings and concrete has only contributed to the growing issue. I'm glad that the Denver Post has brought to light the short-sightedness of our city planners by allowing so many of our greenspaces to be destroyed:

<https://www.denverpost.com/2021/01/03/denver-tree-planting-greenspace-heat-islands/>

Flooding:

Our historic neighborhood was designed to have lots of permeable ground to absorb water from storms. As Denver has permitted development to pave over our permeable ground, flooding has increased during storms as water has nowhere to go. Unlike planned developments such as Stapleton and Lowry, where they build in drainage areas to collect water from the new developments, Park Hill, Mayfair, Montclair and other surrounding neighborhoods are not able to “build” or add in water-catching areas to accommodate the extra water draining from the ever-increasing impervious surfaces created by development. When a McMansion or ADU is built on a formerly small affordable home property, it causes additional flooding and drainage issues for surrounding neighbors as the water is no longer absorbed on the property. I’m appalled at the amount of development I’ve seen Denver allow where all of our permeable ground on former landscaped lots disappears under building. We need to think about the future, and make sure we are not creating a flood zone by allowing unchecked development without providing adequate planning and drainage.

I ask my City Council members to vote Vote No on Group Living Zoning Code Amendment.

None of the residents who live here want this, and it will destroy our neighborhood.

Idelle Fisher
South Park Hill Resident
720.260.3541

From: [Denver East Neighborhoods First](#)
To: [dence - City Council](#)
Cc: [Sky_Redwood@hotmail.com](#)
Subject: [EXTERNAL] Vote No on the Group Living text amendment
Date: Monday, February 8, 2021 12:26:52 PM

City Council - I have asked DENF to post this letter to you.

I ask that you vote No on the text amendment tonight.

1. We have discussed thoroughly the infrastructure and flooding in this area - this massive text amendment does not take into account the infrastructure.
2. Parking. As re in-fill our neighborhoods , the unlimited amount of cars will be difficult to handle combined with the business opportunities the corridor seeks.
3. The amount of density for type 3 and 4 without justifying this massive expansion, should be a NO in of itself.
4. This will allow commercialization in our neighborhoods.
5. Your data show lack of outreach in many neighborhoods. This is inequitable as well as the Chapter 59 issue.

I agree with the letter I have seen which will be sent to you under Denver East Neighborhoods First.

Sincerely, Sky Redwood - Hale resident

TO City Council
CC: Mayor Hancock
FROM: Florence Sebern, Virginia Village, 80246
RE: Group Living Zoning Code Text Amendment | Additional Signatures
DATE: February 8, 2021

Attached please find an additional 266 signatures from the Change.org petition ***NO to Denver's Group Living Zoning Code Amendment***. I am the author and custodian of this effort.

These signatures have poured in since the submittal deadline of February 4, 2021.

The submittal on February 4th was **3,759 individuals verified through voter registration or other public residency databases.**

With these additional signatures, **I submit a total of 4,025 Denverites who stand in opposition to the Group Living Zoning Code Amendment.**

We urge a denial of the Amendment.



NO to Denver's Group Living Zoning Code Amendment

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Emily Frank

Denver 80204

1/29/2021



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Sincerely,

Jennifer Williams

Denver 80219

1/29/2021



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Sincerely,

ginna grant

Denver 80231

1/29/2021



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Sincerely,

Hannah Coleman

Denver 80220

1/29/2021



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Sincerely,

Brandon Vargas

Denver 80204

1/29/2021



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Sincerely,

Joseph Hudson

Denver 80205

1/29/2021



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Anthony Robles

Denver 80231

1/29/2021



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Sincerely,

Brian Gonzalez

Denver 80204

1/29/2021



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Sincerely,

Michael Tralla

Denver 80206

1/29/2021



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Sincerely,

Stephanie Motyka

Denver 80238

1/29/2021



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Sincerely,

Nancy Elliott

Denver 80236

1/29/2021



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Sincerely,

Gerry Gunning

Denver 80209

1/29/2021



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Sincerely,

Robert Shaughnessy

Denver 80210

1/29/2021



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Audrey Bartus

Denver 80204

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Sincerely,

Christian Cole

Denver 80247

1/29/2021



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Sincerely,

Steve Porter

Denver 80220

1/29/2021



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Sincerely,

Brittany Arenivas

Denver 80204

1/30/2021



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Sincerely,

Ronald Pfister

Denver 80235

1/30/2021



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Denver 80209

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Denver 80236

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Sincerely,

Laura Cox

Denver 80220

1/30/2021



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Sincerely,

Mike Hewett

Denver 80203

1/30/2021



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Denver 80220

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Denver 80220

1/30/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Diana Vucurevich

Denver 80220

1/30/2021



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Sincerely,

Richard Flores

Denver 80220

1/30/2021



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Sincerely,

Elizabeth Meyers

Denver 80220

1/30/2021



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Sincerely,

robert goolesby

Denver 80219

1/30/2021



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Sincerely,

Alexandria Richards

Denver 80220

1/30/2021



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Sincerely,

Michael Carbiener

Denver 80211

1/30/2021



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Sincerely,

Tina Morley

Denver 80230

1/30/2021



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Sincerely,

Susan Cardasis

Denver 80220

1/30/2021



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Sincerely,

Stephanie Simpson

Denver 35223

1/30/2021



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Sincerely,

Michael Vitco

Denver 80209

1/30/2021



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Sincerely,

Jennifer Woolf

Denver 80220

1/30/2021



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Sincerely,

Jasmine Smith

Denver 80211

1/30/2021



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Sincerely,

Helen smith

Denver 80205

1/30/2021



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Sincerely,

Jose Gomez

Denver 80239

1/30/2021



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Sincerely,

brian walshe

Denver 80206

1/30/2021



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Sincerely,

Tom Dadourian

Denver 80209

1/30/2021



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Sincerely,

susan feeen

Denver 80220

1/30/2021



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Sincerely,

Christina Firouztash

Denver 80224

1/30/2021



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Sincerely,

VALERIE SHEFFIELD

Denver 80209

1/30/2021



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Sincerely,

Ann Bown

Denver 80232

1/30/2021



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Sincerely,

Dennis Kirkman

Denver 80224

1/30/2021



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Sincerely,

Bette Finkelmeier

Denver 80220

1/30/2021



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Sincerely,

Melissa Ruh

Denver 75248

1/30/2021



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Sincerely,

Andrea Jerez

Denver 80206

1/30/2021



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Sincerely,

Todd Perkins

Denver 80230

1/30/2021



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Sincerely,

Nosh Tarachand

Denver 80224

1/30/2021



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Sincerely,

Wendy Swanhorst

Denver 80220

1/30/2021



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Sincerely,

Katheleen Gardiner

Denver 80205

1/30/2021



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Sincerely,

Mark Kintner

Denver 80220

1/30/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Catherine Jopes-Garver

Denver 80123

1/30/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Larry Lewis

Denver 80220

1/30/2021



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Sincerely,

chris reich

Denver 80227

1/30/2021



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Sincerely,

Ramey Y.

Denver 80238

1/30/2021



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Sincerely,

Michelle LaCrue

Denver 80236

1/31/2021



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Sincerely,

maureen moses

Denver 80224

1/31/2021



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Sincerely,

G Marshall

Denver 80237

2/1/2021



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Sincerely,

Robert Jones

Denver 80206

2/1/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Michael Concordia

Denver 80206

2/1/2021



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Sincerely,

Kathryn DeBord

Denver 80210

2/1/2021



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Sincerely,

Carol Sweaney

Denver 80205

2/1/2021



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Sincerely,

Casey Boyd

Denver 80212

2/1/2021



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Sincerely,

Kyle Spencer

Denver 80216

2/1/2021



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Sincerely,

Ellen MacDonald

Denver 80209

2/1/2021



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Sincerely,

Kristin Papalexanddatis

Denver 80209

2/1/2021



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Sincerely,

Cheryl Casey

Denver 80206

2/1/2021



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Sincerely,

Deborah Calhoun

Denver 80210

2/1/2021



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Sincerely,

Robert Finan

Denver 80209

2/1/2021



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Sincerely,

Scott Fitzgerald

Denver 80224

2/1/2021



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Sincerely,

Jeanie Curley

Denver 80206

2/1/2021



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Sincerely,

Jan Blankennagel

Denver 80238

2/1/2021



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Sincerely,

Joshua Urbach

Denver 80224

2/1/2021



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Sincerely,

John Carter

Denver 80210

2/1/2021



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Sincerely,

Rj Smith IV

Denver 80222

2/1/2021



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Sincerely,

Laura Skyland

Denver 80206

2/1/2021



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Sincerely,

tom curley

Denver 80206

2/1/2021



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Sincerely,

Christine DeRose

Denver 80212

2/1/2021



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Sincerely,

Kit Bazley

Denver 80209

2/1/2021



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Sincerely,

Gayle Bradbeer

Denver 80211

2/1/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Julie Mansfield

Denver 80206

2/1/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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Sincerely,

Blake Katchur

Denver 80231

2/1/2021



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Sincerely,

Hollynd Hoskins

Denver 80220

2/1/2021



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Sincerely,

Erin Greene

Denver 80218

2/1/2021



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Sincerely,

Sandra Ballantine

Denver 80209

2/1/2021



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Sincerely,

Lisa Curwen

Denver 80220

2/1/2021



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Sincerely,

p MARSHALL

Denver 80237

2/1/2021



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Sincerely,

Teresa Lynne

Denver 80227

2/1/2021



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Sincerely,

Douglas Westfall

Denver 80210

2/1/2021



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Sincerely,

Catherine Goettge

Denver 80237

2/1/2021



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Sincerely,

Daniel Harrington

Denver 80203

2/1/2021



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Sincerely,

Kathy Welker

Denver 80206

2/1/2021



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Sincerely,

Marsha Haun

Denver 80211

2/1/2021



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Sincerely,

lynn sullivan

Denver 80206

2/1/2021



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Sincerely,

Jim Krejci

Denver 80220

2/1/2021



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Sincerely,

Eric Chalifour

Denver 80205

2/1/2021



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Sincerely,

Carlene Smith

Denver 80224

2/2/2021



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Sincerely,

ANNE STERN

Denver 80239

2/2/2021



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Ryan Kingsbury

Denver 80220

2/2/2021



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Chris Curwen

Denver 80220

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Sincerely,

Azure Avery

Denver 80237

2/2/2021



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Sincerely,

Stephen Evanoff

Denver 80210

2/2/2021



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Sincerely,

Steph pena

Denver 80204

2/2/2021



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C Evanoff

Denver 80218

2/2/2021



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Lea Craig

Denver 80210

2/2/2021



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K Bahnsen

Denver 80206

2/2/2021



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Martin Tara

Denver 80231

2/2/2021



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Forest Dorn

Denver 80206

2/2/2021



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George Southwell

Denver 80210

2/2/2021



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Sincerely,

Matt Kelly

Denver 80207

2/2/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Mark Kintner

Denver 80220

2/2/2021



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Sincerely,

Rachael Rhine

Denver 80209

2/2/2021



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Sincerely,

Daniel Sweeney

Denver 80206

2/2/2021



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Sincerely,

Carolyn Mitchell

Denver 80218

2/2/2021



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Sincerely,

Stephanie Bailey

Denver 80220

2/2/2021



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Sincerely,

Craig Fletcher

Denver 80206

2/2/2021



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Sincerely,

Robin Asbury

Denver 80206

2/2/2021



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Sincerely,

David Emick

Denver 80216

2/2/2021



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Sincerely,

Ardith Barbosa

Denver 80231

2/2/2021



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Sincerely,

Daisy Helber

Denver 80239

2/2/2021



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Sincerely,

constance mortell

Denver 80211

2/2/2021



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Sincerely,

Annette Bossert

Denver 80210

2/2/2021



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Sincerely,

Elizabeth Gabbard

Denver 80209

2/2/2021



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Philip Lee

Denver 80210

2/2/2021



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Nancy Tucker

Denver 80206

2/2/2021



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Lynn Gregory

Denver 80207

2/2/2021



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Pat Bringenberg

Denver 80211

2/2/2021



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David Wallace

Denver 80209

2/2/2021



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Timur Satiroglu

Denver 80206

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Michael Dioguardi

Denver 80212

2/2/2021



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Richard Davies

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2/2/2021



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Stephanie Salveson-Toler

Denver 80210

2/2/2021



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Sincerely,

Maury Ankrum

Denver 80206

2/2/2021



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Matthew Helber

Denver 80210

2/2/2021



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Adrienne Stewart

Denver 80206

2/2/2021



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Marylou Houston

Denver 80210

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Brandi Siefkas

Denver 80220

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maria dutmer

denver 80210

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Robyn Rasure

Denver 80220

2/2/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Barbara Zimmerman

Denver 80203

2/2/2021



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Sincerely,

Debra Nelson

Denver 80206

2/2/2021



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Jorge Castillo

Denver 80206

2/2/2021



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Sincerely,

debby locke

Denver 80209

2/2/2021



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Sincerely,

Laura Papazian

Denver 80210

2/2/2021



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Sincerely,

John Bringenberg

Denver 80211

2/2/2021



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Sincerely,

Merrell Aspin

Denver 80210

2/2/2021



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Sincerely,

Leah Phinpraphat

Denver 80220

2/2/2021



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Sincerely,

Claudia Moore

Denver 80231

2/2/2021



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Sincerely,

Heather Allen-Bennish

Denver 80220

2/2/2021



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Sincerely,

Karen Nichols

Denver 80205

2/2/2021



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Sincerely,

Margere Weiss

Denver 80209

2/2/2021



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Sincerely,

Jared Melnik

Denver 80218

2/2/2021



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Anna Monaco

Denver 80231

2/2/2021



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Joseph Montoya

Denver 80218

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Marcus McCarty

Denver 80218

2/2/2021



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Sheila Cleworth

Denver 80205

2/2/2021



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Margaret Ryan Sippel

Denver 80209

2/3/2021



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Greg Eiselein

Denver 80237

2/3/2021



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Sincerely,

Susan Hester

Denver 80206

2/3/2021



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Sincerely,

Lindsay Anderson

Denver 80210

2/3/2021



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Michelle Mize

Denver 80206

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Sincerely,

Chris Michael

Denver 80223

2/3/2021



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Robert Dorsey

Denver 80218

2/3/2021



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Heidi Wester

Denver 80210

2/3/2021



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Sincerely,

Shun-Ping Chau

Denver 80210

2/3/2021



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Sincerely,

Carol Caster

Denver 80224

2/3/2021



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Sincerely,

Natalie Villafuerte

Denver 80227

2/3/2021



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Sincerely,

Timothy Ryerson

Denver 80014

2/3/2021



NO to Denver's Group Living Zoning Code Amendment

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Holly Dencker

Denver 80206

2/3/2021



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Sincerely,

Anne Waage

Denver 80218

2/3/2021



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pete robinson

Denver 80218

2/3/2021



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Sincerely,

Carolyn Harrington

Denver 80220

2/3/2021



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Sincerely,

Monica Diedrich

Denver 80209

2/3/2021



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Sincerely,

Lisa Diedrich

Denver 80209

2/3/2021



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Sincerely,

Laurel DeHamer

Denver 80210

2/3/2021



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Sincerely,

Fiona Hunter

Denver 80206

2/3/2021



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Sincerely,

Natalie Pozatek

Denver 80210

2/3/2021



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Sincerely,

James McCahill

Denver 80210

2/3/2021



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Sincerely,

Peg Schlachter

Denver 80230

2/3/2021



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Pam Jiner

Denver 80203

2/3/2021



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Sincerely,

Juliet Mayo

Denver 80239

2/3/2021



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Sincerely,

Charmaine Barros

Denver 80220

2/3/2021



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Sincerely,

Susan Thompson

Denver 80206

2/3/2021



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Sincerely,

Megan Rogers

Denver 80206

2/3/2021



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Michael Harr

Denver 80210

2/3/2021



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Sincerely,

Brad Peirce

Denver 80218

2/3/2021



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Sincerely,

Cheryl Liebhauser

Denver 80209

2/3/2021



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Sincerely,

Bruce de Cameron

Denver 80206

2/4/2021



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Sincerely,

Cheryl Marx

Denver 80238

2/4/2021



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Sincerely,

Dale Rudolph

Denver 80206

2/4/2021



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Amanda Roben

Denver 80237

2/4/2021



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Sincerely,

Joan Gunning

Denver 80249

2/4/2021



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Sincerely,

Kannan Mahalingam

Denver 80206

2/4/2021



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Sincerely,

Michael Kaiser

Denver 80231

2/4/2021



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Sincerely,

Michael Grigsby

Denver 80203

2/4/2021



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Gary Moore

Denver 80204

2/4/2021



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Sincerely,

Carol Cloues

Denver 80210

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Theresa Flake

Denver 80238

2/4/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Wendy Heath Santeramo

Denver 80202

2/4/2021



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Sincerely,

Susan Mrva

Denver 80231

2/4/2021



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Sincerely,

Kali Backer

Denver 80218

2/4/2021



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Sincerely,

Barbara Holland

Denver 80210

2/4/2021



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Sincerely,

Melissa Gonzales

Denver 80220

2/4/2021



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Sincerely,

PATRICIA CANFIELD

Denver 80206

2/4/2021



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Sincerely,

Eva Dyer

Denver 80205

2/4/2021



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Sincerely,

Dee Pallasch

Denver 80206

2/4/2021



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Sincerely,

Jessica Bond

Denver 80210

2/4/2021



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Sincerely,

mark mcdaniel

Denver 80210

2/4/2021



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Sincerely,

James Jehn

Denver 80206

2/4/2021



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Sincerely,

James Sederberg

Denver 80237

2/4/2021



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Sincerely,

Jane Merriken

Denver 80218

2/4/2021



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Sincerely,

Timothy Page

Denver 80202

2/4/2021



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Barb Abegg

Denver 80212

2/4/2021



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Michele Wiseman

Denver 80230

2/4/2021



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David Bond

Denver 80210

2/4/2021



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Sincerely,

Rose Schulman

Denver 80237

2/4/2021



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Sincerely,

Lucas Bond

Denver 80222

2/4/2021



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Bill Haring

Denver 80211

2/4/2021



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David Hoppes

Denver 80221

2/4/2021



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Sincerely,

Traci O'Brien

Denver 80222

2/4/2021



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Sincerely,

James Guthrie

Denver 80209

2/4/2021



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Sincerely,

bety ziman

denver 80246

2/4/2021



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Sincerely,

Shari Lutz

Denver 80237

2/5/2021



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Sincerely,

Linda O'Connor

Denver 80204

2/5/2021



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Sincerely,

Amy Weed

Denver 80220

2/5/2021



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Sincerely,

Louis Plachowski

Denver 80207

2/5/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Sabrina Farris

Denver 80211

2/5/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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Sincerely,

Chris Murtha

Denver 80211

2/5/2021



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Sincerely,

Sara Stewart

Denver 80224

2/5/2021



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Sincerely,

Lindsay Knapp

Denver 80246

2/5/2021



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Sincerely,

Bill Tinsley

Denver 80209

2/5/2021



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Sincerely,

Daniel Chavez

Denver 80212

2/5/2021



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Sincerely,

Danielle Sanson

Denver 80206

2/5/2021



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Sincerely,

Jeff Campeau

Denver 80218

2/5/2021



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Sincerely,

Dana Reno

Denver 80209

2/5/2021



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Sincerely,

Gail Andrews

Denver 80233

2/5/2021



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Sincerely,

Priscilla Stiefler

Denver 80206

2/5/2021



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Sincerely,

John Stephens

Denver 80218

2/6/2021



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Sincerely,

Mariah Duhh

Denver 80239

2/6/2021



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Sincerely,

Anita Martin

Denver 80209

2/6/2021



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Sincerely,

Stacie Rochford

Denver 80209

2/6/2021



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Mark Caldwell

Denver 80209

2/6/2021



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Sincerely,

Kate Bermingham

Denver 80218

2/6/2021



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Devin Monasmith

Denver 80224

2/6/2021



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Teana Hubbard

Durand 48429

2/6/2021



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Shanika Davis

Denver 80218

2/6/2021



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Joseph Madick

Denver 80229

2/6/2021



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Marc Spencer

Denver 80220

2/6/2021



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Carney Snider

Denver 80220

2/6/2021



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Sincerely,

Barbara Flanigan

Denver 80206

2/6/2021



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Margaret Barry

Denver 80211

2/6/2021



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Sincerely,

SUELLA Crowley

Denver 80231

2/6/2021



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Suzanne Person

Denver 80206

2/6/2021



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Jeffrey M. Pitchford

Denver 80231

2/7/2021



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Thomas Chaber

Denver 80209

2/7/2021



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Sincerely,

Brian Giovanetti

Denver 80227

2/7/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Nancy Johnson

Denver 80231

2/7/2021



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Sincerely,

Chris West

Denver 80230

2/7/2021



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Steve Kite

Denver 80215

2/7/2021



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Sincerely,

Deborah nicklaus

Denver 80209

2/7/2021



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Sincerely,

Carla Huston

Denver 80212

2/7/2021



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Sincerely,

Meredith Coors

Denver 80206

2/7/2021



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Sincerely,

Dana Busch

Denver 80206

2/7/2021

TO City Council
CC: Mayor Hancock
FROM: Florence Sebern, Virginia Village, 80246
RE: Group Living Zoning Code Text Amendment | Additional Signatures
DATE: February 8, 2021

Attached please find an additional 266 signatures from the Change.org petition ***NO to Denver's Group Living Zoning Code Amendment***. I am the author and custodian of this effort.

These signatures have poured in since the submittal deadline of February 4, 2021.

The submittal on February 4th was **3,759 individuals verified through voter registration or other public residency databases.**

With these additional signatures, **I submit a total of 4,025 Denverites who stand in opposition to the Group Living Zoning Code Amendment.**

We urge a denial of the Amendment.



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Sincerely,

Emily Frank

Denver 80204

1/29/2021



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Sincerely,

Jennifer Williams

Denver 80219

1/29/2021



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Sincerely,

ginna grant

Denver 80231

1/29/2021



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Sincerely,

Hannah Coleman

Denver 80220

1/29/2021



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Sincerely,

Brandon Vargas

Denver 80204

1/29/2021



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Sincerely,

Joseph Hudson

Denver 80205

1/29/2021



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Anthony Robles

Denver 80231

1/29/2021



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Sincerely,

Brian Gonzalez

Denver 80204

1/29/2021



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Michael Tralla

Denver 80206

1/29/2021



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Stephanie Motyka

Denver 80238

1/29/2021



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Sincerely,

Nancy Elliott

Denver 80236

1/29/2021



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Sincerely,

Gerry Gunning

Denver 80209

1/29/2021



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Robert Shaughnessy

Denver 80210

1/29/2021



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Audrey Bartus

Denver 80204

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Sincerely,

Christian Cole

Denver 80247

1/29/2021



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Denver 80220

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Brittany Arenivas

Denver 80204

1/30/2021



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Ronald Pfister

Denver 80235

1/30/2021



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Denver 80209

1/30/2021



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Sincerely,

Laura Cox

Denver 80220

1/30/2021



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Sincerely,

Mike Hewett

Denver 80203

1/30/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Emily Clarendon

Denver 80220

1/30/2021



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Sincerely,

Bonnie Hill

Denver 80220

1/30/2021



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Sincerely,

Diana Vucurevich

Denver 80220

1/30/2021



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Sincerely,

Richard Flores

Denver 80220

1/30/2021



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Sincerely,

Elizabeth Meyers

Denver 80220

1/30/2021



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Sincerely,

robert goolesby

Denver 80219

1/30/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Alexandria Richards

Denver 80220

1/30/2021



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Sincerely,

Michael Carbiener

Denver 80211

1/30/2021



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Sincerely,

Tina Morley

Denver 80230

1/30/2021



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Sincerely,

Susan Cardasis

Denver 80220

1/30/2021



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Sincerely,

Stephanie Simpson

Denver 35223

1/30/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Michael Vitco

Denver 80209

1/30/2021



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Sincerely,

Jennifer Woolf

Denver 80220

1/30/2021



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Sincerely,

Jasmine Smith

Denver 80211

1/30/2021



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Sincerely,

Helen smith

Denver 80205

1/30/2021



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Sincerely,

Jose Gomez

Denver 80239

1/30/2021



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Sincerely,

brian walshe

Denver 80206

1/30/2021



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Sincerely,

Tom Dadourian

Denver 80209

1/30/2021



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Sincerely,

susan feeen

Denver 80220

1/30/2021



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Sincerely,

Christina Firouztash

Denver 80224

1/30/2021



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Sincerely,

VALERIE SHEFFIELD

Denver 80209

1/30/2021



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Sincerely,

Ann Bown

Denver 80232

1/30/2021



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Sincerely,

Dennis Kirkman

Denver 80224

1/30/2021



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Sincerely,

Bette Finkelmeier

Denver 80220

1/30/2021



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Sincerely,

Melissa Ruh

Denver 75248

1/30/2021



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Sincerely,

Andrea Jerez

Denver 80206

1/30/2021



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Sincerely,

Todd Perkins

Denver 80230

1/30/2021



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Sincerely,

Nosh Tarachand

Denver 80224

1/30/2021



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Sincerely,

Wendy Swanhorst

Denver 80220

1/30/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Katheleen Gardiner

Denver 80205

1/30/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mark Kintner

Denver 80220

1/30/2021



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Sincerely,

Catherine Jopes-Garver

Denver 80123

1/30/2021



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Sincerely,

Larry Lewis

Denver 80220

1/30/2021



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Sincerely,

chris reich

Denver 80227

1/30/2021



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Sincerely,

Ramey Y.

Denver 80238

1/30/2021



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Sincerely,

Michelle LaCrue

Denver 80236

1/31/2021



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Sincerely,

maureen moses

Denver 80224

1/31/2021



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Sincerely,

G Marshall

Denver 80237

2/1/2021



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Sincerely,

Robert Jones

Denver 80206

2/1/2021



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Sincerely,

Michael Concordia

Denver 80206

2/1/2021



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Sincerely,

Kathryn DeBord

Denver 80210

2/1/2021



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Sincerely,

Carol Sweaney

Denver 80205

2/1/2021



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Sincerely,

Casey Boyd

Denver 80212

2/1/2021



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Sincerely,

Kyle Spencer

Denver 80216

2/1/2021



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Sincerely,

Ellen MacDonald

Denver 80209

2/1/2021



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Sincerely,

Kristin Papalexanddatis

Denver 80209

2/1/2021



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Sincerely,

Cheryl Casey

Denver 80206

2/1/2021



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Sincerely,

Deborah Calhoun

Denver 80210

2/1/2021



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Robert Finan

Denver 80209

2/1/2021



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Sincerely,

Scott Fitzgerald

Denver 80224

2/1/2021



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Sincerely,

Jeanie Curley

Denver 80206

2/1/2021



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Sincerely,

Jan Blankennagel

Denver 80238

2/1/2021



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Sincerely,

Joshua Urbach

Denver 80224

2/1/2021



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Sincerely,

John Carter

Denver 80210

2/1/2021



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Sincerely,

Rj Smith IV

Denver 80222

2/1/2021



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Sincerely,

Laura Skyland

Denver 80206

2/1/2021



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Sincerely,

tom curley

Denver 80206

2/1/2021



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Sincerely,

Christine DeRose

Denver 80212

2/1/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Kit Bazley

Denver 80209

2/1/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Gayle Bradbeer

Denver 80211

2/1/2021



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Sincerely,

Julie Mansfield

Denver 80206

2/1/2021



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Sincerely,

Blake Katchur

Denver 80231

2/1/2021



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Sincerely,

Hollynd Hoskins

Denver 80220

2/1/2021



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Sincerely,

Erin Greene

Denver 80218

2/1/2021



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Sincerely,

Sandra Ballantine

Denver 80209

2/1/2021



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Sincerely,

Lisa Curwen

Denver 80220

2/1/2021



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Sincerely,

p MARSHALL

Denver 80237

2/1/2021



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Sincerely,

Teresa Lynne

Denver 80227

2/1/2021



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Sincerely,

Douglas Westfall

Denver 80210

2/1/2021



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Sincerely,

Catherine Goettge

Denver 80237

2/1/2021



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Sincerely,

Daniel Harrington

Denver 80203

2/1/2021



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Sincerely,

Kathy Welker

Denver 80206

2/1/2021



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Sincerely,

Marsha Haun

Denver 80211

2/1/2021



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Sincerely,

lynn sullivan

Denver 80206

2/1/2021



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Jim Krejci

Denver 80220

2/1/2021



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Eric Chalifour

Denver 80205

2/1/2021



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Sincerely,

Carlene Smith

Denver 80224

2/2/2021



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Sincerely,

ANNE STERN

Denver 80239

2/2/2021



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Ryan Kingsbury

Denver 80220

2/2/2021



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Chris Curwen

Denver 80220

2/2/2021



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Sincerely,

Azure Avery

Denver 80237

2/2/2021



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Sincerely,

Stephen Evanoff

Denver 80210

2/2/2021



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Sincerely,

Steph pena

Denver 80204

2/2/2021



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C Evanoff

Denver 80218

2/2/2021



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Lea Craig

Denver 80210

2/2/2021



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Sincerely,

K Bahnsen

Denver 80206

2/2/2021



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Martin Tara

Denver 80231

2/2/2021



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Forest Dorn

Denver 80206

2/2/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

George Southwell

Denver 80210

2/2/2021



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Matt Kelly

Denver 80207

2/2/2021



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Sincerely,

Mark Kintner

Denver 80220

2/2/2021



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Sincerely,

Rachael Rhine

Denver 80209

2/2/2021



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Sincerely,

Daniel Sweeney

Denver 80206

2/2/2021



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Sincerely,

Carolyn Mitchell

Denver 80218

2/2/2021



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Sincerely,

Stephanie Bailey

Denver 80220

2/2/2021



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Sincerely,

Craig Fletcher

Denver 80206

2/2/2021



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Sincerely,

Robin Asbury

Denver 80206

2/2/2021



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Sincerely,

David Emick

Denver 80216

2/2/2021



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Sincerely,

Ardith Barbosa

Denver 80231

2/2/2021



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Sincerely,

Daisy Helber

Denver 80239

2/2/2021



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Sincerely,

constance mortell

Denver 80211

2/2/2021



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Sincerely,

Annette Bossert

Denver 80210

2/2/2021



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Elizabeth Gabbard

Denver 80209

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Denver 80210

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Nancy Tucker

Denver 80206

2/2/2021



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Lynn Gregory

Denver 80207

2/2/2021



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Pat Bringenberg

Denver 80211

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David Wallace

Denver 80209

2/2/2021



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Timur Satiroglu

Denver 80206

2/2/2021



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Michael Dioguardi

Denver 80212

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Richard Davies

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Stephanie Salveson-Toler

Denver 80210

2/2/2021



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Sincerely,

Maury Ankrum

Denver 80206

2/2/2021



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Matthew Helber

Denver 80210

2/2/2021



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Adrienne Stewart

Denver 80206

2/2/2021



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Marylou Houston

Denver 80210

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Brandi Siefkas

Denver 80220

2/2/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

maria dutmer

denver 80210

2/2/2021



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Sincerely,

Robyn Rasure

Denver 80220

2/2/2021



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Sincerely,

Barbara Zimmerman

Denver 80203

2/2/2021



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Sincerely,

Debra Nelson

Denver 80206

2/2/2021



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Jorge Castillo

Denver 80206

2/2/2021



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Sincerely,

debby locke

Denver 80209

2/2/2021



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Sincerely,

Laura Papazian

Denver 80210

2/2/2021



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Sincerely,

John Bringenberg

Denver 80211

2/2/2021



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Sincerely,

Merrell Aspin

Denver 80210

2/2/2021



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Sincerely,

Leah Phinpraphat

Denver 80220

2/2/2021



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Sincerely,

Claudia Moore

Denver 80231

2/2/2021



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Sincerely,

Heather Allen-Bennish

Denver 80220

2/2/2021



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Sincerely,

Karen Nichols

Denver 80205

2/2/2021



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Margere Weiss

Denver 80209

2/2/2021



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Jared Melnik

Denver 80218

2/2/2021



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Anna Monaco

Denver 80231

2/2/2021



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Denver 80218

2/2/2021



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Marcus McCarty

Denver 80218

2/2/2021



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Sheila Cleworth

Denver 80205

2/2/2021



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Margaret Ryan Sippel

Denver 80209

2/3/2021



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Greg Eiselein

Denver 80237

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Sincerely,

Susan Hester

Denver 80206

2/3/2021



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Sincerely,

Lindsay Anderson

Denver 80210

2/3/2021



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michelle Mize

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Sincerely,

Chris Michael

Denver 80223

2/3/2021



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Robert Dorsey

Denver 80218

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Heidi Wester

Denver 80210

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Sincerely,

Shun-Ping Chau

Denver 80210

2/3/2021



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Sincerely,

Carol Caster

Denver 80224

2/3/2021



NO to Denver's Group Living Zoning Code Amendment

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Natalie Villafuerte

Denver 80227

2/3/2021



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Sincerely,

Timothy Ryerson

Denver 80014

2/3/2021



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Sincerely,

Holly Dencker

Denver 80206

2/3/2021



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Sincerely,

Anne Waage

Denver 80218

2/3/2021



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Sincerely,

pete robinson

Denver 80218

2/3/2021



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Sincerely,

Carolyn Harrington

Denver 80220

2/3/2021



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Sincerely,

Monica Diedrich

Denver 80209

2/3/2021



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Sincerely,

Lisa Diedrich

Denver 80209

2/3/2021



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Sincerely,

Laurel DeHamer

Denver 80210

2/3/2021



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Sincerely,

Fiona Hunter

Denver 80206

2/3/2021



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Sincerely,

Natalie Pozatek

Denver 80210

2/3/2021



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Sincerely,

James McCahill

Denver 80210

2/3/2021



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Sincerely,

Peg Schlachter

Denver 80230

2/3/2021



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Sincerely,

Pam Jiner

Denver 80203

2/3/2021



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Sincerely,

Juliet Mayo

Denver 80239

2/3/2021



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Sincerely,

Charmaine Barros

Denver 80220

2/3/2021



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Sincerely,

Susan Thompson

Denver 80206

2/3/2021



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Sincerely,

Megan Rogers

Denver 80206

2/3/2021



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Michael Harr

Denver 80210

2/3/2021



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Brad Peirce

Denver 80218

2/3/2021



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Sincerely,

Cheryl Liebhauser

Denver 80209

2/3/2021



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Sincerely,

Bruce de Cameron

Denver 80206

2/4/2021



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Sincerely,

Cheryl Marx

Denver 80238

2/4/2021



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Sincerely,

Dale Rudolph

Denver 80206

2/4/2021



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Sincerely,

Amanda Roben

Denver 80237

2/4/2021



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Sincerely,

Joan Gunning

Denver 80249

2/4/2021



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Sincerely,

Kannan Mahalingam

Denver 80206

2/4/2021



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Sincerely,

Michael Kaiser

Denver 80231

2/4/2021



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Sincerely,

Michael Grigsby

Denver 80203

2/4/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Gary Moore

Denver 80204

2/4/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Carol Cloues

Denver 80210

2/4/2021



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Sincerely,

Theresa Flake

Denver 80238

2/4/2021



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Sincerely,

Wendy Heath Santeramo

Denver 80202

2/4/2021



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Sincerely,

Susan Mrva

Denver 80231

2/4/2021



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Sincerely,

Kali Backer

Denver 80218

2/4/2021



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Sincerely,

Barbara Holland

Denver 80210

2/4/2021



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Sincerely,

Melissa Gonzales

Denver 80220

2/4/2021



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Sincerely,

PATRICIA CANFIELD

Denver 80206

2/4/2021



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Sincerely,

Eva Dyer

Denver 80205

2/4/2021



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Sincerely,

Dee Pallasch

Denver 80206

2/4/2021



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Sincerely,

Jessica Bond

Denver 80210

2/4/2021



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Sincerely,

mark mcdaniel

Denver 80210

2/4/2021



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James Jehn

Denver 80206

2/4/2021



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Sincerely,

James Sederberg

Denver 80237

2/4/2021



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Jane Merriken

Denver 80218

2/4/2021



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Timothy Page

Denver 80202

2/4/2021



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Barb Abegg

Denver 80212

2/4/2021



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Michele Wiseman

Denver 80230

2/4/2021



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David Bond

Denver 80210

2/4/2021



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Sincerely,

Rose Schulman

Denver 80237

2/4/2021



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Sincerely,

Lucas Bond

Denver 80222

2/4/2021



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Bill Haring

Denver 80211

2/4/2021



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David Hoppes

Denver 80221

2/4/2021



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Sincerely,

Traci O'Brien

Denver 80222

2/4/2021



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Sincerely,

James Guthrie

Denver 80209

2/4/2021



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Sincerely,

bety ziman

denver 80246

2/4/2021



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Sincerely,

Shari Lutz

Denver 80237

2/5/2021



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Sincerely,

Linda O'Connor

Denver 80204

2/5/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Amy Weed

Denver 80220

2/5/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Louis Plachowski

Denver 80207

2/5/2021



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Sincerely,

Sabrina Farris

Denver 80211

2/5/2021



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Sincerely,

Chris Murtha

Denver 80211

2/5/2021



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Sincerely,

Sara Stewart

Denver 80224

2/5/2021



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Sincerely,

Lindsay Knapp

Denver 80246

2/5/2021



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Sincerely,

Bill Tinsley

Denver 80209

2/5/2021



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Sincerely,

Daniel Chavez

Denver 80212

2/5/2021



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Sincerely,

Danielle Sanson

Denver 80206

2/5/2021



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Sincerely,

Jeff Campeau

Denver 80218

2/5/2021



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Sincerely,

Dana Reno

Denver 80209

2/5/2021



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Sincerely,

Gail Andrews

Denver 80233

2/5/2021



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Sincerely,

Priscilla Stiefler

Denver 80206

2/5/2021



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Sincerely,

John Stephens

Denver 80218

2/6/2021



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Sincerely,

Mariah Duhh

Denver 80239

2/6/2021



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Sincerely,

Anita Martin

Denver 80209

2/6/2021



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Stacie Rochford

Denver 80209

2/6/2021



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Mark Caldwell

Denver 80209

2/6/2021



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Sincerely,

Kate Bermingham

Denver 80218

2/6/2021



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Devin Monasmith

Denver 80224

2/6/2021



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Teana Hubbard

Durand 48429

2/6/2021



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Shanika Davis

Denver 80218

2/6/2021



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Joseph Madick

Denver 80229

2/6/2021



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Marc Spencer

Denver 80220

2/6/2021



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Carney Snider

Denver 80220

2/6/2021



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Sincerely,

Barbara Flanigan

Denver 80206

2/6/2021



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Sincerely,

Margaret Barry

Denver 80211

2/6/2021



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Sincerely,

SUELLA Crowley

Denver 80231

2/6/2021



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Suzanne Person

Denver 80206

2/6/2021



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Sincerely,

Jeffrey M. Pitchford

Denver 80231

2/7/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

- * **allow density in all single-family homes to increase a minimum of 150%** -- from 2 to 5 unrelated adults plus unlimited minor children -- in any size home, during a time of COVID-19 crowding concerns resulting in increased trash, noise, parking, and infrastructure problems
- * **allow new 1-10 person 24/7 homeless shelters in all neighborhoods**, with expansion to 100 guests for 130 days, and no buffer from schools
- * **allow up to 3 homeless shelters within a 1 mile radius** in single family residential neighborhoods
- * **allow unlimited cars** per household
- * **remove buffer zones** between schools and community corrections facilities
- * **prohibit ability of neighbors to object to homeless shelters**; notification only
- * **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 over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Thomas Chaber

Denver 80209

2/7/2021



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Brian Giovanetti

Denver 80227

2/7/2021



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Sincerely,

Nancy Johnson

Denver 80231

2/7/2021



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Chris West

Denver 80230

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Steve Kite

Denver 80215

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Deborah nicklaus

Denver 80209

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Sincerely,

Carla Huston

Denver 80212

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Sincerely,

Meredith Coors

Denver 80206

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Sincerely,

Dana Busch

Denver 80206

2/7/2021

From: [Donna Krentz](#)
To: [Hopson, Mar"quasa R. - CC Council Secretary](#)
Cc: [Florence Sebern](#)
Subject: [EXTERNAL] Feb 8th City Council Meeting - Group Living Amendment Comments
Date: Saturday, February 20, 2021 2:44:15 PM

Dear Ms. Hopson,

I was notified by Ms. Florence Sebern, if anyone submitted emails after 3 p.m. on 2/8, we could contact you and request they be uploaded to the record.

As you can see by the date/time stamp of the my email below, my comments were submitted to Councilman Clark at 2:58PM on Feb. 8, 2021, close enough to the time cutoff to have missed the upload.

I have forwarded my (emailed) comments regarding the Group Living Amendment and am requesting they be uploaded to the official record.

Thank you for your time and attention to this matter and ensuring my entire email commentary is uploaded.

Kind regards,

Donna Krentz

District 7

Platt Park homeowner

From: Donna Krentz
Sent: Monday, February 8, 2021 2:26 PM
To: Councilman Jolon Clark <jolon.clark@denvergov.org>
Subject: Feb 8th City Council Meeting Group Living Amendment

Dear Councilman Clark,

The Group Living Zoning Amendment is a massive, unproven, urban, social experiment that the Mayor, CPD, GLAC, and a few Council Members want to impose on all of Denver and in spite of the growing opposition.

A policy that cannot withstand public scrutiny does not merit adoption.

The pledge a public servant takes should be defined by the Hippocratic oath, "***first do no harm***".

The amendment is the Mayor's and a few Council Members way of shifting major burdens of the city to the shoulders of residents into stabile single-family neighborhoods.

CPD and the stacked and biased GLAC failed to derive creative solutions for the problems

that face Denver. Rather they chose to copy and mirror the mistakes other cities are making.

The **GLAC Charter states Zoning will not resolve affordability.**

Simply put, the amendment will **not make** purchasing a home more affordable and instead promotes renting, not owning. Renters do not build the wealth.

The most current changes to the amendment are insufficient and do **not** go far enough to protect law abiding citizens who have made significant sacrifices to live in safe, stable neighborhoods, and who have invested a lifetime in their homes and communities.

Without further changes to the amendment, and should it pass, the City should prepare for people to flee to safer refuge as the city decays - similar to the flight from cities to the suburbs in the 50's & 60's.

Look no further than what happened in the last sixty years to the cities of Buffalo, Cleveland, Detroit, Kansas City, Chicago, and the like.

People with the means to do so, fled to the suburbs, while the criminal element stayed, and those with less could not escape.

These cities have been plagued with crime for decades, overrun with drugs, gangs, and turf wars.

However, this time fleeing urbanites will not return to Denver to live.

There will be little need to do so because of technology and the rise of telecommuting.

It is happening across the country now prompted by Covid-19 impacts.

Urbanites are moving to the suburbs and leaving the growing issues of cities behind them.

And there is no going back.

Overall, the amendment will serve to de-stabilize, existing, stable neighborhoods.

Denver will evolve into a landlord's paradise (just like NY City) and where only the wealthy will be able to afford to own property, as the middle and lower-income classes are squeezed out.

The remaining population will be the struggling renters that cannot escape and the criminals that prey on them.

I urge You and responsible Council Members to show political courage and resolve in the face of adversity and **VOTE NO** on this amendment.

Save our beautiful Denver with its unique residential neighborhoods from following the mistakes of other troubled cities.

Thank you for your time and consideration.

The facts and the numbers do not lie.

I oppose the Group Living Amendment for the following (not all inclusive).

- Group Living Amendment is too extreme. It is a massive, complicated, unproven, urban, social experiment that should be de-bundled. Community corrections facilities, homeless shelters, and number of unrelated adults per household all need to be separated.
- GLAC committee stacked with vested financial interests who will benefit and/or profit.
- Mayor blocks freedom of information requests until sued and the truth revealed hidden priorities.
- Biased process from the beginning and an imbalance of RNOs and the public at the GLAC table.
- Planning Board and LUTI ignore petition of opposing in the thousands.
- CPD's Record of Public Comments - 92% Opposed including INC and numerous RNOs.
- Covid-19 impact and its restrictions have greatly suppressed public involvement.
- Majority of Denverites remain un-informed about the amendment and/or do not understand its negative impacts.
- Chapter 59 areas (since 2010) **Two Zoning Codes = Inequity** with NO plan and NO budget to remedy. Three City Council members and the Mayor reside in Chapter 59 neighborhoods.
- Lame duck Mayor supports GLA in his last term, 'ducking' political fallout.
- CPD's continued distortions, and fact twisting, have misled the City Council and the public.
 - Truth = Unlimited vehicles per Dwelling Unit - Current code §10.9.3 and Revised code §10.9.3
 - Truth = Homeless shelters allowed in every neighborhood - Current code §11.2.11.1.B and Revised code § 3.4.4
 - Truth = School buffer zones from half-way houses have been eliminated. Current code 11.12.1.C and Revised Denver Zoning Code §11.2.16
- Children should be safe and protected when they attend school, from unstable mental illness, addiction behaviors, and criminal rehab and the amendment strips protections away.
- Inspections Services is severely under-staffed. Current code violation enforcement is dismal. Denver budget cuts will exacerbate this further if the amendment is passed.

Montbello. 200+ code violations will become the norm.

- Denver's population has grown but its police force remains understaffed based on population.
- Only 5 of 21 (23%) change requests from by City Council were made by CPD. (Not a compromise.)
- The number of unrelated adults should be scaled to the size of the house and permits should be required for greater than 2 unrelated adults. The current legal limit of two unrelated individuals with a required permit for three – five unrelated individuals should be maintained. Necessary to track, monitor, and prevent negative community and neighborhood impacts. **Denver cannot manage what it cannot proactively track and measure.**
- Criminals (for any crime and from anywhere in CO) can be placed in Denver's half-way houses – the amendment increases halfway houses in more parts of Denver.
 - Denver's recidivism rate was 41%. (Denverite, 8/2019)
 - Colorado 50% recidivism rate (convicted criminal re-offense); 10 points higher than the national (CPR, 2/2019).
 - 2/3 of Denver's halfway house population are felons exiting prison. 1/3 have been deferred from state prison. (CPR, 2/2019)
- City shows Bias / Favoritism – Spends Taxpayer's Dollars to Create Video for Queen City Cooperative, a private business that will benefit/profit from the approval of the proposed Group Living Amendment zoning code.
- **Denver Metro** single family housing is **Supply and Demand** issue unresolved since 2008. Denver alone cannot and should not be expected to solve the entire metro's housing problem. The changes the Group Living Amendment threaten home ownership and leaves Denver ripe for further commercialization. Boarding rooms are **NOT** the sole way a neighborhood or city gets commercialized.
- According to the 2017 American Community Survey, investors own and rent out about 18.2 million one-unit homes, including detached homes, townhomes, and duplexes, providing housing for about **42 percent** of the nation's 43 million renter households.
- 'The Surge of Investors in Single-Family Homes Raises Three Concerns'
 - <https://www.urban.org/urban-wire/surge-investors-single-family-homes-raises-three-concerns#:~:text=According%20to%20the%202017%20American,nation's%2043%20million%20renter%20households>. **Aug 27, 2019**