

Berkeley Regis United Neighbors, Inc
4949 Lowell Blvd, Denver CO 80221
BerkeleyRegisNeighbors.org



January 25, 2021

Re: Proposed Denver Zoning Code Text Amendment #9 and Legislative Map Amendment
Proposal #2020i-00080 - Active Centers & Corridors Design Overlay

Dear Members of the Denver Planning Board,

Berkeley Regis United Neighbors (BRUN) is a registered neighborhood organization (RNO) with the city of Denver. The RNO's boundaries are Federal Blvd to the east, Sheridan Blvd to the west, 38th Ave to the south, and 52nd Ave to the north. Paid membership is voluntary and available to households and businesses within BRUN's boundaries. Information is shared with members regularly through email blasts and posts on various social media platforms. Scheduled events, notices of upcoming meetings, prior meeting minutes and updates on important issues affecting our neighborhoods are provided at berkeleyregisneighbors.org. Per our bylaws, the purpose of BRUN is to serve the Berkeley and Regis neighborhoods and to foster and promote the common interests of its members.

Since Denver's zoning code update in 2010, we have seen dozens of small businesses displaced out of the area, not because the business itself could not succeed, but because properties were sold and redeveloped with new buildings using a code that does not require ground floor commercial space. Storefronts on our once active commercial streets have been replaced with primarily residential buildings that provide little opportunity for street level activity. As a result, the Berkeley Regis neighborhood has been severely impacted by these code changes in MX and MS commercial districts.

BRUN, through its ongoing community engagement, has sought and received input from residents within the RNO on these topics at several occasions. In addition, BRUN has worked alongside Denver City Council members and Community Planning and Development for several years on the subject Text Amendment and Design Overlay. In March of 2020, with assistance from Denver Dist. 1, City Council representatives, BRUN sponsored a series of public Town Halls established to explain the design criteria proposed in the Active Centers & Corridors Design Overlay, DO-8. On several occasions since, the proposed map and text amendments have been discussed in monthly public meetings.

In an email vote held January 25, 2021, members of the BRUN Board voted (10) in support and (0) opposed to urge Denver Planning Board and City Council members to vote in favor of passage of Proposed Denver Zoning Code Text Amendment #9 and the associated Legislative Map Amendment Proposal #2020i-00080 - Active Centers & Corridors Design Overlay (DO-8).

We believe that instituting these changes will help preserve the characteristic value of our commercial corridors through smart contextual development while encouraging vibrant pedestrian friendly streets.

Best Regards,

Jeffrey Stine
Chair, Zoning and Planning Committee
Berkeley Regis United Neighbors

Steven Teitelbaum
President
Berkeley Regis United Neighbors

CC: Denver CPD, Principal City Planner, Kristofer Johnson
Denver City Councilwoman District 1, Amanda Sandoval
Denver City Councilwoman At-Large, Deborah Ortega
Denver City Councilwoman At-Large, Robin Kniech
Denver INC, President, Loretta Koehler
Berkeley Regis United Neighbors Board of Directors