



November 7, 2018

East Central Neighborhood Planning Initiative
City and County of Denver
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear East Central Area Plan Steering Committee,

I am writing on behalf of the Bluebird Business Improvement District (BBID) board to express our support for recommendations related to the inclusion of Mixed Use zoning as the new dominant building form and character in the East Central NPI.

While Colfax property owners helped initiate and author the existing U-MS zoning, there are several areas where we have experienced shortcomings in code or its application that hamper our ability to achieve BBID goals for corridor revitalization. We believe this planning effort presents an ideal opportunity to correct those aspects of the MS zoning that hamper the development of a more vibrant Colfax with more retail that serves the neighborhood.

Our board voted and unanimously supports the following recommendations be included in the East Central NPI:

- 1) Apply U-MX-8, or similar, zoning to all properties on Colfax. This would give uniform zoning to property owners who currently have adjacent properties with dissimilar zoning. The MX designation would encourage development by allowing property owners with one or more adjacent properties to now develop them together, as one filing, allowing larger projects and flexibility with parking requirements.
- 2) Extend the current parking exemption that now exists for lots of 6250 or less to the first 6250 sq. ft for all parcels. Doing so would result in a smaller parking requirement which would promote development, and
- 3) Allow the use of all alleys on Colfax for business access thereby reducing the burden and congestion in the neighborhoods adjacent to Colfax.

Thank you for your consideration of these recommendations.

Sincerely,

Don Novak, President
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