



January 25, 2021

Dear City of Denver, Community Planning & Development,

This letter is to confirm that the Ballpark Collective Registered Neighborhood Organization is informed and supportive of the efforts of the Denargo Market rezoning of 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street to C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

In meeting with the project design team, we feel their organization is in line with our goals to continue to protect and improve the safety, health, welfare, and quality of life in the neighborhood.

Please let me know if you have any questions.

Sincerely,

Matthew J. Van Sistine
Executive Director
Ballpark Collective



March 9, 2021

Scott Robinson, Senior City Planner
City and County of Denver
Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

Re: Application 2018I-00139

Dear Mr. Robinson,

This letter is to confirm that the Directors of the Denver North Business Association (formerly Elyria-Swansea-Globeville Business Association) have met with developers Golub and Formativ regarding their project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for *C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7*.

We are encouraged to see that the development will provide at least 15% affordable housing throughout the entire project; will augment the area's parks and art initiatives; and, will revitalize the Platte riverfront and its public amenities. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood and provide better connectivity to and from north Denver.

Should you have any questions, you may email us at manager@denvernorthbusinessassociation.org. Thank you for your consideration.

Best,

A handwritten signature in blue ink, appearing to read "Jeremy Stern".

Jeremy Stern, President
Denver North Business Association



3/11/2021

Scott Robinson, Senior City Planner
Community Planning and Development, City and County of Denver
Wellington E. Webb Municipal Building
201 W Colfax Avenue
Denver, CO 80202

Re: Denargo Market Map Amendment – 2018I-00139

Dear Mr. Robinson

CC Leah Dawson

We write with regard to the proposed development in the Denargo Market area (2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street)

The design proposal has been presented to RiNo Art District by the developers Golub and Formativ and we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

We welcome the aspirations for high quality design, both architecturally and in the public realm, which were apparent in the graphic materials presented to us. On a site with no existing residents or businesses, this development will provide meaningful jobs and become a vibrant hub of activity at an important riverfront location.

We note the quantity of publicly accessible space, accounting for 12% of land ownership, and that 15% of total units will be affordable. Both figures are of merit and are above what has been delivered elsewhere. Per our previous letter to City Council of 10 December, 2020, we would welcome the opportunity to work with the City on the creation of a more cohesive affordable housing policy for Denver.

In conjunction with this development, we urge the City to continue to enhance the riverfront walkway to create a seamless link between this site and Downtown, to the south, and Globeville, Elyria-Swansea, to the north. The riverfront offers the opportunity to better connect communities where access has been compromised by historic infrastructure projects and is a key element in delivering equitable connectivity across the city.

Sincerely,

A handwritten signature in black ink, consisting of a stylized, abstract shape that resembles a lowercase 'j' or 'd' with a long, sweeping horizontal stroke extending to the right.

John Deffenbaugh
Projects Director, RiNo Art District

3525 Wynkoop • Suite 40 • Denver, Colorado 80205 • 303.437.5129 • rinoartdistrict.org

artwork by @detour303

A river is more than an amenity, it is a *treasure*
- Justice Oliver Wendell Holmes



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Jeff Shoemaker

TO: City of Denver, Community Planning and Development
FROM: Jeff Shoemaker, Executive Director
RE: Rezoning Request – 26590 Arkins Court; 3280 Denargo St.; 2780 Wewatta Way; 3025 Denargo St.
DATE: Tuesday, December 15, 2020

Dear City of Denver, Community Planning and Development,

I am reaching out to you today in support of the rezoning request from Golub and Formativ regarding the properties listed above and the related application for *C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7*.

I am pleased with the applicant's commitment to provide a total of 15% affordable housing throughout the entire development project. I am equally impressed with their additional commitment to fully engage with the South Platte River, the project's front door, bringing greatly needed park space, accessibility, art and engagement improvements to that front door.

This commitment will include the extension of RiNo Promenade which provides new and exciting seamless connectivity to and from north Denver, and the River. As there are currently no existing residents or businesses within these properties, the development of this site as proposed will have a positive impact on the neighborhood as well as the promise of numerous additional employment opportunities within the community.

Please find me with any questions, thoughts, regarding this outreach. Thank you as always for your tireless dedication to our City and its citizens, especially during these trying times.

With Regard;

Jeff Shoemaker
Executive Director



February 11, 2021

Scott Robinson
Senior City Planner
Denver Community Planning and Development

Dear Scott,

I am writing to offer the Denver Streets Partnership's support for the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street; the project's proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7; and the Amended and Restated General Development Plan recently approved by Planning Board.

I have met with Tryba Architects to discuss the project and was pleased to learn that the development will enhance pedestrian and bicycle connectivity and safety within the neighborhood, as well as access to downtown and other surrounding areas. The Denver Streets Partnership is particularly supportive of the proposals to provide an elevated and protected bike facility on Denargo Street, build a new multimodal access ramp from the Platte River Loop to the Platte River Trail, and extend the RiNo promenade. Development of this site will help improve the City's pedestrian and bicycle network and is therefore aligned with the Denver Streets Partnership mission to reclaim Denver's streets for people walking, rolling, biking, and using transit, and to build safe, healthy, and equitable communities.

Thank you for your consideration,

A handwritten signature in black ink that reads "Jill Locantore". The signature is written in a cursive, flowing style.

Jill Locantore
Executive Director
Denver Streets Partnership

May 17, 2021

Scott Robinson, Senior City Planner
Community Planning and Development, City and County of Denver
Wellington E. Webb Municipal Building
201 W Colfax Avenue
Denver, CO 80202

Re: Denargo Market Map Amendment – 2018I-00139

Dear Mr. Robinson,

This letter is in support of the of the proposed rezoning application associated with case number 2018I-00139 as the proposed changes are in alignment with the redevelopment occurring in the area and further City Plans to bring increased focus to the South Platte River. The zoning update will bring this area that is identified as a High Residential Density area in Blueprint Denver in line with the City's housing goals to thoughtfully accommodate the expected growth in Denver by bringing in additional housing units to areas that can absorb increased density.

Creating a robust residential community in our center city is vital to the future of our city. The decreasing affordability of housing in the center city threatens the economy and the quality of life of our residents and employees. It is imperative that we continue to update zoning in our center city to allow and encourage the development of additional housing.

We are pleased to hear that the development will provide at least 15% affordable housing throughout the project, will add vibrancy to the public realm through art and outdoor spaces, and continue the revitalization of the South Platte Riverfront.

This project also represents a key element in delivering equitable connectivity across the city. Through filling in a seam and enhancing the riverfront, it will help create a link between this site and Downtown, to the south, and Globeville Elyria-Swansea, to the north adding mobility options and access for communities where access has been compromised through past infrastructure projects and lack of investment.

For these reasons, we are in support of this rezoning application. We look forward to the future development of this area to further the collective goals of Downtown Denver and the entire city. We offer our continued support and partnership in the planning and building of a great city. Thank you for your dedication and leadership.

Sincerely,



Tami Door, President and CEO

CC: Leah Dawson, Project Coordinator, Development Services



Jan 25, 2021

YIMBY Denver
Denver, CO 80206
USA

Dear Scott,

This letter is to confirm that our organization, YIMBY, has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

We are encouraged to see the applicant offering 15% affordable housing and not doing the linkage fee. The value of the linkage fee is 10x less than actual affordable units. The project also seeks to add complete neighborhood amenities to the Denargo Market area. We hope to see the applicant continue to engage with the community and work to address fears of displacement. Infill apartments alone can not solve the housing crisis and the urgency for Council and CPD to allow for sensible residential infill grows by the day.

Sincerely,

The Board of YIMBY Denver

yimbydenver.com • yimbydenver@gmail.com

From: [Fiona Arnold](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Cc: [Andy Schlauch](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Tuesday, January 19, 2021 4:20:13 PM

Scott:

This letter is to confirm that our company, River North Investment Co dba MAINSPRING Co, has been informed of the proposed project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

We would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As an active participant in the community and north Denver, we are pleased to see that among other things the development will provide a total of 15% affordable housing throughout the entire project, will offer parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community.

Thank you for incorporating our feedback.

Sincerely,

Fiona Arnold

Fiona Arnold

President

720-841-3859

MAINSPRING

<https://mainspringco.com>

From: [Barnett, Hilary @ Denver](mailto:Hilary.Barnett@denver.gov)
To: [Robinson, Scott D. - CPD City Planner Senior](mailto:Robinson.Scott@denver.gov)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Friday, January 22, 2021 1:53:24 PM

Dear Scott,

This letter is to confirm that we have been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, and provide meaningful jobs to the community.

Thank you for your consideration,

Hilary Barnett

Hilary Barnett | Vice President
CBRE Brokerage Services | Office Properties
1225 17th Street, Suite 3200 | Denver, CO 80202
T +1 303 628 1764 | F +1 303 628 1751 | C +1 303 882 6546
hilary.barnett@cbre.com | www.cbre.com/hilary.barnett

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From: [Tai Beldock](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Tuesday, January 19, 2021 4:06:29 PM

Dear Scott,

This letter is to confirm that our organization, [Erico Motorsports](#), has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,

--

Tai Beldock
The Boss Lady
Erico Motorsports
2855 Walnut St.
Denver, CO 80205
(303) 308-1811



From: [Berry, Allison @ Denver DT](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Tuesday, January 19, 2021 2:54:19 PM

Dear Mr. Robinson,

I'm writing to address the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

I would like to support the proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a member of the real estate community and a Denver resident, I very much support this development. The incorporation of affordable housing, activation of the streetscape with retail and open green space, and numerous additional amenities will allow this great neighborhood to reach its full potential.

Sincerely,
Allison Berry

Allison Berry | Vice President
CBRE Brokerage Services
1225 17th Street, Suite 3200 | Denver, CO 80202
T 303 628 7456 | C 202 531 3931
allison.berry@cbre.com | www.cbre.com

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From: [Devon Bolton](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] In regards to Denargo Market Map Amendment – 20181-00139
Date: Wednesday, January 20, 2021 1:23:46 PM

Dear Scott,

This letter is to confirm that I have been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,

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Devon Bolton



Subject Line: Denargo Market Map Amendment – 2018I-00139

Dear Scott,

This letter is to confirm that our organization, **Milender White** has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder, community organizer, and former City Councilman, I am encouraged to see that this development will provide a total of 15% affordable housing throughout the entire project. As a housing advocate for the last decade, workforce housing is an important need in our economic core. This development will also offer much needed parks, art, and neighbourhood amenities, and will extend the promenade providing seamless connectivity to our community. For Denver to be a truly inclusive city, we will need fully integrated projects like this that offer equitable conclusions.

Thank you for your consideration,

Albus Brooks
Vice President

From: [Philip Colón](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139)
Date: Friday, January 22, 2021 3:51:13 PM

Dear Scott,

This letter is to confirm that our organization, (Sentinel? Or just personally?), has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,

Philip Colón

--

R. Philip Colón
c. (520) 465-3339
rpsolon@gmail.com

From: [Ross Ethridge](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Thursday, January 21, 2021 10:34:53 AM
Attachments: [image001.png](#)

Scott,

This letter is to confirm that I, Ross Ethridge, have been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, I would like to offer my complete support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community, I am encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, I believe development of this site will make a positive impact on the neighborhood and provide meaningful jobs to the community.

Thank you for your consideration,

ROSS ETHRIDGE
662.832.7676 | www.serorealestate.com



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From: [Adam Fenton](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment - 2018I-00139
Date: Wednesday, January 20, 2021 11:44:46 AM
Attachments: [image003.png](#)

Dear Scott,

This email is to confirm that our organization, Narrate, has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

We are completely in support of the proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

We own the property located at 3354 Larimer within the zone district and are excited to continue to see thoughtful placemaking throughout the district. As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization and the smart growth of Denver.

Thank you for your consideration,

ADAM FENTON | Principal
720-334-1726 | adam@narrateco.com

NARRATE
DENVER
—

From: [Brad Fentress](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Tuesday, January 19, 2021 7:11:42 PM

Dear Scott,

This letter is to confirm that my company, Studio Como, has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver.

As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,

Brad Fentress

--

Brad Fentress
President

STUDIOCOMO
2535 Walnut St. Denver, CO 80205
ph. [303.296.1495](tel:303.296.1495), www.studiocomo.com



[View our complete line list](#)

From: [Chase Hill](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Tuesday, January 19, 2021 9:42:11 AM

Hey Scott,

It's been awhile since we've crossed paths & I hope your new year is off to a good start.

This letter is to confirm that our organization, Cypress Real Estate Advisors, has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a neighboring land owner and long-standing stakeholder in the community, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,

Chase Hill
Principal



2420 17th Street, Suite 3016|Denver, CO 80202
Tel: 720.386.1883|Mobile: 512.762.9541
crea.com

From: [Abby Humphreys](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Regarding Denargo Zoning Plans
Date: Wednesday, December 30, 2020 9:41:55 AM

Hello Mr. Robinson,

I am writing to comment about the re-zoning of the Denargo Market neighborhood in RiNo. While I don't profess to fully comprehend the 178 page zoning document, it appears to me that more housing is being proposed. There is an abundance of available housing with new developments in process. I feel that a more community based plan would be beneficial for the residents in this area, such as a dog park, restaurants, cafes, and bars. I feel a neighborhood focus would increase the sense of community and satisfaction among residents, thus increasing the desirability of the area. More high rises would only decrease the area's appeal. A community based plan would increase the charm and decrease the rapid turnover of residents. Thank you for your consideration. Feel free to contact me.

Abigail Humphreys
1859 28th Street
Denver, CO 80216

From: [Douglas Jackson](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Wednesday, January 20, 2021 9:55:12 AM
Attachments: [E23FF9592BA24159A3E5056A7F531300\[46492175\].png](#)
[E1844DAF95054F9980B3D910A1624807\[46492176\].png](#)

Dear Mr. Robinson,

As a long term resident of Denver, and a neighbor living in the LoDo/RiNo neighborhood since 2010, I am writing to express my support for the development project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street, and the proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

I remember visiting the Denargo Market with my dad as a young boy. It was disappointing as I grew up in Denver to witness the long, steady decline of the market and the surrounding Brighton Blvd areas over the years. I practiced law in an office on Diamond Hill and looked out over a very different landscape, mostly unproductive and heavily industrial.

When the current redevelopment began in downtown Denver, I was excited. The Industry building was a brilliant creation as an anchor to the Brighton Blvd redevelopment, and it has served as a model for many other business incubator spaces in the U.S. The Flour Mill Loft project was a concept ahead of it's time, as was our building The Bag Factory. Adding the convenience of such things as the King Soopers, in addition to the parks, restaurants, hotels and flexible venues both in LoDo and in RiNo have all come together to make what once was a trepidatious experience into a vibrant, livable neighborhood.

The progress has been tremendous in LoDo/RiNo. It has become an eclectic mix of culture, citizens and community. On any given weekend, including during the COVID pandemic, the neighborhoods have attracted the best of art, music and entertainment. That has the benefit of generating much needed resources for the entire city, and the City of Denver can be very proud of what is happening. Now is the time to approve continuing the momentum. The Denargo Market plan will go a long way to help solidify the progress to date. It will serve as another link between the developments along Riverfront Park to the exciting plans for the National Western and neighborhoods North. For all of those reasons and more, I encourage the approval and adoption of the above referenced rezoning application.

Keep up the good work.

-d.

Douglas Jackson, PhD, JD

President/CEO

PROJECT C.U.R.E.

10377 East Geddes Avenue, Suite 200

Centennial, CO 80112

303.792.0729

www.projectcure.org



From: [Bradley Joseph](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Wednesday, January 20, 2021 11:46:42 AM
Attachments: [PastedGraphic-1.tiff](#)

Dear Scott,

This letter is to confirm that our organization, Silver Spur Marketing, has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,

Bradley Joseph, Founder and President



From: [Jesse Kelker](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Monday, January 25, 2021 6:03:10 PM

Good evening Scott,

Earlier this year a colleague informed me about the Denargo Market project (at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street). To learn more, I attended a town hall meeting (of sorts) several months ago and came away in support of this project.

I've lived in Riverfront Park for 11 years and I've seen quite a bit change in that time. Seeing what the Union Station development did for the area gives me encouragement and I'm confident that the Denargo project will provide even more improvement for that area. As a Realtor, it is evident that we just don't have the inventory of housing we need, and the affordable mix they've offered will help out even further.

For me personally, it's the cleanup and addition of additional parks that are needed. Everybody down here knows the homeless problem has worsened exponentially over the years, and especially through 2020. I ride my bike regularly up the river into RiNo and the homeless camps are a dangerous and hazardous mess. It's not healthy for anyone and it's a huge reason people are rushing away and into the suburbs. That property in particular had the worst camp I've seen, and since it's undeveloped with little to no positive activity, it's just a vacuum for the negative activity and degradation of what could be a beautiful area. It's time the rest of the riverfront looks like the small area I live in and provides the housing, jobs, and activity we desperately need.

If it's not clear, I would like to offer my support for the proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

Thank you for your time in reviewing this,

Jesse Kelker, Realtor
Exit Realty Cherry Creek
O: 303-790-7200
C: 303-748-2574



From: [Ben Kendall](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Cc: [Laura Newman](#); [David Smith](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Wednesday, January 20, 2021 11:53:42 AM

Dear Scott,

This letter is to confirm that our organization, Holland Partner Group, has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our sincerest support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a neighbor and stakeholder in the community, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Kind regards,

BK

Ben Kendall

Development Director

Holland Partner Group

600 South Cherry St, Suite 700, Denver, CO 80246

Direct (720) 398-2063 | Cell (561) 319-8948 | bkendall@hollandpartnergroup.com

From: [Elizabeth Kidney](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Wednesday, January 20, 2021 5:03:11 PM

Dear Scott,

I hope this email finds you well. I wanted to reach out regarding the development project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

I would like to offer my personal support for the proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7. As a resident of Post River North (1859 28th Street) which borders this would be development I and many others who live in the building have been thrilled by the prospect of this site being put to such good use so that it can become an asset to our community.

The last 8 months has not been easy for anyone but we have had a significant issue with the camp that formed all around this would be site whilst this has now been cleared it is worth noting that it was unsanitary, unsafe and honestly quite frightening. I do of course appreciate that we have a problem in Denver with homelessness, however taking a macro view surly this development and the revenues, taxes etc. that it brings can only be help solve for this pervasive issue. I personally reached out to the developers and I have been impressed by their willingness to communicate. More specifically the affordable housing options that will exist, the development of the park and also employment that will come from this project will all be enriching to our community. I personally have no affiliation with the developers/owners but I do love this part of Denver, have lived here for many years and projects like this will ensure that I remain a resident of it for many years to come.

There will of course be a trade off with the disruption that comes with any development between construction work and traffic, my apartment's balcony is actually directly looking at the site so I will be impacted, I do however believe this is a small price to pay for the advancement of the community.

Many thanks,
Elizabeth Kidney
720 346 8534

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From: [Lee, Tom](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Thursday, January 21, 2021 9:52:24 AM

Dear Scott,

This letter is to confirm that our organization, Newmark, has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,

Tom

Thomas M. Lee
Executive Managing Director

NEWMARK
1800 Larimer St, Suite 1700
Denver, CO 80202
t 303-260-4365
c 303-807-3528
tlee@ngkf.com

nmrk.com
[LinkedIn](#) [Twitter](#) [Facebook](#) [Instagram](#)

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From: [Planningboard - CPD](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: FW: Denver's Planning Board Comment Form #13530297
Date: Tuesday, January 12, 2021 5:45:15 PM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Tuesday, January 12, 2021 4:50 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13530297



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Andrea Lesica
Address	2525 Wewatta Way
City	Denver
State	Colorado
ZIP code	80216
Email	andrea.m.lesica@gmail.com
Agenda item you are commenting on:	Rezoning

Address of rezoning 2650 Arkins Court, 3205 & 3280 Denargo Street, and 2700 Wewatta Way

Case number #2018I-00139

Would you like to express support for or opposition to the project? Moderate opposition


Your comment: How is pedestrian accessibility going to be addressed? Currently the neighborhood is not very pedestrian friendly and this directly impacts me as I mainly travel by foot and by bicycle and am concerned how this will be addressed as the neighborhood continues to grow.

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From: [Planningboard - CPD](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: FW: Denver's Planning Board Comment Form #13530299
Date: Tuesday, January 12, 2021 5:45:30 PM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Tuesday, January 12, 2021 4:51 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13530299



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Andrea Lesica
Address	2525 Wewatta Way
City	Denver
State	Colorado
ZIP code	80216
Email	andrea.m.lesica@gmail.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	2650 Arkins Court, 3205 & 3280 Denargo Street, and 2700 Wewatta

Way

Case number

#2018I-00139

Would you like to express support for or opposition to the project?

Moderate opposition

Your comment:

What is the plan for public parking? As it currently stands, I rarely see availability for public parking on the side streets and am curious how this will be addressed with the future development.

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From: [Chad Messer](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Tuesday, January 26, 2021 1:58:23 PM

Hi Scott

I am writing in regards to the Denargo Market project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street. My wife and I live in the district and we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

We have been home owners in the RiNo area for nearly 5 years and support the continued addition of density and amenities in the area. My understanding is that the project is setting aside a number of apartment units as affordable, which is also great for the area. This project will put a vacant site to good use!

Thanks,
Chad Messer

DENARGO MARKET METROPOLITAN DISTRICT NO. 1
C/O SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
141 E. UNION BOULEVARD, SUITE 150
LAKEWOOD, COLORADO 80228

Dear City of Denver, Community Planning and Development:

This letter is on behalf of the Denargo Market Metropolitan District No. 1 ("District"), which Service Plan Area includes the proposed rezoning application at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

The District supports the proposed rezoning application for *C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7*.

The District was formed in 2010 for the entire approximately 33 acre Denargo Market redevelopment area. While some of the area has been redeveloped, unfortunately, the full vision for the redevelopment has not been fulfilled and remains undeveloped.

The project is a unique opportunity to complete the development of this in-fill property in a prime location in the City of Denver. Once the property is included into the boundaries of the District, it is important that the undeveloped property be built out to support the financing plan and operations and maintenance of District owned improvements.

If the rezoning is approved and the property is included into the boundaries of the District, the District would be closely involved in owning and maintaining various public spaces and right-of-way. In particular, this includes much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade connection with north Denver.

Thank you for your consideration,

DENARGO MARKET METROPOLITAN DISTRICT NO. 1

By: 

District Manager, Denargo Market Metropolitan District No. 1

From: [Dan Metzger](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment - 2018I-00139
Date: Wednesday, January 20, 2021 1:25:17 PM

Hello Scott,

I hope you are well. I am writing about the property located at [2650 Arkins Court](#), 3280 [Denargo Street](#), [2700 Wewatta Way](#), and [3205 Denargo Street](#). We would like to offer our support for the owner's proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7. As a long-standing stakeholder in the community and north Denver, and as a prior owner of this land (with no remaining ownership stake in the property or any potential economic gain from supporting the proposed land use change), we understand the incredibly positive attributes of the neighborhood and the site, as well as some of the challenges that come with it. From what we have seen, the proposed zoning application provides an excellent blend of uses, including a substantial 15% affordable housing component. The applicant's vision for parks, art and neighborhood amenities will provide a new benefit to the community while also tying into its existing fabric, and we believe development of this site will make a positive impact on the neighborhood and provide meaningful jobs to the community. We support the proposed zoning change and encourage the City to do so as well. Thank you,

Dan Metzger | Chief Operating Officer
Brue Baukol Capital Partners
1555 Blake Street | Suite 210 | Denver, CO 80202
T: 720.907.1948 | M: 303.842.5190
dan.metzger@bruebaukol.com | www.bruebaukol.com

From: Phenicie, Chris @ Denver
To: Robinson, Scott D. - CPD City Planner Senior
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Friday, January 22, 2021 1:25:36 PM

Dear Scott – My name is Chris Phenicie and I am a real estate broker at CBRE in downtown Denver. During the course of my 29-year career, I've been fortunate to have worked on nearly 5 million square feet of new office development throughout the metro area and I've taken notice of the proposed project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street. I'm writing you to express my favor for the site rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

This site is probably the best hope for creating a true sense of place in RiNo which will hopefully lead to a more favorable outcome for all residents and developments throughout the entire market. RiNo is still a series of one-off developments that have not yet created a critical nucleus of place that is so necessary for a new market to fully emerge. I believe Denargo will be this catalyst for RiNo and sincerely hope the rezoning gets approved.

Thank you,
Chris

Chris Phenicie | Senior Vice President
CBRE Inc. | Brokerage Services - Office
1225 17th Street, Suite 3200 | Denver, CO 80202
T 303 628 7411 | C 303 638 1619
chris.phenicie@cbre.com | www.cbre.com

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From: [Jake R](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Thursday, January 21, 2021 6:06:29 AM

Scott,

This note is to confirm that I have been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

I support the proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a longstanding community stakeholder, it's clear to me there are abundant benefits this project will provide - including the 15% affordable housing component, public parks, art, neighborhood amenities and modern/sustainable building practices. The extension of the RiNo promenade and improved connectivity is also a plus. This is especially true given the current use of the land is not productive.

My family and I own a unit at 1750 Wewatta St. as our primary residence and often walk along the river on the paved trail network. We are always compelled to turn back when we approach the Denargo site, as the fact it is unactivated contributes to it feeling dangerous. I'm confident that a high-quality project with a best in class developer would have a large positive impact on the trail-side pedestrian experience.

The opportunity to make a big impact on the quality of life for residents and local businesses here is real.

Thank you,

.....
Jake Rome
jake.rome@pm.me

The Sage Group
1428 15th Street
Denver, CO 80202-1337

SAGE

Telephone: (303)571-0237
Facsimile: (303)893-2849
Mailbox@SageConsulting.com

Scott Robinson
Denver City Planning Department
Scott.Robinson@denvergov.org

Dear Scott,

Our organization, The Sage Group, has become aware of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

We approve of this project and offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development:

- Will provide a total of 15% affordable housing throughout the entire project.
- Will offer much needed parks, art, and neighborhood amenities.
- Will extend the RiNo promenade providing seamless connectivity to and from north Denver.

As there are currently no existing residents or businesses using or occupying the land, we believe development of this site will have a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

The Sage Group employs over 20 workers in the community including many who live in the community. We encourage and welcome more workforce housing options in the community that allow our employees to commute with a low carbon footprint. Furthermore, as the longtime owner of multiple office properties in the community we have seen and continue to see the social benefits to the community of increased workforce and affordable housing.

Thank you for your consideration,



William Schwartzkopf
CEO, The Sage Group Inc.

From: [Stephan Swanson](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Monday, January 25, 2021 6:18:27 PM

Dear Scott,

This letter is to confirm that I have been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, I would like to offer my support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a Homeowner (ADU) myself in the COLORADAN, 1750 Wewatta #505, I am happy to see that the development will provide a total of 15% affordable housing. My building only offered 10%, so this will offer more opportunities for more people with lower incomes. The entire project will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, I believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with my values.

Thank you for your consideration,

--

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From: [Jesse Turner](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Monday, January 25, 2021 11:54:50 AM

Scott,

I'm reaching out in regard to the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

As long-standing Denver residents and homeowners my wife and I are very much in favor of this effort. We feel this project will offer much needed parks, art, and neighborhood amenities, while extending the RiNo promenade to increase connectivity and community to and from north Denver.

We are also pleased to see that the project will offer 15% affordable housing as we consider the long-term health of our community.

As I understand it there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as citizens of Denver.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

Thank you for your consideration,

Jesse H Turner
3050 N Marion St
Denver CO, 80205

From: [Julianna Whipple](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Monday, January 25, 2021 1:22:12 PM

Dear Scott,

This letter is to confirm that I, Julianna Whipple, have been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,

Julianna Whipple
1975 19th st. Apt 3065
Denver, Colorado 80202

From: [Amanda Williamson](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Monday, January 25, 2021 12:16:30 PM

Dear Scott,

I've been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street and want to share my personal support and excitement for the proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a resident in the (nearby) area looking to buy a home in the area, it is encouraging to think of the added benefits this development would offer to the community. Retail, park space and general sense of increased safety and community would be just the change the area needs. The vacant land could be transformed into such a meaningful, useful space for so many to enjoy.

Thank you for your consideration,

Amanda Williamson
1975 19th St
Denver, CO 80202

From: [Phil Bangerter](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Tuesday, February 16, 2021 12:00:52 PM

Dear Mr. Robinson,

I am writing you today regarding the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.

I support the proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a longstanding community stakeholder, the abundant benefits this project will provide are clear - including the 15% affordable housing component, public parks, art, neighborhood amenities and modern/sustainable building practices. The extension of the RiNo promenade and improved connectivity is also a plus. This is especially true given the current use of the land is not productive.

My family and I have lived in Lower Downtown for the previous 6 years and my exercise trail is along the river but always in the South direction. Although, I tried the North trail a couple of times, the area felt dark and uninviting. I believe that a high-quality project with a best-in-class developer would create an area that would be safe and inviting as well as provide a workable/livable neighborhood for Denver.

Best Regards,

Phil Bangerter

**1777 Chestnut Pl, Unit 2326
Denver, CO 80202**

pwbang@bangerter.us

From: [Plinth](#)
To: [Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Map Amendment – 2018I-00139
Date: Sunday, March 7, 2021 11:21:29 AM
Attachments: [PastedGraphic-1.tiff](#)

This may be a bit late, but I am sending it anyway.

Dear Scott,

Dear Scott,

*This letter is to confirm that my organization, **Plinth Gallery (Jonathan Kaplan 3520 Brighton blvd Denver CO 80216)**, has been informed of the project at 2650 Arkins Court, 3280 Denargo Street, 2700 Wewatta Way, and 3205 Denargo Street.*

At this time, we would like to offer our support for their proposed rezoning application for C-MX-8 DO-7, C-MX-12 DO-7, C-MX-16 DO-7 and C-MX-20 DO-7.

As a long-standing stakeholder in the community and north Denver, we are encouraged to see that the development will provide a total of 15% affordable housing throughout the entire project, will offer much needed parks, art, and neighborhood amenities, and will extend the RiNo promenade providing seamless connectivity to and from north Denver. As there are currently no existing residents or businesses on the land, we believe development of this site will make a positive impact on the neighborhood, provide meaningful jobs to the community, and is in line with our values as an organization.

Thank you for your consideration,



Jonathan Kaplan (he, him, his)
BFA MFA
Curator - Plinth Gallery
Member International Academy of Ceramics <http://www.aic-iac.org/en/>
Member Artaxis <http://artaxis.org>
Member [accessCeramicshttp://accessceramics.org](http://accessceramics.org)
Board Member - Studio Potter <https://www.studiopotter.org/>

Instructor of Record - Adams State University
Instructor-Arapahoe Community College

Mailing address
Plinth Gallery
3520 Brighton Blvd
Denver, CO 80216

www.plinthgallery.com

From: [Chris Miller](#)
To: [Herndon, Christopher J. - CC Member District 8 Denver City Coun; District 1 Comments; Black, Kendra A. - CC Member District 4 Denver City Council; District 9; Kashmann, Paul J. - CC Member District 6 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council](#)
Cc: [Clark, Jolon M. - CC Member District 7 Denver City Council; Robinson, Scott D. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Rezoning support for item 21-0083 - Denargo et al
Date: Friday, February 5, 2021 3:56:35 PM

LUTI members (and Jolon),

I listened to the concerns addressed at the planning board for this collection of lots covered by rezoning application 21-0083. I believe that the reservations about this project come from a place of empathy and caring. I would like to address two concerns expressed by Planning Board members:

1) Research about new development demonstrates that gentrification and displacement effects are geographically limited.

Normally, the Platte separating our city into two Denvers and contributing to the disparities revealed in the inverted-L are a persistent stain on our city's civic fabric. For this specific site, I believe that the lack of connectivity insulates GES from potential displacement and negative effects of gentrification. I refer to research by Damiano and Frenier (<https://www.tonydamiano.com/project/new-con/bbb-wp.pdf>), which notes that increased-pricing effects of new market rate construction are generally constrained to a 300-meter radius around new development. Pennington (https://www.dropbox.com/s/oplls6utgf7z6ih/Pennington_JMP.pdf?dl=0) finds effects limited to within 100 meters.

The distance between this site and residents of GES, and the limited connectivity, should further-mitigate any potential negative effects to GES residents. Additionally, by providing new housing within the metro area, displacement pressures on residents outside of a select radius are reduced.

2) City council's inability to allow for broad and reasonable neighborhood adaptation across the city has set the planning board up for failure in rezoning applications.

Empirically, the best action a city can take to mitigate displacement is to allow for more housing in a broad geography, combined with some form of resident protection. The change-and-stability framework has concentrated physical change and human displacement in areas most vulnerable to displacement. The preservation of some single-family-only neighborhoods (including territory covered by the WWPNA RNO, of which I am a member) has generally come at the expense of the displacement of residents in other neighborhoods. The equity goals in Blueprint Denver are and will always be in conflict with the specifics of any plans which limit change in most of our neighborhoods, as they do now.

To that end, any one individual rezoning can only act as a lens, revealing the chasm between the goal of fighting inequality and the actual zoning code and plans which preserve inequality.

I do believe that this specific project will, in a small way, contribute to a less-inequitable Denver, and that is enough for approval. I also believe that the onus should not be on any one project to fix the injustices of broader policy, and that only city council can act towards that aim.

Thank you,
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For disclosure, I have the following affiliations but am speaking only on behalf of myself:
Member, YIMBY Denver
Member of the Zoning Board, West Wash Park Neighborhood Association
President, Beautiful Speer Neighborhood Association