

10353 E Mississippi Community Outreach Report

Red Mountain Group

City Council Outreach

- Meeting with Councilmember Sawyer (via Zoom) – March 21, 2024

Councilmember Sawyer directed the Red Mountain team to work with the adjacent Rangeview Neighborhood Association to reach agreement on the rezoning application. She noted that the neighborhood had previously opposed development of a fuel station on the site and would not support development of other automobile service uses. Councilmember Sawyer also noted that the community would like to see building heights capped at 2 stories.

Councilwoman Sawyer and representatives of Red Mountain agreed to prepare covenants that will run with the land to be executed and filed with the Denver Clerk and Recorder's Office to codify use restrictions preventing future development of fuel stations on the site and capping development heights at 2-stories to address concerns expressed by Rangeview Neighborhood Association.

Red Mountain contacted At-Large Councilmembers Serena Gonzales-Gutierrez and Sarah Parady by email on May 20, 2024 with offers to meet and brief them on the project. The team has not yet received responses to these offers.

Red Mountain also contacted LUTI Committee Chair Councilwoman Amanda Sandoval on April 19, 2024. The Councilwoman declined meeting in advance of LUTI Committee.

Registered Neighborhood Organization Outreach

- Meeting with Rangeview Neighborhood Association Leadership – February 26, 2024
- Rangeview Neighborhood Association Annual Meeting – April 2, 2024

Rangeview Neighborhood Association leadership conveyed enthusiasm for seeing the site rezoned and redeveloped. They also expressed strong opposition to the development of a fuel station or other automotive service uses on the site. Rangeview would prefer no entries and exists on Geneva Street if possible.

Tim Dollander and David Cole with Red Mountain Group provided an overview of the proposed uses for the site including a 650 SF drive-thru coffee shop, a dental office and a veterinary clinic. The neighborhood supported the proposed community-service uses.

Rangeview voted to support the proposed rezoning at their Annual Association meeting on April 2, 2024.