

Broadway Station Community Outreach Summary *as of June 16, 2016***COMPLETED MEETINGS**

Public Meeting: June 24, 2015 *Environmental Update*

Meetings with Registered Neighborhood Organizations: *Intro to development plan, process, schedule*

West Washington Park Neighborhood Association October 6, 2015

Ruby Hill – Godsman Neighborhood Association October 20, 2015

Overland Park Neighborhood Association October 22, 2015

Athmar Neighborhood Association October 27, 2015

Platt Park People's Association November 10, 2015

Baker Historic Neighborhood Association November 10, 2015

Meetings with Registered Neighborhood Organizations: *Zoning*

Athmar Neighborhood Organization March 22, 2016

Ruby Hill-Godsman Neighborhood Association March 15, 2016

Platt Park People's Association March 15, 2016

West Washington Park Neighborhood Association zoning committee April 26, 2016

Baker Historic Neighborhood Association zoning committee April 27, 2016 *(postponed from March 23 due to weather)*

Community Workshop #1: December 9, 2015 *Zoning*

Community Workshop #2: April 13, 2016 *Zoning, Infrastructure Master Plan, Urban Design Standards and Guidelines and Open Space*

Broadway Station Advisory Committee (BSTAC) #1: November 18, 2015 *Rezoning and Public Financing*

Broadway Station Advisory Committee (BSTAC) #2: January 21, 2016 *Infrastructure Master Plan, Bike and Pedestrian Connectivity*

Broadway Station Advisory Committee (BSTAC) #3: February 25, 2016 *Urban Design Standards and Guidelines*

Broadway Station Advisory Committee (BSTAC) #4: April 11, 2015 *Development Agreement and Urban Design Standards and Guidelines*



ATHMAR PARK

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Quadrant Leaders
NW – Daniel Guacydacan
NE – Jane Brown
SW – Glenna Cornish
SE – Brandon Parker

Mission
Residents and business owners working to improve the health, safety, and spirit of the area from W. Alameda Ave south to W. Mississippi Ave and from the Platte River west to Federal Blvd.

3/31/2016

RE: Letter of Support for Broadway Station Zoning Proposal

To Whom It May Concern

The Athmar Park neighborhood includes all the area between South Federal Boulevard and the South Platte River, between West Alameda Avenue and West Mississippi Avenue. The Athmar Park Neighborhood Association, Inc. (APNA) was founded in 1991 as a community organization and is registered with the City of Denver. All of the approximately 9,000 residents of Athmar Park are eligible to join. Current paid membership is approximately 300 residents. A newsletter is distributed to 3,300 households and businesses four times a year to inform residents of the association's activities and all residents can access our website, where APNA events, newsletters, and other information is posted.

This letter, provided by the Athmar Park Neighborhood Association, is acknowledgment of our full support of the proposed zoning implementation of the Broadway Station plan as it was presented to our organization by Kim Kucera of CRL Associates and Lisa Ingle of Broadway Station Partners. APNA is excited about the assurance that developers will undertake the "construction of a multi-modal bridge over the South Platte River" and our residents looks forward to the expansion of the walkshed connecting our neighborhood to the area west of the river.

Thank you,

Derek Medina
Vice-President, Athmar Park Neighborhood Association



Baker Historic Neighborhood
Association
P.O. Box 9171
Denver, CO 80223
board@bakerneighborhood.org

Officers

President

Mathew Wasserburger

Vice-President

Maggie Sellars

Secretary

Frank Matapuile

Treasurer

Richard Parker

Members-at-Large

David Ford

Felix Herzog

Noah Wallis

Zoning Chair

Steve Harley

June 15, 2016

To Whom it May Concern:

Baker Historic Neighborhood Association supports the proposed zoning change from T-MU-30 with Waivers and Conditions UO-1 to C-MX-12 UO-1 for the parcels in the Broadway Station area.

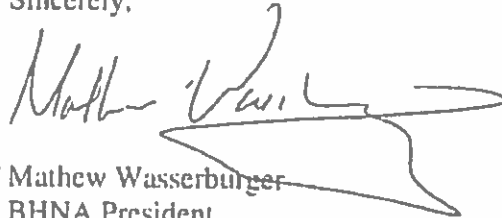
BHNA is a Registered Neighborhood Organization in the City of Denver with boundaries 6th Ave., Lincoln St., Mississippi Ave. and the South Platte River. Membership in BHNA is open to all residents and property owners within these boundaries. The following summarizes the process by which BHNA arrived at its position of support:

Several members of BHNA attended public workshops on the Broadway Station Development planning process. BHNA appointed its member Frank Mataipule as representative to the Broadway Station Advisory Committee (BSTAC), and he attended meetings and kept BHNA members up-to-date. Frontier Renewal representatives presented to the 10 Nov. 2016 BHNA general membership meeting.

Frontier Renewal representatives gave a detailed presentation on UDSG to a quorum of the BHNA Zoning Committee meeting at its regularly-scheduled meeting 27 April 2016. BSTAC representative Frank Mataipule attended and also gave his assessment. A committee motion to recommend BHNA support of the Urban Design Standards and Guidelines passed four in favor, none opposed with one abstention.

BHNA held a regularly-scheduled general membership meeting on 10 May 2016, with approximately 23 members attending. The membership received a summary from the Zoning Committee and voted 23 in favor, 0 opposed and 0 abstentions to support the Broadway Station Development Urban Design Standards and Guidelines.

Sincerely,



Mathew Wasserburger
BHNA President

A Better Community Through Cooperation



April 5, 2015

To whom it may concern,

The Overland Park Neighborhood Association is writing this letter in support of the Broadway Station Area Plan and the requisite Zoning change that will allow the full plan to come to fruition.

The Broadway Station Area Plan allows for and carefully curates the development of a previously blighted area of our neighborhood and of the City. We are excited to see the care that has gone into this plan, the zoning, and especially the much improved east-west connections for bikes, pedestrians and even cars at the former Gates site.

The Overland Park Neighborhood Association overwhelmingly voted to fully support this plan in our last public neighborhood meeting .

Fully implemented, this plan can provide a substantial benefit to our neighborhood, and the Denver community at large. Therefore we want to express our full support for the next steps in making this plan come to life and look forward to seeing this area that was once an eyesore and environmental disaster become a connective urban center.

Sincerely,

Mara Owen - President of Overland Park Neighborhood Association

March 22, 2016

Councilman Jolon Clark
City and County Building
1347 Bannock Street, room 451
Denver, CO, 80202

Dear Councilman Clark,

The Ruby Hill-Godsman Neighborhood Association represents in excess of 10,000 households with the area bounded by ~~Florida~~^{Florida} Avenue to the north, Evans Avenue to the south, the Platte River to the east and Federal Boulevard to the West. As a registered neighborhood organization impacted by the potential redevelopment of the former Gates Rubber Factory we have been actively involved in the ongoing public process to discuss the redevelopment project. Specifically as part of the public process our representative, Scott Bolt, has taken part in three Broadway Station Advisory Committee meetings, our members were invited to attend the Public Workshops in December and March and the development team has attended our RNO meeting twice to provide updates regarding the plan. Currently Broadway Station Partners, the land owner for the former Gates Rubber Factory site, is seeking a re-zoning from TMU-30 with waivers and conditions to CRX-8, CMX-16, CMS-12, and CMX 12. We believe the proposed zoning is appropriate and reasonable and therefore the Ruby Hill-Godsman Neighborhood Association offers our full support for this proposed re-zoning. Please contact me with any questions.

Sincerely,



Scott Bolt

President Ruby-Hill Godsman Neighborhood Association

Daryl Z Cookson

Shirley Outkroop

Mary E. Means

Irene Jackson

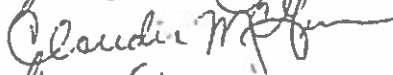
Jacqui Phegan

Steve Kl

Handy Moe

Esau Cook

Carl Stauffer





PLATT PARK
PEOPLE'S ASSOCIATION
3PA.ORG

March 25, 2016

Councilman Jolon Clark
District Council 7
1437 Bannock Street
Denver, CO 80202

Re: Approval of I-25 & Broadway Station Area Plan

Dear Councilman Clark:

The Platt Park People's Association ("3PA") is a registered neighborhood organization representing nearly 3,000 homes and the businesses in the Platt Park Neighborhood bounded by Broadway on the West, Downing on the East, Evans on the South and I-25 and Mississippi on the North. Charles Knight, a member of our Committee for Responsible Development ("CFRD") represented 3PA on the I-25 & Broadway Station Area Plan (the "Plan") Steering Committee. Throughout the planning CFRD and our Board were kept abreast of the process and progress. We provided comments on the draft Plan in February, 2016; many of which were incorporated into the final version of the Plan which was approved by the Denver Planning Board in March; which approval we supported at the hearing.

We believe the final Plan represents the view of the residents and business owners who are members of our organization. We very much appreciate all the hard work of city staff from Community Planning and Development the fact that everyone from the city worked hard to ensure that the ideas of all the stakeholders were fairly considered and represented in the final Plan. We support the Plan, including the proposed rezoning from T-MU-30 as set forth in the Rezoning Application filed by Broadway Station Partners.

Sincerely,

Platt Park People's Association

Nick Weidner, President



June 20, 2016

Councilman Jolon Clark
Denver City Council District 7
City and County Building
1437 Bannock Street, Room 451
Denver, CO, 80202

Re: Broadway Station Rezoning

Dear Councilman Clark:

The West Washington Park Neighborhood Association Board voted on May 2, 2016, (12-0-0) to approve the following motion:

That WWPNA support the zoning change of the Broadway station from T-MU-30 with waivers and conditions, UO-1 to C-MX-12, C-MS-12, C-MX-16, C-RX-8 because the new zoning has less density than the existing zoning and brings the zoning under the 2010 Denver Zoning Code as requested by the city.

West Washington Park Neighborhood Association, (WWPNA) is a Registered Neighborhood Organization. Our boundaries are Speer Boulevard on the north, I-25 on the south, Downing Street on the east and Broadway on the west and include approximately 9400 total residences and businesses.

Sincerely,

Nicholas Amrhein, President
West Washington Park Neighborhood Association

Kimberly Tennison
Spencer House Antiques
1420 South Broadway
Denver, CO 80210
March 15, 2015

The Honorable Jolon Clark
Member, Denver City Council
City and County Building
1437 Bannock St., Room 451
Denver, CO 80202

Dear Councilman Clark:

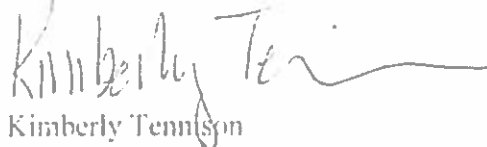
Owning a business along the South Broadway corridor, we wish to express our support for the Broadway Station Partners rezoning of the Gates Rubber Factory site. This plan has been presented to us in several public meetings as well as several smaller committee meetings.

In light of previous proposals, we especially appreciate the lower density of the current plans as we know this is a major concern of our residential neighbors. We also appreciate the considerable time and effort that has been spent ensuring the project will be well integrated amongst the existing, long-established neighborhoods.

This plan addresses community concerns by creating everything from safety corridors for pedestrians to green spaces to a dog park---all with the intention of having a more cohesive district around RTD's Broadway Station.

We look forward to this plan moving forward soon!

Best regards,

A handwritten signature in cursive script that reads "Kimberly Tennison". The signature is written in black ink and is positioned above the printed name.

Kimberly Tennison
Vice President/Antique Row Business District
Spencer House Antiques