

Dewey Gallard
1644 Yates Street
Denver, CO 80204

February 11, 2015

To Whom It May Concern:

On Friday afternoon, February 6, 2015 I was present when a petition taker approached my father in front of 1404 Quitman Street and asked him to sign a petition to protest "a 20 story building that is going to bring thousands of people into the neighborhood." I heard his presentation but did not get to examine the actual written petition since the petition taker bolted down the street when my father told him that his information was incorrect.

A handwritten signature in black ink, appearing to read 'Dewey Gallard', with a long horizontal flourish extending to the right.

Dewey Gallard

Feivel (Don) Gallard
5100 West 14th Avenue
Denver, CO 80204

February 17, 2015

Re: CB14-1094

Esteemed City Council Members,

Please find attached 28 signed response cards, requests by the signatories that their names be removed from petitions that they signed in opposition to the Rezoning of Block One at the St. Anthony Redevelopment site. Also please find 35 signed response cards in favor of the Rezoning of Block One at the St. Anthony Redevelopment site.

This unusual format is a response to a very active anti-Rezoning petition campaign that was implemented IN ADVANCE of an informational meeting organized for the Westside Jewish Community with all questions (pro and con) for EFG and NAVA presented to a moderator in advance of the meeting. In the absence of balanced information, the oppositional campaign was reported to be very successful. Also, various signatories stated that seeing their friends' names on the petition was persuasive in the absence of knowledge of the issues. In contrast, response cards allowed a sense of "secret ballot," eliminating the influence that seeing someone else's name on a petition often has.

Once the informational meeting was held, some individuals regretted having signed the petition opposing the Rezoning and expressed a desire to have a non-confrontational mechanism to recant their support. In response to this, a written question and answer format was developed privately (1750 words) presenting the most prevalent pros and cons of the Rezoning within a backdrop of the current "ambiance" of the West Colfax Corridor. It was presented to a random sample of families, one at a time, and left for them to process with a self addressed stamped envelope and response cards. The presentation was positively disposed to the Rezoning but there was no high pressure.

The results are as follows: (the entire community was not polled; just a meaningful, random sample)

- 76% of the households polled responded (1 adult, sometimes 2)
- 57% of the households polled (1 sometimes 2 adults) requested to be removed from the petition they signed in opposition to the Rezoning
- 47% of the individuals who responded requested to go on record in favor of the Rezoning
- 19% of the households requesting to be removed from the oppositional petition did not vote in favor, implying that they are neutral

I would respectfully request that the Councilors use the percentages generated by this sample of our community to reduce the force of the negative petition(s) proportionately and recognize that this sample implies that approximately 66% of our community seems to be either in favor of the Rezoning or neutral on the issue.

Respectfully,


Feivel Gallard
Activist, Westside Jewish Community

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Jonathan De Crystal
Print Name

[Handwritten Signature]
Signature

1376 Utica St.
Address

2/11/2015
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Yechiel Erlange
Print Name

[Handwritten Signature]
Signature

1269 Zenobia St.
Address

2-13-15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.


ESTHER FELDBEIM
Print Name

[Handwritten Signature]
Signature

1421 Vrain St Denver Colorado
Address


2-8-15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Tziporah Freedman 
Print Name Signature


1645 Xavier St. 2/11/2015
Address Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

ALAN M. GROSSMAN 
Print Name Signature

1370 VRAIN ST. 2-12-15
Address Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

RHONA GROSSMAN 
Print Name Signature

1370 VRAIN ST. 2/12/15
Address Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Moshe Heisler moshe Heisler
Print Name Signature

1350 VRAIN 2-12-15
Address Denver Date
80204

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Zipora Heisler Zipora Heisler
Print Name Signature

1350 VRAIN 2-12-15
Address Denver @ 80204 Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Tzivi Kurtz Tzivi Kurtz
Print Name Signature

1427 Vrain St. Denver, CO 80204 2/10/15
Address Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

ARTURO MARAVILLA
Print Name


Signature

1571 WINONA CT
Address

FEB 06 15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Adina Maravilla
Print Name

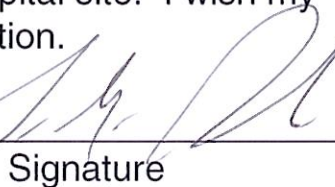

Signature

1571 Winona Ct
Address

02-06-15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Gene M. Rudnicko
Print Name


Signature

1400 Utica St. Denver
Address

2/6/15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Kyle Rudnick
Print Name


Signature

1356 Utica St
Address

2/6/2015
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Rozsheva Schwartzberg
Print Name


Signature

1431 Zenobia St
Address

2/9/15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

David Schwartzberg
Print Name


Signature

1431 Zenobia St Denver
Address

2/9/15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Matt (Mordchai)

Print Name

Schwartz

Signature

5000 W. 17th Ave Denver, CO 80204

Address

12 Feb 15

Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Tova Seligman

Print Name

TS

Signature

1621 Tennyson St

Address

Feb 15 '15

Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Ben Seligman

Print Name

BS

Signature

1621 Tennyson St


Address

Feb 15 '15

Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

AKIVA STEAN
Print Name


Signature

1631 Yates Street Denver CO 80204
Address

2/8/15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Barbara Unger
Print Name



Signature

4430 W. 17th Ave
Address

2/11/15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Esther Wershaw
Print Name

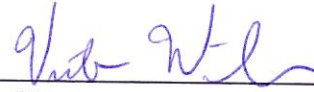

Signature

1566 Winona Ct. 80204
Address

2-10-15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

VICTOR WILEN
Print Name

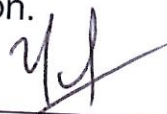

Signature

1310 Utica St 80204
Address

Feb 11, 15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

YERED YANEZ
Print Name



Signature

5001 W ANNIE PL 80204
Address

02/13/15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

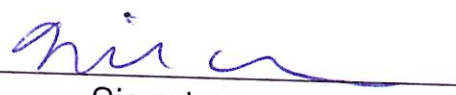
Karin Yanez
Print Name


Signature

5001 W ANNIE PL 80204
Address

02/13/15
Date

I signed a petition in opposition to the Rezoning of Block One at the former St. Anthony Hospital site. I wish my name to be removed from that petition.

Meira Zussman 
Print Name Signature

1401 Stracht St 86204 2-13-15
Address Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

JEANNE ABRAMS
Print Name

Jeanne Abrams
Signature

1660 YATES ST.
DENVER, CO 80284
Address

2/7/15
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

LEWIS H. ABRAMS
Print Name

Lewis H. Abrams
Signature

1660 YATES ST
DENVER, CO
80204
Address

2/7/15
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Avroham Berkowit
Print Name

Avroham Berkowit
Signature

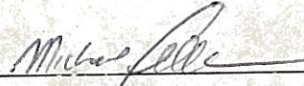
1460 Uran St
Address

Feb 10, 2015
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Michael Feldheim

Print Name



Signature

1421 Vrain St. Denver 80204

Address

2-8-15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Tzipporah Freedman

Print Name



Signature

1645 Xavier St.

Address


2/11/2015

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Shraga Freedman

Print Name



Signature

1645 Xavier St.

Address

2/11/2015

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

RHONA GROSSMAN
Print Name

Rhona Grossman
Signature

1370 VRAIN ST.
Address

2/12/15
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

ALAN M. GROSSMAN
Print Name

Alan M. Grossman
Signature

1370 VRAIN ST.
Address

2-12-15
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

ZIPORA Heister
Print Name

Zipora Heister
Signature

1350 VRAIN Denver 80204
Address

2-12-15
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

MORRIS HEISLER
Print Name

Morris Heisler
Signature

1350 VRAIN
Address

DENVER 80204

2-12-15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

ARTURO MARAVILLA
Print Name

[Signature]
Signature

1571 WINDONA CT
Address

FEB/06/15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

ADINA MARAVILLA
Print Name

[Signature]
Signature

1571 WINDONA CT
Address

02-06-15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Esther melamed Esther melamed
Print Name Signature

1670 Vrain St 2/7/15
Address Date
Denver 80204

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

MARK MISHORY Mark Mishory
Print Name Signature

1585 TENNYSON ST, 80204 2/8/15
Address Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

AREL RACHEL Arel R Mishory
Print Name Signature

1585 Tennyson St. 80204
Address Date

Count me in!!! so excited!!!

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Karol Rudnick Karol Grace Rudnick
Print Name Signature

1400 Utica St. Denver, CO Feb 6, 2015
Address Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

M. J. Schwab M. J. Schwab
Print Name Signature


1410 Wolff St 2/17/15
Address Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Batsheva Schwartzberg Batsheva Schwartzberg
Print Name Signature


1431 Zenobia St. 2/9/15
Address Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

David Schwartzberg 
Print Name Signature

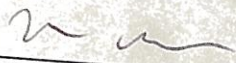
1431 Zenobia St Denver 2/9/15
Address Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Matt (Mordechai) Schwartz 
Print Name Signature

5000 W. 17th Ave Denver, CO 80204 12 Feb 15
Address Date


I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Ben Seligman 
Print Name Signature

1621 Tennyson St Feb 10 15
Address Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Tova Seligson
Print Name

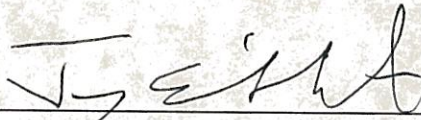

Signature

1621 Tennyson St
Address

Feb 10/15
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

JEREMY SIMBLIST
Print Name

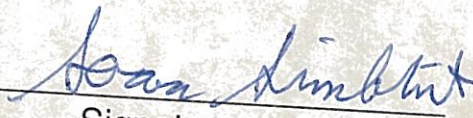

Signature

1316 TENNYSON ST
Address

2/10/15
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Sona Simblist
Print Name


Signature

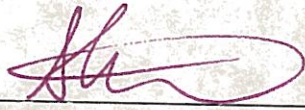
1316 Tennyson ST Denver CO
80204
Address

2/12/15
Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Akiva Stern

Print Name



Signature

1631 Yates Street Denver Co 80204

Address

2/8/15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Charia R. Stern

Print Name



Signature

1631 Yates Street Denver Co
80204

Address

2/8/15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

JOEL UNGER

Print Name



Signature

4930 W. 17th Ave DENVER CO 80204

Address

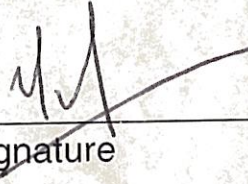
2-12-15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

YERED YANEZ

Print Name



Signature

5001 W ANNIE R DENVER
80204

Address

02/13/15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Elisha Zeiger

Print Name



Signature

1577 Winona Ct.

Address

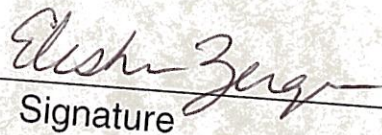
2/10/2015

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Elisha Zeiger

Print Name



Signature

1577 Winona Ct.

Address

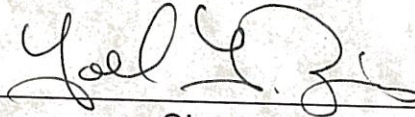
2/10/2015

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Yoel Y. Zions

Print Name



Signature

1430 Vrain St.

Address

Feb 10 '15

Date

I am in favor of the Rezoning of Block One at the former St. Anthony Hospital site.

Zev Zuckman

Print Name



Signature

1401 STUART ST. 80204

Address

2/13/15

Date

Dear Councilwoman Shepherd,

As a resident of the Sloan's Lake neighborhood, I'm writing to you today to express my FULL SUPPORT for NAVA's request to rezone block 1 of the former St. Anthony's hospital site.

Before I discuss why I support the project, I want to commend NAVA and EFG on their community engagement process. Never in my time have I met a pair of developers so committed to providing a quality project for the existing neighborhood and our future neighbors at SLOANS.

While I'm excited about the project as a whole, I'm particularly thrilled to see the addition of owner-occupied condos along West Colfax. Our neighborhood always wanted a mix of for-sale and rental units on the St. Anthony's site. We are lucky that NAVA is willing to incorporate these into their project considering the risk that's associated with condos. The mix of housing proposed for this site is entirely consistent with the West Colfax Plan.

Thank you for all that you do. I hope that you'll strongly consider supporting this rezoning and what would be a tremendous addition to our neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Dewey Caldwell". The signature is written in dark ink and is positioned below the typed name "Dewey Caldwell".

Feivel Gallard

5100 West Fourteenth Avenue

Denver, Colorado 80204

303-825-5811

303-818-5811 (c)

303-825-5810 (f)

Mr.Gallard@bjhs.org

February 12, 2015

Dear Councilwoman Shepherd,

I have been a resident at the above address in the West Colfax Neighborhood for 23 years. I am writing to you today as an informed citizen who supports NAVA's rezoning request for Block One on the former St. Anthony's hospital site.

First and foremost, NAVA and EFG have done a tremendous job of engaging the West Colfax and surrounding community. Not many development teams are willing to conduct over 80 community meetings and positively incorporate the neighborhood's feedback.

Now onto why I support the rezoning request:

1. NAVA has chosen to take on the construction of for sale condominium units. Owner-occupied units further the vision of the West Colfax Plan, which calls for a mix of housing types, including condominiums. Our community needs more residents who are looking to live, work and play on West Colfax. The introduction of a new population of home owners will attract the neighborhood amenities that are sorely lacking along the Colfax Corridor.
2. I, like many in the neighborhood, am a big supporter of density that capitalizes on Denver's newly constructed transit system. Twelve stories is more than appropriate for a site that is blocks away from the West Rail Line. Approving this rezoning will help us maximize our public investment in transit, while striking balance with the vision for West Colfax. The proximity only blocks away of the Metro Manor which is 18 stories tall and the dominance of the downtown skyline looking east on 17th Avenue means that this building will not be out of place.

Thank you very much for your time and consideration. I strongly urge you to support this rezoning request as an asset to our neighborhood and our City.

Sincerely,


Feivel Gallard

CINDY GALLARD
5100 WEST FOURTEENTH AVENUE (MAILING)
1261 ZENOBIA ST. (RESIDENCE)
DENVER COLORADO 80204
303-825-5811
FAX 303-825-5810
E-MAIL GALLARDC@GMAIL.COM

February 6, 2015

Dear Councilwoman Shepherd,

As a resident and property owner in the West Colfax neighborhood for past 23 years, I'm writing to you today to express my FULL support for NAVA's rezoning request of block 1 at the old St. Anthony's hospital site. I'm pleased to support this development for the following reasons and I hope you'll consider doing the same:

West Colfax and the surrounding community is very lucky to have a developer who is willing to take on the risk to build for-sale condo product. As you know quite well, few developers are willing to take on these projects due to construction defects legislation. Still, NAVA is committed to building a project that will act as a catalyst for future investment in the West Colfax neighborhood.

I've been extremely impressed by NAVA and EFG's public engagement process. They've held a considerable amount of meetings and their project reflects the sentiment held by a majority of the neighborhood.

Approving reasonable density on this site means capitalizing on our public investment in the West Rail Line and the Perry Station. Too many transit oriented development (TOD) locations are being dominated by rental housing. It's imperative that we help facility a mix of housing types as these TOD sites were intended to have.

I hope you'll consider approving this rezoning as it will bring countless benefits to Denver and the West Colfax community. Thank you for your time and consideration.

Sincerely,



Feivel Gallard

5100 West Fourteenth Avenue

Denver, Colorado 80204

303-825-5811

303-818-5811 (c)

303-825-5810 (f)

Mr.Gallard@bjhs.org

February 11, 2015

To Whom It May Concern:

On Friday afternoon, February 6, 2015 I was approached by a petition taker in front of 1404 Quitman Street who asked me to sign a petition to protest "a 20 story building that is going to bring thousands of people into the neighborhood." I examined his petition and indeed "20 Stories" was included in the language at the top of his petition. When I challenged this regarding the 20 stories he sprinted away, south on Quitman at top speed.

A handwritten signature in cursive script that reads "Feivel Gallard". The signature is written in black ink and has a long, sweeping tail that extends to the right.

Feivel Gallard