From:	Jim Garcia
To:	Nola Miguel; dencc - City Council; Levingston, Courtney L. - CPD City Planner Senior; Jennings Golich, Jill R. - CPD CA1769 Executive; Brooks, Albus - CC XA1404 Member Denver City Council; Ortega, Deborah L. - CC Member Denver City Cncl; Kniech, Robin L. - CC Member Denver City Cncl; Espinoza, Rafael G. - CC Member Denver City Cncl; Kashmann, Paul J. - CC Member Denver City Cncl; Lopez, Paul D. - CC Member Denver City Cncl; New, Wayne C. - CC Member Denver City Cncl; Gilmore, Stacie M. - CC Member Denver City Cncl; Herndon, Christopher J. - CC Member Denver City Cncl; Flynn, Kevin J. - CC Member Denver City Cncl; Black, Kendra A. - CC Member Denver City Cncl; Susman, Mary Beth - CC Member Denver City Cncl; Clark, Jolon M. - CC XA1405 President Denver City Council
Cc:	Sandra Ruiz; Drew Dutcher; Candi CdeBaca; Jules Kelty; Kayla Birdsong; Desiree Westlund; Alma Urbano Torres; Brea Zeise; Rhea Oberst; Lafferty, Heather; Cindy; Samantha Becker; gcalder2; Liliana Flores Amaro; Thomas Scharfenberg; Robin Reichhardt; Maria E. De Luna; Erin Clark; Michael Miera; Virginia Calderon
Subject:	[EXTERNAL] RE: 2535 40th St. Letter and attachments FOR the PUBLIC RECORD
Date:	Monday, April 01, 2019 2:20:01 PM
Attachments:	image001.png

Dear City Council Members,

Clínica Tepeyac, whose constituents and patients are major stakeholders in this process, has worked with the GES Coalition on developing conditions for this proposal. Additionally, we have worked closely with the GES Coalition and other community stakeholders in support of our project at 48th & Race, which includes a significant commitment towards affordable housing on the part of the developer for this project. There has also been extensive community engagement throughout each step of the planning process – it would be our hope that similar community engagement occur as part of the planning process for the project at 2535 40th St.

We support Nola Miguel letter and the corresponding attachments. Please confirm that this is part of the public record.

Sincerely,

Jim Garcia, MPA
Chief Executive Officer & Founder
4725 High St., Denver, CO 80216
(720) 274-2941 (direct)
jgarcia@clinicatepeyac.org
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Tepeyac inspires health, wellbeing and humanity in our community, through all of life's stages.

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From: Nola Miguel <nola@gescoalition.com>
Sent: Monday, April 1, 2019 10:11 AM
To: dencc@denvergov.org; Levingston, Courtney L. - CPD CE0429 City Planner Senior <Courtney.Levingston@denvergov.org>; jill.jenningsgolich@denvergov.org; Brooks, Albus - CC City Council Elected <albus.brooks@denvergov.org>; Ortega, Deborah L. - City Council <deborah.ortega@denvergov.org>; Kniech, Robin L. - CC City Council Elected <robin.kniech@denvergov.org>; rafael.espinoza@denvergov.org; Kashmann, Paul J. - CC City Council Elected <paul.kashmann@denvergov.org>; paul.lopez@denvergov.org; wayne.new@denvergov.org; stacie.gilmore@denvergov.org; Christopher.Herndon@denvergov.org; kevin.flynn@denvergov.org; kendra.black@denvergov.org; marybeth.susman@denvergov.org; Clark, Jolon M. - CC XA1405 President Denver City Council <jolon.clark@denvergov.org>
Cc: Sandra Ruiz <sandraerikarp13@yahoo.com>; Drew Dutcher <drewdutcherdirect@gmail.com>; Candi CdeBaca <candicdebaca@gmail.com>; Jules Kelty <Jules@focuspoints.org>; Kayla Birdsong <kayla@thegrowhaus.org>; Jim Garcia <JGarcia@clinicatepeyac.org>; Desiree Westlund <desiree@unecolorado.org>; Alma Urbano Torres <alma@projectvoyce.org>; Brea Zeise <breaz@projectvoyce.org>; Rhea Oberst <roberst@habitatmetrodenver.org>; Lafferty, Heather <heather@habitatmetrodenver.org>; Cindy <cindy@groundworkcolorado.org>; Samantha Becker <sbecker@coloradoclt.org>; gcalder2 <gcalder2@msudenver.edu>; Liliana Flores Amaro <lfloresamaro@gmail.com>; Thomas Scharfenberg <tscharfenberg@hotmail.com>; Robin Reichhardt <robin@gescoalition.com>; Maria E. De Luna <maria@gescoalition.com>; Erin Clark <eclark@urbanlandc.org>; Michael Miera <mmiera@urbanlandc.org>; Virginia Calderon <nwf2f_vcalderon@yahoo.com>
Subject: 2535 40th St. Letter and attachments FOR the PUBLIC RECORD

Dear Denver City Council Members,

Please see the attached letter and packet of supporting documents that we are submitting **to be part of the public record** for the proposed rezone at 2535 40th St. in the Swansea neighborhood.
It is the GES Coalition's position to "approve the I-MX-3 rezone **with Conditions**" for the

proposal at 2535 40th St.. The following are the **conditions** that we would like to see attached to this rezone regardless of the owner: 1.) A Community Benefits Agreement is developed and signed with the GES Coalition and at least 1 Elyria Swansea Registered Neighborhood Organization and the developer before the Site Development Plan is approved by the City (see outline of sample agreement in attachments) 2.) A full traffic/construction impact analysis reported on to the neighborhood before any construction is started on the site 3.) A "transformative project" process that includes an "anti-displacement action plan" in the neighborhood, led by the City, completed before Site Development Plan is approved to inform the site plan and design.
If adding these conditions is not possible, we feel the proposed I-MX-3 zoning would be harmful to the neighborhood and would ask that you do not approve of this change in the zoning code. Since we do not yet seen the "development agreement" with the City or any type of movement on an MOU; this is our best judgement as to a compromise that will give the neighborhood some confidences moving forward.

We would appreciate confirmation that this will indeed be added to the public record.
Thanks for your attention to this issue,
Nola
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Nola Miguel, MSW, nola@gescoalition.com
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