From:	Drew Dutcher
To:	Nola Miguel
Cc:	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; Sandra Ruiz; Candi CdeBaca; Jules Kelty; Kayla Birdsong; Jim Garcia; 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 11:25:01 AM

City Council Members:

The Elyria and Swansea Neighborhood Association, whose members are major stakeholders in this process, has worked with the GES Coalition on developing conditions for this proposal. We support Nola Miguel's letter and its attachments.

Please confirm that this is part of the public record.

Thank you.

Drew Dutcher
Elyria and Swansea Neighborhood Association
303-349-4360

On Mon, Apr 1, 2019 at 10:11 AM Nola Miguel <nola@gescoalition.com> wrote:

> 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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