From:	Thomas Scharfenberg
To:	Jules Kelty
Cc:	Jim Garcia; 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; Sandra Ruiz; Drew Dutcher; Candi CdeBaca; Kayla Birdsong; Desiree Westlund; Alma Urbano Torres; Brea Zeise; Rhea Oberst; Lafferty, Heather; Cindy; Samantha Becker; gcalder2; Liliana Flores Amaro; 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 7:10:31 PM

Thank you everybody for writing these letters coordinating everything! You have my full support as well. See you all on Saturday.
-Thomas Scharfenberg
4717 Claude Ct.

Sent from my iPhone

On Apr 1, 2019, at 4:48 PM, Jules Kelty <Jules@focuspoints.org> wrote:

> Dear City Council Members,
>
> Focus Points Family Resource Center, whose constituents 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. We would also like the attached letter from Focus Points to be included for your consideration.
>
> Please confirm that this information will indeed be added to the public record.
>
> Regards,
>
> Jules
>
> **Jules S. Kelty**
> *Executive Director*
> ***<image003.jpg>***
> 2501 E. 48th Ave. Denver, CO, 80216
> work: 303-292-0770 x111
> cell: 303-725-2413
> jules@focuspoints.org
> www.focuspoints.org
>
> *CONFIDENTIALITY NOTICE: This information in this message is legally privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any*

release, dissemination, distribution, or copying of this communication is strictly prohibited by 2511(1) Electronic Communications Privacy Act. If you have received this communication in error, please notify the author immediately by replying to this message and delete the original message. Thank you.

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
--

Nola Miguel, MSW, nola@gescoalition.com
GES Coalition Organizing for Health and Housing Justice
https://www.gescoalition.com
Office: 3840 York Street, Denver CO 80205
Mail: PO Box 16132, Denver, CO, 80216
303-596-6425 cell

<Letter of Support_Community Feedback_2535 40th Street.pdf>