From:	Cindy
To:	Kayla Birdsong; Alma Urbano Torres
Cc:	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; Jules Kelty; Jim Garcia; Desiree Westlund; Brea Zeise; Rhea Oberst; Lafferty, Heather; 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 2:13:11 PM

Dear City Councilmembers,

Groundwork Denver, which serves stakeholders affected by this process, has worked with the GES Coalition in developing conditions for this proposal. We support Nola Miguel's letter and its attachments.

Please confirm that this is part of the public records.

Sincerely,
Cindy Chang

Cindy Chang, Executive Director
Pronouns: she/her/hers - Why do pronouns matter?

Groundwork Denver
3280 N. Downing St. Unit E.
Denver, CO 80205
(303) 455-5600
Community Action. Environmental Results.
www.groundworkcolorado.org

From: Kayla Birdsong <kayla@thegrowhaus.org>
Sent: Monday, April 01, 2019 12:11 PM
To: Alma Urbano Torres <alma@projectvoyce.org>
Cc: Nola Miguel <nola@gescoalition.com>; dencc@denvergov.org; Levingston, Courtney L. - CPD CE0429 City Planner Senior <Courtney.Levingston@denvergov.org>; Jennings Golich, Jill R. - CPD CA1769 Executive <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>; Sandra Ruiz

<sandraerikarp13@yahoo.com>; Drew Dutcher <drewdutcherdirect@gmail.com>; Candi CdeBaca <candicdebaca@gmail.com>; Jules Kelty <Jules@focuspoints.org>; Jim Garcia <JGarcia@clinicatepeyac.org>; Desiree Westlund <desiree@unecolorado.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: Re: 2535 40th St. Letter and attachments FOR the PUBLIC RECORD

Dear City Council Members:

The GrowHaus, 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.

Please confirm that this is part of the public record.

Thank you,
Kayla

Kayla Birdsong
Executive Director
(720) 515-4751 x 710
www.thegrowhaus.org

The GrowHaus is hiring! Check our website for open positions.

If you're planning a visit to The GrowHaus, please check our website for directions to avoid significant construction slowdowns and detours.

On Mon, Apr 1, 2019 at 11:57 AM Alma Urbano Torres <alma@projectvoyce.org> wrote:

> City Council Members:
>
> Project VOYCE, a Swansea-serving institution, supports GES Coalition on their development of these conditions for this proposal. We support Nola Miguel's letter and its attachments.
>
> Please confirm that our support is also part of the public record.
>
> Thank you.
>
> ***Alma Urbano Torres***
> ***Pronouns: She/Her/Hers***
> Program Manager
> Project VOYCE
> C: 303-763-0989
> O: 303-292-2488
> 3455 Ringsby Ct #131
> Denver, CO 80216
>
> 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
--

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
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