From:	Alma Urbano Torres
To:	dencc - City Council; Brooks, Albus - CC XA1404 Member Denver City Council; Kniech, Robin L. - CC Member Denver City Cncl; Ortega, Deborah L. - CC Member Denver City Cncl; Clark, Jolon M. - CC XA1405 President Denver City Council; Flynn, Kevin J. - CC Member Denver City Cncl; New, Wayne C. - CC Member Denver City Cncl; Kashmann, Paul J. - CC Member Denver City Cncl; Susman, Mary Beth - CC Member Denver City Cncl; Lopez, Paul D. - CC Member Denver City Cncl; Herndon, Christopher J. - CC Member Denver City Cncl; Black, Kendra A. - CC Member Denver City Cncl; Gilmore, Stacie M. - CC Member Denver City Cncl; Espinoza, Rafael G. - CC Member Denver City Cncl
Cc:	Levingston, Courtney L. - CPD City Planner Senior; Brea Zeise; Vanessa Roberts
Subject:	[EXTERNAL] 2535 40th St. Regarding Re-zoning Hearing on April 8th
Date:	Sunday, March 31, 2019 10:31:04 PM
Attachments:	I-MX-3 -PROJECT_VOYCE.pdf

March 31st, 2019

Dear Denver City Council Members:

Please add to the public record. As a partner organization of the GES Coalition dedicated to the wellbeing of Swansea youth and families, **we are writing to ask that you help establish the conditions set forward by the GES Coalition in regards to the public re-zoning hearing for 2535 40th St., set for April 8th, to allow the neighborhood and developers to better protect the well-being of our neighbors.** If the following conditions set by the GES Coalition are not possible, we ask that you DO NOT approve of this rezoning request.

Our letter supports the position of the GES Coalition and Swansea neighbors 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 re-zone 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 before the Site development plan is approved 2.) A full traffic/construction impact analysis reported on to the neighborhood before any construction is started on the site 3.) A transformative planning process in the neighborhood led by the City 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 would be detrimental to the neighborhood and would ask that you **DO NOT** approve of this change in the zoning code.

As a neighborhood that already faces millions of dollars of public and private investment, it is critical that all community members receive proper and equitable opportunities to engage with developers. It is imperative that **this project not further displace neighborhood residents** and instead address the specific needs for affordable housing in the neighborhood where the project is based.

Project VOYCE serves youth in the GES community through afterschool programming at Bruce Randolph School, which is situated less than a block away from the development at 40th & Clayton. Given the immediate proximity of the new development to our community partner school, we fear this project has not yet included the voices of our most impacted neighbors. For this reason, we ask that our city council representatives support the stance of the GES Coalition to prioritize the wellbeing of our Swansea neighbors by **supporting the conditions above or by not approving of this change in the zoning code.**

Sincerely,

PROJECT VOYCE

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Developing transformational leaders in underrepresented communities by training, employing, and organizing youth to address root causes of inequity.