

L.C. FULENWIDER, INC.
270 Saint Paul Street, Suite 300
Denver, Colorado 80206

April 29, 2026

Denver Planning Board
c/o Community Planning and Development
City and County of Denver
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

Re: Support for Rezoning Application for 17671–17675 East 64th Avenue (Official Map Amendment #2024I-00081)

Dear Members of the Denver Planning Board:

L.C. Fulenwider, Inc. wishes to express our strong support of United Airlines' application to rezone the approximately 113.9-acre property at 17671–17675 East 64th Avenue from its current Former Chapter 59 zone districts to PUD-G 40, with a base of Campus–Education Institution (CMP-EI) and the existing DIA Influence Area (AIO) overlay.

L.C. Fulenwider, Inc. has been actively involved in the planning, assembly, and development of Denver's northeast quadrant since the City's annexation of the DIA Neighborhood in the late 1980s, and we have long served as the managing entity behind the Denver International Business Center master plan. As active participants in the Far Northeast Area Plan process and the previous owners we know this site, its surroundings, and the adopted planning framework for the area intimately. United's proposal is precisely the kind of investment the City has been planning for in this part of Far Northeast Denver.

We support the rezoning for the following reasons:

1. **The proposal advances the vision of the Far Northeast Area Plan and Blueprint Denver.** Both plans designate the area north of 64th Avenue as a greenfield opportunity to attract large-footprint employment uses that capitalize on proximity to DEN and the 61st & Peña rail station. The Far Northeast Area Plan specifically identifies the greenfield sites north of 64th Avenue as the appropriate location for employment centers requiring large footprints and ample room to expand—a description that could have been written for this Project. United's flight training center expansion fits that vision precisely.
2. **It moves the Property out of Former Chapter 59 and into the modern Denver Zoning Code.** The C-MU-30, C-MU-20, and Gateway zoning currently applicable to the Property

are remnants of an earlier regulatory era and are recognized in both Blueprint Denver and the Far Northeast Area Plan as obstacles to achieving the long-term vision for this area. Rezoning to PUD-G 40 with a CMP-EI base brings the Property under the DZC, in line with City policy to retire Former Chapter 59 zoning wherever feasible.

3. **The PUD is appropriately tailored.** No standard zone district can reasonably accommodate the combination of uses, security requirements, and phased build-out that a corporate flight training campus demands. The PUD's 110-foot height cap is well below the 150 feet otherwise allowed in CMP-EI and consistent with the surrounding S-MX-8 context. The adoption of S-MX-8-style build-to, setback, and transparency standards outlined in Subarea B, along with the adoption of the AIO overlay, reflect a thoughtful effort to align the Project with adopted plans and the surrounding context.
4. **It is compatible with adjacent and planned development.** Peña Station North, Peña Station Next, and the multifamily development underway south of 64th Avenue together establish this corridor as a mixed-use, transit-supported community center. United's training campus complements that pattern by adding a major, durable employment anchor while contributing trail connections, approximately 11 acres of usable open space, and multimodal infrastructure that will benefit residents and businesses across the DIA Neighborhood.
5. **United is a uniquely valuable long-term partner for Denver.** As Denver's largest private employer, with more than 11,000 local employees and significant ongoing investment in workforce development, sustainability, and community partnerships, United's continued growth in Denver strengthens the regional economy and reinforces the City's status as a global aviation gateway. The flight training center expansion will support that growth for decades to come.

For these reasons, we respectfully urge the Planning Board to recommend approval of Official Map Amendment #2024I-00081. We would be pleased to provide any additional information that may be helpful as the Board considers the application.

Sincerely,



Ferd Belz
President
L.C. Fulenwider, Inc.

cc: Tony Lechuga, Community Planning and Development
Councilwoman Stacie Gilmore, District 11