

From: [rama allouf](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL]
Date: Wednesday, June 7, 2023 4:15:52 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Rama Allouf
80222

From: [rama allouf](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL]
Date: Wednesday, June 7, 2023 4:08:24 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,

Rama Allouf
80222

From: [Mercedes Toregano](#)
To: [dence - City Council](#)
Subject: [EXTERNAL]
Date: Tuesday, June 13, 2023 7:21:24 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,
MERCEDES TOREGANO
Your Name
My Denver Zipcode is:80205

From: louraders@gmail.com
To: [Rezoning - CPD](#); [dencc - City Council](#)
Subject: [EXTERNAL] 159 Adams Street Rezoning
Date: Monday, June 12, 2023 12:11:24 PM
Attachments: [DENVER01-#2751161-v1-RECORDED Development Agreement and Restrictive Cove....pdf](#)

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On behalf of the Cherry Creek North Neighborhood Association ("CCNNA"), we support the rezoning based on agreement reached with this developer in the Development Agreement, a copy of which is attached hereto. We thank the developer for working cooperatively with the neighborhood and CCNNA looks forward to working together as this project progresses.
Thank you. Please call with any questions you may have.

Lou Raders, President CCNNA

From: [سنوات الظباء](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Asked assistant
Date: Wednesday, June 7, 2023 11:39:03 AM

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opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare. Amel Alsaedi..80222

From: [hafedh ALFARTTOOSI](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Asked assistant
Date: Wednesday, June 7, 2023 11:45:57 AM

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capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare..... HAFEDH ALFARTTOOSI.....80222.....

From: [Jeannie Frick](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Case number: 2022I-00261
Date: Tuesday, May 2, 2023 10:04:37 AM

I strongly support Councilwoman Black's Rezoning request for the University Hills North neighborhood! Our single family homes are being gobbled up by huge developments! I was born and raised in Denver, and have lived in the University Hills North neighborhood for 25 years. I do not like the changes turning our neighborhood into high rise apartments. If it continues, I will need to move elsewhere ... perhaps leaving Denver entirely. These changes are turning Denver into a terrible place for families to live!

Carol Jean Frick
2424 S. Birch St.
Denver CO 80222

From: [SHARON Pearson](#)
To: [Planningboard - CPD](#); [denc - City Council](#)
Subject: [EXTERNAL] Case number: 2022I-00261
Date: Monday, May 1, 2023 4:00:01 PM

To: Members of City Council and Planning Board

I am writing in support of Kendra Black's request to rezone multiple locations within the University Hills neighborhood

Zoning change: Zoning change from B-4, UO-1, UO-2, PUD 109, T-MU-30 w/waivers, CMP-H, G-MU-8, CMP-EI2 to C-MX-16, UO-1, C-MX-16, S-MX-5A, S-MU-3, G-MU-5, G-RO-3. Case number 20221-002611

I am a long time (23 years) resident of the University Hills North neighborhood. Over the past several years we have seen rapid change and unchecked growth in our small area - which is bordered on 4 sides by E Evans, S Colorado Blvd, I-25 and Yale. Our neighborhood is starting to show significant signs of losing the character that drew us here - and the character which both of the newest large apartment complexes bordering the neighborhood are using as selling points. The DECO apartments advertise "the unique social and neighborhood characteristics" and the Cameron states that "Closer to home, you'll be part of the desirable University Hills neighborhood."

We would very much like it to stay desirable. The encroachment on our ever smaller patch of single family homes by ever taller and larger buildings needs to be held in check.

The proposed zoning changes have the wholehearted support of our community. We are not opposed to all development - we would just like to see it managed in a way that brings added value to our NEIGHBORHOOD - instead of as an impetus for us all to relocate. Kendra Black has worked hand in hand with our neighborhood association and has spent countless energy and hours coming up with a plan that makes sense for U Hills North. Please honor our neighborhood and approve these requests.

Thank you --

Sharon Pearson
2400 S Birch St
Denver CO 80222

From: [Info @ EvansMedicalCenter](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] Comments in regards to the Near Southeast Area Plan - 05-22-2023
Date: Monday, May 22, 2023 2:36:47 PM
Attachments: [05-22-2023 letter to the City Council.pdf](#)

RE: Specific Amendments in the Near Southeast Area Plan ("NSAP") related to
4640-4770 E. Iliff
Ave. (the "Campus Health Care Iliff Property")

Hello,

Please forward the attached letter to the City Council in regard to the Near SouthEast Area
Plan

Thank you very much
Ramin Vatan

From: [Amy Brimah](#)
To: [dencc - City Council](#)
Cc: [District 1 Comments](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [City Council District 10](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)
Subject: [EXTERNAL] Comments on Proposed Ordinance 23-0579 for Hearing 6/20
Date: Tuesday, June 20, 2023 8:54:35 AM

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Dear City Council:

I urge you to Vote No on Bill 23-0579 which spot and downzones several properties at the initiation of the City Council representative of District 4.

1. The Denver Planning Board Voted 8 to 1 to deny the application. I ask that you also deny the spot and downzoning application.
2. The Planning Board had concerns with the inequitable treatment of certain targeted properties. The concerns raised by the Planning Board that the spot and downzoning process was inequitable and raises serious issues of how property owners, equally situated have been treated substantially differently have not been resolved. The only resolution is to deny the spot and downzoning application.
3. The Spot zonings does not meet the criteria required by the Denver Zoning Code to spot and downzone the properties that are the subject of the application. The criteria is not met: (i) The spot and down zoning are not consistent with the Comprehensive Plan 2040 or Blueprint Denver, (ii) the spot and downzoning does not promote Uniformity of District Restrictions or Regulations, and (iii) the spot and down zone does not promote the health, safety or general welfare of the people of the City and County.
4. The spot and down zoning is based upon and requires the FINAL approval of the NSAP because it is dependent upon the changes in the Near Southeast Area Plan ("NSAP") to Blueprint Denver and the Comprehensive Plan being approved. The period to file an appeal of the NSAP does not expire until June 21, 2023. At least one appeal has been filed related to the failure of the NSAP to meet the criteria to approve the NSAP and

others appeals may be filed. It is not possible to meet the required criteria when the NSAP is not finally approved. The first criteria is not met.

5. Spot and downzoning by their very nature do not promote Uniformity of District Restrictions or Regulations when the sole purpose of the spot and downzone is to target a specific property for disparate treatment. The second criteria is not met and it is impossible to meet given the fact that spot zoning and downzoning are rarely involuntarily imposed on a property owner by the city.
6. The spot and downzoning that targets the 4660 to 4770 Iliff Properties (“Iliff Properties”), threatening their future existence threatens the health, safety and general welfare of the people of the City and County by threatening to decrease the availability of much needed access to health care.
7. The spot and down zoning is based upon the FINAL approval of the NSAP because it is dependent upon the changes in the Near Southeast Area Plan (“NSAP”) to Blueprint Denver and the Comprehensive Plan. The period to file an appeal of the NSAP does not expire until tomorrow. At least one appeal has been filed related to the failure of the NSAP to meet the criteria to approve the NSAP and others may be filed. It is not possible to meet the criteria when the NSAP is not finally approved.
8. A city-initiated spot and downzoning targeting a specific property in the middle of the site development process creates instability in the entire process of development in the city. This does not promote Uniformity of District Restrictions or Regulations when specific properties are targeted to prevent a use right by right under the Denver Zoning Code.
9. It has been stated in the spot and downzoning application that Iliff Properties were incorrectly zoned in 2010. This is not correct. The properties were previously part of a health care campus and continue to be a health care campus. As a result, in the rezoning of the entire City that was part of a thorough review and was approved by City Council the Iliff Properties were zoned CMP-H. No rational basis exists to assert the Iliff Properties were not correctly zoned CMP-H since they are and have been used as a medical campus for decades.
10. It has been stated in the spot and downzoning application that the Property located at 4400 E. Iliff Ave., known as Denver Academy is voluntarily rezoning. It is misleading to state that Denver Academy is rezoning when they have not submitted an application in accordance with the Denver Zoning Code. Moreover, the District 4 City Council

representative sent an email on February 14, 2023 at 3:43 PM to a representative of Denver Academy with a partially filled out rezoning application prepared by the District 4 City Council representative attached and stated “And, please remember that the application can be pulled anytime until the bill is filed for council to vote on which won’t be until May or June.” Although the application for rezoning was not submitted, the intent of the District 4 City Council representative is clear that even it had been submitted, it would be withdrawn at any time until it on second reading before City Council.

11. After receiving the contact information from Denver Academy, on April 12, 2023 at 4:49 PM the District 4 City Council representative reached out to a developer stating, “I hope all is well with you! I heard that you are interested in the properties at 4640-4770 E Iliff Ave. I am working on a legislative rezoning that includes those properties that will align them with the Near Southeast Area Plan's recommendations. I'm hoping you are still interested in the properties. I'd love to hear back from you and learn more. Please let me know if we can catch up.” It is not clear why anyone, let alone the the District 4 City Council representative would be reaching out to a developer over property that is owned by another, but the intent of the spot and downzoning is clear, to eliminate the health care clinic that primarily serves immigrants and refugees. Again, this violates the criteria required by the Denver Zoning Code to approve the rezoning.
12. Many other pages of emails exist that demonstrate the disparate treatment of the Iliff Properties, Denver Academy and other adjacent and nearby properties.
13. In a normal re-zoning, a party may file a protest petition requiring 10 members to approve the rezoning in accordance with the Denver Zoning Code. This re-zoning map amendment did not permit a protest for the properties subject to the spot and downzoning, rather, a party wanting to protest the rezoning had to obtain signatures in accordance with all of the properties subject to the spot and downzoning, in an area entirely unrealistic to obtain signatures from in the time period from May 22 to June 20. This requirement imposed on these owners is inequitable and likely in violation of the Denver Municipal Code.

Thank you. I urge you to deny the application as it does not meet a single of the required criteria of the Denver Zoning Code.

Take care, Amy

Amy Brimah

Brimah LLP
amy@brimahlaw.com

M: 720-987-3189
<http://www.brimahlaw.com>

3900 E. Mexico Ave., Suite 300
Denver, CO 80210

From: [William van Doorninck](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Comments to Council members on NSAP for 5/22/23
Date: Monday, May 22, 2023 2:20:38 PM

I am William van Doorninck, one of 15 owners of the healthcare building on 4770 E. Iliff Ave.

We are pleased that the Planning Board's Document of Deliberation was sensitive to our concerns about inconsistent rezoning and the inadequate outreach by Councilwoman Black to the owners of our E. Iliff Ave properties.

Specifically, our three properties on Iliff Ave are unique. Councilwoman Black, City staff, and the RNO representatives persistently refer to graduated heights from Evans Ave to Yale. That principle is used to justify downzoning to three story heights. What is missed is that our three parcels on E. Iliff Ave are unique. We are not part of the residential area south of Denver Academy's campus. That campus provides a large buffer between us the single family housing to the south of them. Our parcels are much more integral to the north side of Iliff. We should be zoned in a compatible and consistent way with the area between Iliff to Warren Avenues. They are currently zoned for 8 stories. If the council accepts the application's call for five story limits in that area, we should have that, too.

Our properties have had CMP-H designation since the 1950s. Since DA bought the hospital campus around 2000, all three of our parcels have continued offering healthcare services, consistent with CMP-H (healthcare, not specifically hospital). It is misleading to say CMP-H is no longer appropriate because it is no longer a hospital. However, city zoning staff acknowledged that CMP-H (healthcare) continues to be an option. They said the City has no definition of "Campus" regarding size, contradicting Councilwoman Black's assertion that we are too small to be considered a campus. As best we can understand the NSAP we do not see that the Plan calls for the elimination of campus-healthcare use and three-story height restrictions.

In December 2020, our broker, Tony Oliver and I were on a zoom meeting with Community and Planning staff to consider appropriate zoning designations. Staff advice was to stick with CMP-H. With that assurance, we marketed our property.

We do not want to lose the CMP-H designation along with a loss in our property rights and its market value. We had a buyer who had nearly completed the Concept Phase with City Planning. It was blown up by the rezoning application in March this year. They lost 200,000 in costs, we lost 50,000. We lost valuable time. This has stressed our Association because many tenants have sought space elsewhere.

Let us keep our historical zoning. Please vote to amend the application for our three properties on Iliff Ave. We thank the Council members for listening.

From: [Daniel Bachar](#)
To: [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Planningboard - CPD](#)
Subject: [EXTERNAL] Concerns about Rezoning Plan in University Hills
Date: Sunday, April 30, 2023 12:48:50 PM

Dear city council members

I am writing to express my opposition to the proposed rezoning in our neighborhood, particularly the rezoning of the following parcels: Yale Station, Colo Station, 4640-4770 E Iliff/SW corner Iliff & Dahlia, NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff, Clermont Senior Christian Living/2479 S Clermont, and 4175 E Iliff.

While I understand the need to develop and revitalize our neighborhood, I believe that the proposed rezoning would have a negative impact on our community. Rezoning these parcels would result in an increase in traffic, noise, and pollution, as well as a decrease in the quality of life for residents. Furthermore, the proposed rezoning would negatively impact property values and the overall aesthetic of our neighborhood.

In particular, I object to the following aspects of the proposed rezoning:

- Yale Station: Rezoning this parcel to S-MX-5 would not provide any significant benefit to the community, as the developable area is similar for both zone districts. Furthermore, the rezoning would result in increased traffic and noise in the area, which would negatively impact residents.
- Colo Station: Rezoning these parcels to C-MX-16 would allow for storage and drive-thrus, which are prohibited in our current code. This would result in an increase in traffic and pollution in the area, as well as a decrease in the quality of life for residents.
- 4640-4770 E Iliff/SW corner Iliff & Dahlia: Rezoning this parcel to S-MU-3 (4 story incentive height) would result in increased traffic and noise in the area, as well as a decrease in the quality of life for residents.
- NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff: Rezoning these parcels to G-MU-5 would not align with adjacent heights and would negatively impact property values in the area.
- Clermont Senior Christian Living/2479 S Clermont: Rezoning this parcel to G-RO-3 (General Residential Office which allows for residential care) would result in an increase in traffic and noise in the area, as well as a decrease in the quality of life for residents.
- 4175 E Iliff: Rezoning this parcel to S-MX-3 (4 story incentive height) would result in increased traffic and noise in the area, as well as a decrease in the quality of life for residents.

In light of these concerns, I urge you to vote against the proposed rezoning. In addition, I encourage you to work with the community to develop a plan that is in the best interest of all residents and businesses in our neighborhood.

Thank you for your consideration.

Sincerely,

Daniel Bachar
4749 E Iliff Ave, Denver CO

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Best,

Daniel

From: [Sheryl Noe](#)
To: [denc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Corporate Support for Evans Medical
Date: Monday, June 19, 2023 3:50:21 PM
Attachments: [Molly Ramirez - Shiloh House Corporate Support Letter for Evans Medical Center \(1\).pdf](#)

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Please see attached.

Best,
Sheryl

Sheryl Noe | Director of Licensing | Shiloh House
(O) 303-932-9599 | (C) 303-909-4230



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From: karkarat@aol.com
To: [dence - City Council](#)
Subject: [EXTERNAL] Councilwoman Black's Rezoning UHills North Community
Date: Tuesday, May 2, 2023 2:00:58 PM

To Whom it May Concern:

As long time residents of the University Hills North Community we are writing in support of Councilwoman Black's proposal for multiple rezonings. We've seen a lot of changes during the time that we've lived here. The core of our older established neighborhood consists of modest ranch style homes built in the 1950s and early 60s, historic properties and established mature tree canopies. We love it here and appreciate living in a walkable neighborhood with close proximity to mass transit as well as other value rich amenities that our area provides.

What we appreciate more is smart development and we believe that Councilwoman Black's proposal for these mutiple rezonings will help provide the right guidance that aligns with the Near Southeast Area Plan and also to expand the range of housing. We are hopeful that it will help to offer different types of housing opportunities and demand for the underserved "missing middle" while preserving the character, integrity and quality of life of our existing neighborhood.

We are writing to encourage you to vote to pass the multiple rezonings in University Hills North. Thank you for your consideration.

Best regards,

Karen and Robert Dunlap

From: [Elizabeth Milligan Cordova](#)
To: [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] D4 resident asking you to VOTE NO on University Hills Rezone
Date: Tuesday, June 20, 2023 9:11:22 AM

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Councilwomen Ortega and Kniech,
Hi! I hope you are doing well. As an 80237 and D4 resident, I am writing to ask you to please **VOTE NO** on the University Hills Rezone today.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It serves as an important training facility for nurses and doctors and is an important part of our community.

The clinic is being unfairly targeted in this rezone. The property is being **spot downzoned** in a way that would prevent the owners from getting special Federal grants and from expanding to serve the community better. By substantially devaluing the property and reducing their working capital, it could also force the clinic to close. This is not something we hope to see as residents.

As you likely know, the Denver Planning Board voted 8-1 **against** recommending this rezone, and I deeply hope you'll reconsider and vote against it to represent the interests of your constituents. I have also asked Councilwoman Black to vote no, and hope you will support residents in our quest to save Evans Medical Center.

All my best,
Elizabeth

From: [Dana Bryson](#)
To: [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] DENY NASP Spot Downzone - Save Evans Medical Clinic + Mental Health Services
Date: Tuesday, June 13, 2023 11:25:21 AM

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Dear Council Member(s)

As a Denver resident, taxpayer, voter and civic leader, I am writing to URGE you to stop the rushed, inequitable, and harmful spot downzoning of parcels at 4770 E. Iliff, 4640 & 4700 E Iliff Ave, Denver CO 80222, proposed by Councilmember Kendra Black as part of the Near South Area Plan (NASP). You are set to vote on this at your next meeting, Tuesday June 20th and I urge you to vote NO to the proposed changes on these parcels.

A group of fifteen medical doctors and mental health practitioners have worked for more than forty years at those properties, listed above, serving the general population while also addressing the needs of immigrants and people of color, in particular. The centers have a very vibrant multi-racial, multi-generational culture, provide extensive services regardless of ability to pay, and provide a safe haven for many. The sites have been operating under their current zoning designations for more than 50 years, zonings which were again reaffirmed in Blueprint Denver.

Only in February of this year, only through a written document from Councilmember Kendra Black, (never any meeting or discussion) did the owners of the clinics/properties learn of her plan to unfairly target them for a spot downzoning, away from a campus medical use to a much more restrictive use. This new use would not allow the clinics their plans to expand or to have the option to provide affordable housing in the future. Furthermore, this change could put at risk the clinic's ability to receive some federal contracts, resulting in loss of services to high-need populations.

It was only in February of this year – just 4 months ago – that Councilmember Black notified the owners of her unilateral decision to downzone the properties, a notice the owners received in writing with no attempt or willingness by the Councilmember to meet and discuss this decision or its implications with them. Since that time, the owners have spent hundreds of hours and significant costs, just to understand this rushed city process and why they have been singled-out and targeted.

Councilmember Black refused to meet and discuss her unilateral plan to downzone their properties until the Denver Planning Board urged her to do so - in writing - at its May 3rd meeting, when they **voted against her proposed plan** and cited in their document of deliberation that it **violated the equity principles of Blueprint Denver**.

The current plan being rushed through City Council by Councilmember Kendra Black is serving **her** timeline – so that she can vote on it before she leaves office next month, not that of the community. Some components of her plan would put at risk community-based services to People of Color.

We respectfully ask that you:

1. **Acknowledge** this unfair treatment to date and at the June 20th meeting of City Council, **reject** the targeted attempts by Councilmember Kendra Black, through a Legislative rezoning, to spot downzone the three properties from Campus Medical to 3 story mixed use, which would result in the potential elimination of much needed health care services to high-risk populations; and would reduce options for increased affordable housing on the site at a time when our city so significantly lacks affordable housing options.

Currently nineteen employees earn their livings at Evans Medical Center, 99% of whom are minority/refugee/immigrant/persons of color. We have learned from the results of a recent Colorado Open Records Act request (CORA) that Councilwoman Black has spent significant time working with and has granted an adjacent neighbor, Denver Academy, an exclusive private school, their

desired rezoning. We laud the work of Denver Academy and it is not our goal to prevent Denver Academy from obtaining the zoning that they request, but to show the gross and disparate treatment of two community institutions in this public process.

We know that this City Council has shown great leadership in its support of marginalized populations and increased affordable housing and we applaud you for that. Please support our request and vote to support marginalized communities, equity and increased affordable housing in Denver.

I appreciate your service,

Dana

Dana Bryson

--

From: [Nina Sokol](#)
To: [dencc - City Council](#)
Cc: [saveevansmedical@gmail.com](#); [maelguz@comcast.net](#)
Subject: [EXTERNAL] DENY NASP Spot Downzone - Save Evans Medical Clinic + Mental Health Services
Date: Wednesday, June 14, 2023 5:33:42 PM

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Dear Council Member(s)

As Denver residents, taxpayers, and voters, we writing to URGE you to stop the rushed, inequitable, and harmful spot downzoning of parcels at 4770 E. Iliff, 4640 & 4700 E Iliff Ave, Denver CO 80222, proposed by Councilmember Kendra Black as part of the Near South Area Plan (NASP). You are set to vote on this at your next meeting, Tuesday June 20th and we urge you to vote NO to the proposed changes on these parcels.

A group of fifteen medical doctors and mental health practitioners have worked for more than forty years at those properties, listed above, serving the general population while also addressing the needs of immigrants and people of color, in particular. The centers have a very vibrant multi-racial, multi-generational culture, provide extensive services regardless of ability to pay, and provide a safe haven for many. The sites have been operating under their current zoning designations for more than 50 years, zonings which were again reaffirmed in Blueprint Denver.

Only in February of this year, only through a written document from Councilmember Kendra Black, (never any meeting or discussion) did the owners of the clinics/properties learn of her plan to unfairly target them for a spot downzoning, away from a campus medical use to a much more restrictive use. This new use would not allow the clinics their plans to expand or to have the option to provide affordable housing in the future. Furthermore, this change could put at risk the clinic's ability to receive some federal contracts, resulting in loss of services to high-need populations.

It was only in February of this year – just 4 months ago – that Councilmember Black notified the owners of her unilateral decision to downzone the properties, a notice the owners received in writing with no attempt or willingness by the Councilmember to meet and discuss this decision or its implications with them. Since that time, the owners have spent hundreds of hours and significant costs, just to understand this rushed city process and why they have been singled-out and targeted.

Councilmember Black refused to meet and discuss her unilateral plan to downzone their properties until the Denver Planning Board urged her to do so - in writing - at its May 3rd meeting, when they **voted against her proposed plan** and cited in their document of deliberation that it **violated the equity principles of Blueprint Denver**.

The current plan being rushed through City Council by Councilmember Kendra Black is serving **her** timeline – so that she can vote on it before she leaves office next month, not that of

the community. Some components of her plan would put at risk community-based services to People of Color.

We respectfully ask that you **Acknowledge** this unfair treatment to date and at the June 20th meeting of City Council, **reject** the targeted attempts by Councilmember Kendra Black, through a Legislative rezoning, to spot downzone the three properties from Campus Medical to 3 story mixed use, which would result in the potential elimination of much needed health care services to high-risk populations; and would reduce options for increased affordable housing on the site at a time when our city so significantly lacks affordable housing options.

Currently nineteen employees earn their livings at Evans Medical Center, 99% of whom are minority/refugee/immigrant/persons of color. We have learned from the results of a recent Colorado Open Records Act request (CORA) that Councilwoman Black has spent significant time working with and has granted an adjacent neighbor, Denver Academy, an exclusive private school, their desired rezoning. We laud the work of Denver Academy and it is not our goal to prevent Denver Academy from obtaining the zoning that they request, but to show the gross and disparate treatment of two community institutions in this public process.

We know that this City Council has shown great leadership in its support of marginalized populations and increased affordable housing and we applaud you for that. Please support our request and vote to support marginalized communities, equity and increased affordable housing in Denver.

We are in Kendra Black's district and appreciate your time and attention.

Dr. Nina F. Sokol and Dr. Maria Elena Guzman
6818 East Eastman Avenue
Denver, CO 80224

From: [Lynn Conforti](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Evans Medical Center
Date: Thursday, June 15, 2023 10:53:11 PM

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City Council,

I am a Denver resident & I'm asking to VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills serving the immigrant & refugee community as well as the economically disadvantaged. It's also an important training facility for nurses & doctors.

Evans Medical Center is being targeted. This could prevent the clinic from getting special Federal grants. By devaluing the property & reducing clinic's capital, it could force the clinic to close. This would reduce access to healthcare for over 6,000 patients.

Sincerely,

L. Conforti
Denver Resident

From: [Michael Sandoval](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Evans Medical Center
Date: Wednesday, June 14, 2023 8:58:02 PM

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To whom it may concern;

The Staff at Evans Medical Center is beyond measure...

B

As being a patient with many ailments, there are none that care for you more than those of Evans Medical Center...

I have been a Colorado resident since 2015, since then I have been to many medical practices that cannot even remember your name...

The Staff and Doctors at Evans Medical Center not only care but, are professionals and are proactive with my care ...

To lose such a valuable asset to the community would be more than a shame, it would be a catastrophe to the public...

As a Medicaid patient I can attest with truth to the need for Evans Medical Center ... Those involved in the possible loss of Evans Medical Center do not care for the welfare of the people in need...

Please stop this action and do all you can to assure Evans Medical Center remains to care for those in need...

Sincerely, Michael Sandoval

From: [JoLynn Jarboe](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Evans Medical Center
Date: Tuesday, June 13, 2023 3:52:41 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

JoLynn Jarboe

jolynn234@yahoo.com

From: [Pat Pascoe](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Evans Medical Center
Date: Friday, June 16, 2023 2:18:54 PM

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Dear City Council Member,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions, and it does not promote public health, safety or general welfare. Why is it being advocated ?

Sincerely,

Pat Pascoe

Denver 80209

From: [Selena Frazier](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Evans Medical Center-Rezoning
Date: Wednesday, June 7, 2023 10:00:28 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for healthcare students who travel from all over the state to study there.

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Sincerely,

My Denver 80222

Sent from my iPhone

From: [Info @ EvansMedicalCenter](mailto:Info@EvansMedicalCenter)
To: dencc - City Council
Subject: [EXTERNAL] Fwd: In reference to 23-0579 /June 22nd Public Hearing
Date: Wednesday, June 7, 2023 9:19:11 PM

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Subject: In reference to 23-0579 /June 22nd Public Hearing

Date: Mon, 5 Jun 2023 15:00:26 -0600

From: Info @ Evans Medical Center <info@evansmedicalcenter.com>

To: dencc@denvergov.org

CC: nathan.lucero@denvergov.org

Dear representative,

Confusion on the Zoning and violating our rights for proper notice, study the case, and depriving us to defend our rights

Why we are confused by the proposed zoning?

The application was submitted to rezone the Medical Center from Campus-Healthcare to SMU-3

Then in the application on page 43 of 51 – states: Rezone from CMP (which allows nearly anything) to S-RH-2.5 –

Then on the morning of 05-03-2023 the day of the hearing by the planning board - at the office of Councilwoman Kendra Black we found out that the application was modified to be GRO-3

Then this week we heard it is going to be modified again to GMX-3

Now the posted sign on the 4640 E Iliff Avenue which was posted on 05-30-2023 lists the zoning as: SMU-3

And then there is no sign on the 4700 E Iliff Ave. building - the main building for the Medical Center.

Is 4700 E Iliff being changed to a different zone or has it been pulled out of the application?

Dear Representative, what is the proposed zone, and why these property owners subjected to the Spot Down Zone are deprived of their right to proper notice?

Since there is no sign on the property for us to know what zone it is going to be changed to and if it is still part of the Spot Downzone application or not?

We are humbly asking you to postpone bill 23-0579 hearing on June 20th to a date that would comply with proper notice for 4640

And in regard to 4700 E Iliff avenue is it still part of the Spot Downzone application or not? and if yes what zone is it assigned to? and, when is the hearing for it?

Thank you for the understand and your time,

Regards,
Ramin Vatan

Attached: Images of the sign posted on 4640 E Iliff Avenue property

From: [Save Evans Medical Center](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Fwd: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 7:53:29 PM

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Subject: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center

Date: Wed, 7 Jun 2023 09:53:09 -0600

From: Shakila Salimi <ssalimihavestini@gmail.com>

To: SaveEvansMedical@gmail.com

Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for healthcare students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Shakila

My Denver Zipcode is: 80222

From: [Save Evans Medical Center](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Fwd: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 7:50:59 PM

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Subject: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center

Date: Wed, 7 Jun 2023 14:30:06 -0600

From: سنوات الطياع <alseedi73amel@gmail.com>

To: SaveEvansMedical@gmail.com

capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare..... AMEL ALSAEEDI.....80222

From: [Save Evans Medical Center](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Fwd: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 7:50:41 PM

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Subject: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center

Date: Wed, 7 Jun 2023 14:50:32 -0600

From: leku skull <ten422910@gmail.com>

To: saveevansmedical@gmail.com <saveevansmedical@gmail.com>

quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.....Abdulhaleem Alfarttoosi.....80222

From: [Crystal Green](#)
To: saveevansmedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Fwd: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 10:26:19 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,

Harley Green

My Denver Zip Code is:

80231

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From: **crystal cook** <cookcrystal509@gmail.com>

Date: Fri, Jun 16, 2023, 10:24 AM

Subject: Fwd: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center

To: harleybutt.dramaqueen18@gmail.com <harleybutt.dramaqueen18@gmail.com>

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From: **Crystal Green** <green.mom881418@gmail.com>

Date: Fri, Jun 16, 2023, 10:22 AM

Subject: Fwd: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center

To: cookcrystal509@gmail.com <cookcrystal509@gmail.com>

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From: **Crystal Green** <green.mom881418@gmail.com>

Date: Wed, Jun 14, 2023, 2:17 PM

Subject: Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center

To: saveevansmedical@gmail.com <saveevansmedical@gmail.com>, <dencc@denvergov.org>

Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Crystal Green

My Denver Zipcode is:

From: [Alejandra Castañeda](#)
To: [dence - City Council](#)
Cc: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)
Subject: [EXTERNAL] I oppose rezoning the Evans Medical Center as part of 23-0579
Date: Thursday, May 25, 2023 9:10:06 AM

Dear Denver City Council,

Back in January 2023, as part of the Near Southeast Area plan, Community Planning & Development requested the down-zoning of the properties located at 4640, 4700, 4770 East Iliff Avenue from their current CMP-H designation (Campus-10,000 square ft) to S-MU-3 (Suburban-Multi Unit-3 stories).

Then, on April 26, 2023, Councilwoman Kendra Black (who is also a DURA board member) requested an amendment for the rezoning: "Due to Planning Board's action at the April 19 meeting to put a condition on the Near Southeast Area Plan, I am requesting that my rezoning application for 4640, 4700, 4770 East Iliff Avenue be changed from S-MU-3 to G-RO-3." [General Urban-Residential Office-3 stories]

As I'm sure you know, Evans Medical Center--an affordable medical clinic in Denver--sits on valuable land that, at its current zoning designation, will allow them to expand much-needed medical services to historically underserved communities. They offer: "Primary care physician Denver, Primary care clinic in Denver, Primary Care Clinic 80222, Family Medicine 80222, Primary care doctors 80222, Pediatric care – Kids and Teens, Geriatrics clinic in Denver, Geriatrics clinic 80222, Walk-In Medical Clinic Denver, Walk-In Medical Clinic 80222, Accepting Medicaid & Medicare, Medical care in English, Medical care in Farsi, Medical care in French, Medical care in Persian, Medical care in Spanish, Medical care in Turkish."

By limiting the properties' height to only 3 stories, you'll also be limiting the medical center's ability to expand and serve an increasing number of people who are in need of affordable health-care services.

Therefore, on June 20th, I ask you to vote NO on changing the zoning designation for 4640, 4700, 4770 East Iliff Avenue as part of 23-0579.

Thank you for doing your part to ensure our city walks the walk when it comes to our equity values.

Best,

Alejandra X. Castañeda
[pronouns: she / her / ella]
Denver, CO 80211

From: [Tara Linton](#)
To: board@denvergov.org; [dence - City Council](#); kendra.black@denver.org
Subject: [EXTERNAL] I Support Kendra Black's Rezoning Proposal
Date: Tuesday, May 2, 2023 5:45:18 PM

Dear Denver City Council,

I am writing to express my strong support for Kendra Black's rezoning proposal for the University Hills North Community.

I urge you to support this proposal and help ensure a bright future for our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Tara Linton

4737 E Iliff Ave

From: [Jesse Dole](#)
To: board@denvergov.org; [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] I support Kendra Black's Rezoning Proposal
Date: Tuesday, May 2, 2023 6:41:32 PM

Dear Denver City Council,

I am writing to express my strong support for Kendra Black's rezoning proposal for the University Hills North Community.

I urge you to support this proposal and help ensure a bright future for our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Jesse Dole

From: [Nick Plimpton](#)
To: board@denvergov.org; [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] I support Kendra Black's Rezoning Proposal
Date: Wednesday, May 3, 2023 11:05:55 AM

Dear Denver City Council,

I am writing to express my strong support for Kendra Black's rezoning proposal for the University Hills North Community.

I urge you to support this proposal and help ensure a bright future for our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Nicholas Plimpton

4723 E Iliff Ave, Denver, CO 80222

From: [Kim Bennett](#)
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] I support Kendra Black's University Hills North Rezoning Proposal
Date: Tuesday, May 2, 2023 11:08:18 PM

Dear City Council members,

I am writing to express my full support for Kendra Black's rezoning plans for University Hills North. As a resident of this great community, I strongly believe that her plans are vital for the growth and development of our neighborhood.

Kendra Black has been a dedicated public servant for many years and has always worked tirelessly to improve the lives of her constituents. Rezoning the buildings in question will benefit not only the residents of these neighborhoods but also the city as a whole.

I strongly urge you to support Kendra Black's rezoning plans. Her dedication to improving the lives of Denver's residents, coupled with her knowledge and experience, make her an excellent choice to lead this effort. Thank you for your consideration.

Sincerely,
Kim Bennett

From: [Patricia Foster](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [dencc - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Letter of Support
Date: Tuesday, May 16, 2023 8:59:58 AM

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,
Patricia Foster

Resident, University Hills North

From: [Anna Steuart](#)
To: [City Council District 10](#)
Cc: [dencc - City Council](#); Lars.Williams@denvergov.org; [kniechatlarge](#)
Subject: [EXTERNAL] Looking for help with Waste Management
Date: Wednesday, June 7, 2023 10:40:17 AM

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Hello Chris,

I am not certain if you are the correct person I should be reaching out to, and if not I would appreciate you connecting me with the correct person. I'm reaching out in a bit of an act of desperation, so please forgive any curtness.

My husband and I have been in contact with City and County of Denver Waste Management requesting a new sized trashcan since moving into our home in October and then *completely* without a trashcan since March (due to theft-- we saw it happen).

After repeated requests online and on the phone since October and again in March, we're still being charged for a medium-sized trash can (originally had a small). We were told we would receive a new trashcan in March after the theft and have yet to receive it, despite being charged for it.

I am perplexed at how the City has been repeatedly unable to deliver us a trashcan for *months*, forcing us to drive our trash to our workplace's dumpster.

To summarize our frustrations:

- No medium replacement for small trashcan after size-swap request (October)
- No replacement trashcan after theft, despite numerous requests (March)
- Continual bills for medium, though never received, and have no trashcan at all

**If you are able to assist we would like a new, medium size trashcan at:
1167 Elizabeth St, Denver CO 80206**

Thank you very much for helping us.

Anna Steuart
(240) 672-1224

From: [Del Elmagbari](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Near South East Area Plan Comment
Date: Monday, May 22, 2023 3:06:14 PM
Attachments: [planning board meeting april19th.pdf](#)

Greetings distinguished City Council Members,

Please see attached statement given on April 19th to the Denver Planning Board. The planning board showed grave concerns over targeting and spot zoning within the plan for 3 parcels. 4640, 4700 and 4770 E. Iliff Ave. They shared concern over the lack of outreach for the property owners and inconsistency of the change. The property owners for 4640, 4700 E. Iliff are immigrants and the 15 owners of the 30 unit medical office condominiums are mostly elderly who have had this property for 41 years.

This last minute change does not coincide with "BluePrint Denver" and "Denver Comp 2040".

Please see attached:

Thank you,

Del

--



Sky Bank Corp/SBC Real Estate Advisors

Del O. Elmagbari

Principal

303-356-9922 Direct

303-484-3638 Fax

www.sbcrea.com



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From: [Hershey Sollod](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Near Southeast Area Plan
Date: Monday, May 22, 2023 3:08:45 PM

I am a physician owner of office suite number 221 at 4770 E. Iliff Ave. I have practiced medicine at that location since the early 1980s when it was developed in conjunction with Bethesda Hospital. I am very fond of the neighborhood and it's history.

To change the future places from "campus" to "low medium" and future contexts from "special district" to general urban violates a number of the equity, economic growth, avoidance of displacement and other principles set forth in the Near South East Area Plan and also Blueprint Denver.

I would ask that you not approve these specific changes

Sincerely,,
H Hershey Sollod MD

Sent from my iPhone

From: [Naimo Mohamed](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] No downsizing
Date: Wednesday, June 7, 2023 10:00:34 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for healthcare students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Naimo Mohamed

My Denver Zip-code is: 80222

From: [fariba keshavarz](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO on 221-00261/file#23-0579& save EVANS Medical Center
Date: Sunday, June 11, 2023 11:58:47 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Keshavarz

7202205432

From: [Susan Adams](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Note NO On the University Hills Rezone & Save East Evans Medical
Date: Friday, June 2, 2023 9:13:42 AM

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Our neighborhood is slowly being gobbled up by apartments and the traffic on S. Dahlia north of Yale has become a racetrack. The congestion in our area is slowly becoming a hazard. We desperately need medical facilities in this area for the immigrant and disadvantaged folks. It is also a training center for nurses and doctors.

Feel free to contact me

Susan Adams

Chaplsue4@gmail.com 720-261-7306

From: [Kim Schurman](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NSAP hearing regarding 4770 E Iliff Avenue 80222
Date: Monday, May 22, 2023 10:32:23 AM

I am writing today as an owner of a condominium unit at 4770 E Iliff Ave, an office building used by mental health providers since 1982.

Our building has been used to provide health care services to the Denver community for over 40 years. Many of us bought individual condominium offices in 1982 when the campus was owned by Bethesda Hospital, a non profit psychiatric hospital. The office building was created for psychiatrists to treat their inpatients and provide ongoing psychiatric care after discharge.

We have maintained a cohesive and supportive community for decades, and many of us have reached retirement age. We would like the option to sell our property and offer it for redevelopment into office space, or badly needed housing for the metro area. We have a client who is interested in buying our property provided that a five story building can replace the current structure.

The Building is part of the campus of Denver Academy, and we urge that it continue to retain this designation (CMP-H). Efforts to rezone our property are unfairly restrictive and arbitrary, greatly reduce the value of our property and flexibility to expand, redevelop, or offer ongoing healthcare services. Our building is being compared to many single family homes in the neighborhood instead of the current zoning that applies to us,

We urge you to oppose efforts to re-zone our property, and to allow it to continue its current designation as special property and campus.

Thank you for your consideration and attention to our concerns,

Kim A Schurman, MD

From: [William Silvia](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Oppose Evans medical center rezonings
Date: Wednesday, May 24, 2023 8:35:23 PM

The proposed legislative rezoning of Evans medical center is inequitable, arbitrary, and runs counter to the stated goals of the near south area plan. Please vote against the proposed rezoning.

From: [John Riecke](#)
To: [dence - City Council](#); [District 3](#)
Subject: [EXTERNAL] Oppose rezoning
Date: Thursday, May 25, 2023 8:19:23 AM

Hello,

I oppose the rezonings of Evans Medical Center as part of 23-0579. No part of this city should be downzoned, and this lot in particular should definitely not. This downzoning sounds shady, frankly.

Thank you,

John Riecke
2650 W 13th Ave

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From: [Sarah Sheehan](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Opposition to Near SE Area plan - Please keep 4600-4700 E Iliff Ave. as is
Date: Monday, May 22, 2023 1:49:57 PM

Dear City Council,

I am a 16 year resident of the 80222 area in SE Denver and am writing today to ask you to protect and preserve a very important health campus in our neighborhood. The Evans Medical Center and the Bethesda Mental Health Center, two thriving and essential providers in our community, are both threatened by changes presented in the Near Southeast Area Plan.

Although I generally support the Near Southeast Area Plan, a few recent changes, specifically to 4660-4770 E. Iliff Ave seem to target a health campus that serves the community, and immigrants and refugees. The Evans Medical Center along with the Bethesda Mental Health Center is the largest healthcare campus in District 4.

To change the future places from "campus" to "low medium" and future contexts from "special district" to general urban violates a number of the equity, economic growth, avoidance of displacement and other principles set forth in the Near South East Area Plan and also Blueprint Denver.

I would ask that you not approve these specific changes.

I have been a patient at both Bethesda Mental Health Center and Evans Medical Center. My family and friends have as well. Additionally, I have worked first hand with Evans Medical Center on numerous initiatives to support our local community, including food drives and deliveries, vaccination clinics for underserved populations, and direct refugee and immigrant support efforts. These are essential providers in our community and well regarded among the medical professionals in our area. Evans Medical Center, particularly, fills a role that is unique and beneficial to hundreds of newcomers to this city as well as underinsured/uninsured individuals and families.

I ask you to please consider not approving the proposed zoning changes that seem to directly target the Evans Medical Center and Bethesda Medical Health Center. This land is being used appropriately and impactfully. The community will suffer if this changes.

Sincerely,
Sarah Sheehan
303-807-8272

From: [Darrin Lee](#)
To: [Planningboard - CPD](#); [dencc - City Council](#)
Cc: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Please Approve the Near SE Area Plan and Rezoning for University Hills North Neighborhood
Date: Tuesday, April 18, 2023 1:26:16 AM

Dear Denver City Councilmembers,

We have been residents of the University Hills North neighborhood since 2001, and during that time, we have seen the neighborhood evolve. While we wholeheartedly support change, the evolution of our neighborhood has not always been positive and is becoming uncontrollable. We have been requesting a neighborhood plan for several years, to ensure the ongoing development in our area is more conducive to the needs of the existing residents, yet still attractive to businesses and new residents. Therefore, we are very excited that UHills North is included in the Near SE Area Plan. We have followed and studied the plan and are in full support of it as it relates to UHills North.

As residents of University Hills North, and parents of two Denver Academy students, we are also pleased to learn that Councilwoman Black is applying for rezonings to align with the Near SE Area Plan, and that Denver Academy is rezoning their property to align with the Plan as well.

Councilwoman Black's rezoning plan is of particular importance, because developers are seeking to build larger, 5+ story apartment buildings in our neighborhood. Regardless of their design, such complexes will strain our current infrastructure, bring a host of traffic, safety, and congestion issues, and fall entirely outside the character of this neighborhood. Their proliferation in UHills North should be curtailed as much as possible.

Additionally, while many of the developers cite "Affordable Housing" among their justifications for their proposed apartment buildings, we still see a tremendous number of vacancies in the existing apartments that were built in our neighborhood a few years ago. This is primarily because rent in those buildings is hardly "Affordable". As outlined in our letter to Mr. Jim Larson (sent 11/25/22 and pasted below), our concerns persist. We believe Councilwoman Black's rezoning with help alleviate some of these issues, and we are in full support of the rezoning.

Respectfully, we urge you to consider and approve Ms. Black's rezoning application, as these measures are greatly needed as part of a pragmatic approach to judiciously fostering changes that are appropriate for the University Hills North neighborhood.

Sincerely,

Darrin and Kathryn Lee
2290 South Cherry Street, Denver, CO 80222

Sent 11/25/2022

Dear Mr. Larsen,

As 22-year residents of the University Hills North community, we are writing to vehemently oppose the proposed development at the intersection of Dahlia and Iliff. The covert push to alter the current zoning and get this project approved, with such a short notice to the residents, and no contact with our neighborhood association, or Denver Academy is extremely disappointing. Needless to say, University Hills North cannot sustain a development of this magnitude. Our contentions are as follows:

1. It is our understanding that traffic conditions are not much of a consideration when proposing a development such as this, but the dramatic increase in the volume of traffic should be taken into consideration, and we would be remiss not to mention it. A traffic study is necessary prior to approval of such a large development. It is unreasonable to assume there will be no impact on traffic when adding nearly 200 additional residents to the neighborhood. If traffic is studied after the fact, it will be too late, unless the city already has plans and budget in place to enhance the infrastructure in order to accommodate the increase in traffic.
2. Iliff and Dahlia are side streets, not main thoroughfares. We already have a considerable amount of traffic, as drivers use those streets as a cut through to avoid traffic at Yale and Colorado Boulevard. Little to no attention is currently paid to the speed limit signs, stop signs, or school zone limits.
3. A residential building of this size next to Denver Academy, with students from 1st grade thru 12th will only increase the danger to them. Not only will the residents of such a large building have a view of the entire campus and student body, but will make it very dangerous for students who walk, bike, and take public transportation to and from school. It is already dangerous crossing Iliff during pick up and drop off times. The increase in traffic volume will only make the situation worse.
4. In addition, neither Dahlia or Iliff are plowed during snowstorms, which is already a huge issue. Adding another 200 plus cars is only going to make it worse. A development of this size is better suited along a major thoroughfare, such as Colorado Blvd., Evans Ave., or University Blvd., which are plowed in the winter and better equipped to handle the amount of additional traffic that will occur.
5. A development of this size runs against the current zoning regulations, which state: "buildings are compatible with the scale of the surrounding neighborhood context with greater variation in massing and height in the interior of the site." Pursuant to this section of the regulations, this property site is much too small for the proposed development of a 6 to 7 story building. Such a building is outside the character of the surrounding neighborhood, predominantly single-family homes, and is not consistent with a campus style, as required per zoning regulations.
6. Privacy for the neighborhood is a significant concern, particularly for the single-family homes to north and west of the development. The residents of the proposed development will have full view of every property/yard as far as the eye can see.
7. Water drainage will also be impacted. The small apartment complex on the north side of Iliff and Dahlia already floods Iliff twice per day, and it is reasonable to believe that this is impacting our drainage system more than anticipated. It is only reasonable to believe that a development 3x the size of the current apartment building will impact our drainage system even more, and eventually cost us more to maintain later.

8. Crime is a significant concern, as we have already seen an increase in crime since the other developments that have been established around this neighborhood. We have had packages stolen from our door, bicycles stolen from our back yard, intruders in our yard, and other neighbors have had break ins. All of this poses a very real threat to our safety and security, especially because many of our residents have children in their households. We used to know and see the police officers patrolling the neighborhood, but now, we hardly ever seen any police vehicles in the area. Law enforcement is almost non-existent unless called.
9. We understand and fully support the quest for more housing in Denver, but please do it judiciously, and respectfully to the current residents. For many of us, our home is the single largest investment we have, and development of properties such as this one will diminish our property values significantly. Most buyers do not want a home that exists in the shadow of a large, multi-unit apartment complex.
10. Cities have zoning plans in place for a reason. These plans can bring structure and flow that makes sense to the long-term aesthetic, safety, traffic, noise, transit, parking, and other considerations that impact the daily realities of living in a neighborhood. Years later, one can always tell a well-planned city from one that is not. Does Denver want to be a city that simply reacts to the profit motives of a developer — versus judiciously driving the change that represents what is best for the city in the long term?
11. We feel that, as taxpayers and residents of this neighborhood, we have a right to ask the decision makers in the City to examine the consequences of this precedent-setting zoning issue. Accompanying such a zoning change are collateral matters including safety, traffic, parking, storm water drainage, wastewater drainage, noise and light. As stewards of this neighborhood, we are simply doing our job by insisting that the city address these important issues, and not sweep them under the carpet before moving on to the next item on the docket. Changing the zoning will allow a large developer, with no ties to this community, to build a for-profit commercial structure, and simply leave our residents to deal with the “aftermath.”

Respectfully, we request a more transparent process, and sincere collaboration with our neighborhood association, Denver Academy, and current residents to plan a housing development that we would be proud to have in the neighborhood. The current plan is simply about making money by shoving as many units into as small a parcel as possible, without regard for the impact it will have on the community. We believe the City of Denver can do better, and should do better with regard to their current residents and taxpayers.

Regards,
Darrin and Kathryn Lee

2290 South Cherry Street, Denver, CO 80222

From: [Nazee Makooi](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Please help us save Evans Medical center
Date: Wednesday, June 7, 2023 9:52:27 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for healthcare students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely ,
Nazee Asadi
80222

From: [Melissa Depper](#)
To: [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#); [saveevansmedical@gmail.com](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Please note NO on the University Hills Rezone
Date: Monday, June 19, 2023 9:20:54 PM

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I'm a 25 year resident of 80224 and I've recently become aware that there's been a problematic attempt to unfairly and inequitably rezone the property that houses the Evans Medical Center.

In fact the Denver Planning Board voted 8-1 AGAINST recommending the rezoning, and I'm asking you to vote against it as well.

I've learned that downzoning like this is a very rare tactic and I have to wonder why the effort to do so is targeted against a critical resource in my community serving such a high needs population as immigrants and refugees, when neighboring properties aren't being threatened by the same legislation.

I'm extremely concerned that if the rezoning were to pass, that the Evans Medical Center would lose assets and value to the point where it wouldn't be able to stay open, let alone expand to attempt to meet the very high needs in the community.

I'm a public librarian. I know what it's like to work in an organization desperately trying to bridge the gaps in social services left by other underfunded and defunded agencies.

This is my neighborhood. I live 5 minutes away from this site and I *want* the center to stay there. I *want* my community to continue to support those of us who have so many needs unmet by other organizations.

Please honor the work of the Evans Medical Center, honor the recommendations of the Denver Planning Board, and vote NO on this rezone.

Thank you
Melissa Depper

From: [Amy Brimah](#)
To: [dence - City Council](#)
Cc: [District 1 Comments](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [City Council District 10](#); [Gilmore, Stacie M. - CC XA1404 Member Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)
Subject: [EXTERNAL] Proposed Bill 23-0579
Date: Monday, May 29, 2023 1:14:48 PM
Attachments: [Memo to City Council.pdf](#)

Attached please find written objections to listing the proposed Bill 23-0579 for publication for the hearing on June 20, 2023, related to the down and spot zoning of certain properties in University Hills.

Take care, Amy

Amy Brimah
Brimah LLP
amy@brimahlaw.com
O: 720-305-9920
M: 720-987-3189
<http://www.brimahlaw.com>

3900 E. Mexico Ave., Suite 300
Denver, CO 80210

From: [Arthur Jones](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Proposed down zoning of Health Care Property at 4770 E. Iliff Ave.
Date: Sunday, May 21, 2023 8:05:56 PM
Importance: High

Dear Members of Denver City Council,

Our understanding is that there is a hearing tomorrow, May 22nd, at 5:30 pm, to consider a proposal to re-zone the parcel where 4770 E. Iliff Ave currently stands. We are both original owners of one of the units in this building, in which mental health services are currently provided. We are both clinical psychologists who have practiced in this building, beginning in 1982. We are now at retirement age, similar to other owners of units in the building, and we have joined with other owners in an attempt to offer the building for sale, under terms that will protect the considerable assets we have invested over the last 40 years.

We have been assuming all along that the sale of our building would happen under current zoning guidelines for our property, to fit with the character of the neighborhood that exists immediately NORTH of us, directly across the street (Iliff Ave.), which is zoned for density, and NOT the character of the single family homes neighborhood that is located SOUTH of us, considerably removed from our building, on the opposite side of a baseball field that is owned by Denver Academy.

It seems to us that this re-zoning effort is singling our property out for no reason, and that it is not consistent with the character of the neighborhood that we are part of. We don't understand the reason for this, and we do not think it makes any logical sense. Throughout our personal and professional lives, we have been committed to issues of fairness and equity, and this proposal makes no sense to us when viewed through that lens.

So, we urge members of City Council to reject any proposal that singles our property out in a way that is incompatible with the natural character of the neighborhood in which our building is located.

Sincerely,

Arthur Jones and Christine Chao

From: [Robert A. Chinisci, Ph.D.](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Protest Against Rezoning
Date: Monday, May 22, 2023 8:09:39 AM

I am a psychologist and have been using my office at 4770 E. Iliff Avenue, Ste. 234 since 1982. The property has always been zoned as "Campus-Healthcare". I protest changing this zoning. This proposed downzoning will harm me.

The downzoning of my property will significantly affect the property value. We have been working for two years with a developer to turn this property into a 5 story apartment building with walking access to light rail. The developer has already pulled-back from the development because of the threat of the down-zoning. The property value has plummeted by 50%!! I am approaching retirement and have invested a great deal of "sweat equity" into my office. Downzoning will devalue all that I have been working towards since 1982.

The downzoning is arbitrary. The area between Colorado Boulevard and Dahlia is currently zoned for 8 story heights and proposed to be five stories. My building should have that same zoning. It is unfair to compare my property to the mostly single family homes south of the Denver Academy campus.

The current zoning "Campus-Healthcare" provides the flexibility that I need for expansion, redevelopment, and the continuation of healthcare services. I do not want to give it up and the city does not require it.

Thank-you for your consideration,
Robert A. Chinisci, Ph.D.

From: [William van Doorninck](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Protest of District 4 rezoning application
Date: Monday, April 10, 2023 2:03:52 PM
Attachments: [Owner's objection 4770 Iliff.pdf](#)

Please see attached for an addition to your record.

William van Doorninck

From: [dorothy ciarlo](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Protesting change in CMP-H zoning for 4770 East Iliff Avenue
Date: Monday, May 22, 2023 10:35:43 AM

Dear City Council Members,

My name is Dorothy D. Ciarlo. I am a clinical psychologist who practiced in mental health services from 1982 until recently in my office #104 at 4770 East Iliff.

I am writing to **protest what appears to me to be an arbitrary zoning change for my building**. It has been zoned CMP-H since it was built in 1982, to provide needed out-patient mental health services to community members.

It does not make sense to shift the zoning to be greatly restrictive when this area has been appropriately zoned for many, many years.

Thank you for listening and taking my views into consideration.

Respectfully,
Dorothy D. Ciarlo, Ph.D.

From: [William van Doorninck](#)
To: [Dana Bryson](#)
Cc: [dencc - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Re: DENY NASP Spot Downzone - Save Evans Medical Clinic + Mental Health Services
Date: Tuesday, June 13, 2023 12:32:24 PM

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Beautiful, Dana! Thank you thank you. Love, Nancy

Sent from my iPhone

On Jun 13, 2023, at 11:25 AM, Dana Bryson <dana.bryson@gmail.com> wrote:

Dear Council Member(s)

As a Denver resident, taxpayer, voter and civic leader, I am writing to URGE you to stop the rushed, inequitable, and harmful spot downzoning of parcels at 4770 E. Iliff, 4640 & 4700 E Iliff Ave, Denver CO 80222, proposed by Councilmember Kendra Black as part of the Near South Area Plan (NASP). You are set to vote on this at your next meeting, Tuesday June 20th and I urge you to vote NO to the proposed changes on these parcels.

A group of fifteen medical doctors and mental health practitioners have worked for more than forty years at those properties, listed above, serving the general population while also addressing the needs of immigrants and people of color, in particular. The centers have a very vibrant multi-racial, multi-generational culture, provide extensive services regardless of ability to pay, and provide a safe haven for many. The sites have been operating under their current zoning designations for more than 50 years, zonings which were again reaffirmed in Blueprint Denver.

Only in February of this year, only through a written document from

Councilmember Kendra Black, (never any meeting or discussion) did the owners of the clinics/properties learn of her plan to unfairly target them for a spot downzoning, away from a campus medical use to a much more restrictive use. This new use would not allow the clinics their plans to expand or to have the option to provide affordable housing in the future. Furthermore, this change could put at risk the clinic's ability to receive some federal contracts, resulting in loss of services to high-need populations.

It was only in February of this year – just 4 months ago – that Councilmember Black notified the owners of her unilateral decision to downzone the properties, a notice the owners received in writing with no attempt or willingness by the Councilmember to meet and discuss this decision or its implications with them. Since that time, the owners have spent hundreds of hours and significant costs, just to understand this rushed city process and why they have been singled-out and targeted.

Councilmember Black refused to meet and discuss her unilateral plan to downzone their properties until the Denver Planning Board urged her to do so - in writing - at its May 3rd meeting, when they **voted against her proposed plan** and cited in their document of deliberation that it **violated the equity principles of Blueprint Denver**.

The current plan being rushed through City Council by Councilmember Kendra Black is serving **her** timeline – so that she can vote on it before she leaves office next month, not that of the community. Some components of her plan would put at risk community-based services to People of Color.

We respectfully ask that you:

1. **Acknowledge** this unfair treatment to date and at the June 20th meeting of City Council, **reject** the targeted attempts by Councilmember Kendra Black, through a Legislative rezoning,

to spot downzone the three properties from Campus Medical to 3 story mixed use, which would result in the potential elimination of much needed health care services to high-risk populations; and would reduce options for increased affordable housing on the site at a time when our city so significantly lacks affordable housing options.

Currently nineteen employees earn their livings at Evans Medical Center, 99% of whom are minority/refugee/immigrant/persons of color. We have learned from the results of a recent Colorado Open Records Act request (CORA) that Councilwoman Black has spent significant time working with and has granted an adjacent neighbor, Denver Academy, an exclusive private school, their desired rezoning. We laud the work of Denver Academy and it is not our goal to prevent Denver Academy from obtaining the zoning that they request, but to show the gross and disparate treatment of two community institutions in this public process.

We know that this City Council has shown great leadership in its support of marginalized populations and increased affordable housing and we applaud you for that. Please support our request and vote to support marginalized communities, equity and increased affordable housing in Denver.

I appreciate your service,

Dana

Dana Bryson

--

From: [Amy Brimah](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Re: PUBLIC COMMENT/Comments on Proposed Ordinance 23-0579 for Hearing 6/20
Date: Tuesday, June 20, 2023 9:05:07 AM

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Dear City Council:

I urge you to Vote No on Bill 23-0579 which spot and downzones several properties at the initiation of the City Council representative of District 4.

1. The Denver Planning Board Voted 8 to 1 to deny the application. I ask that you also deny the spot and downzoning application.
2. The Planning Board had concerns with the inequitable treatment of certain targeted properties. The concerns raised by the Planning Board that the spot and downzoning process was inequitable and raises serious issues of how property owners, equally situated have been treated substantially differently have not been resolved. The only resolution is to deny the spot and downzoning application.
3. The Spot zonings does not meet the criteria required by the Denver Zoning Code to spot and downzone the properties that are the subject of the application. The criteria is not met: (i) The spot and down zoning are not consistent with the Comprehensive Plan 2040 or Blueprint Denver, (ii) the spot and downzoning does not promote Uniformity of District Restrictions or Regulations, and (iii) the spot and down zone does not promote the health, safety or general welfare of the people of the City and County.
4. The spot and down zoning is based upon and requires the FINAL approval of the NSAP because it is dependent upon the changes in the Near Southeast Area Plan ("NSAP") to Blueprint Denver and the Comprehensive Plan being approved. The period to file an appeal of the NSAP does not expire until June 21, 2023. At least one appeal has been filed related to the failure of the NSAP to meet the criteria to approve the NSAP and others appeals may be filed. It is not possible to meet the required criteria when the NSAP is not finally approved. The first criteria is not met.

5. Spot and downzoning by their very nature do not promote Uniformity of District Restrictions or Regulations when the sole purpose of the spot and downzone is to target a specific property for disparate treatment. The second criteria is not met and it is impossible to meet given the fact that spot zoning and downzoning are rarely involuntarily imposed on a property owner by the city.
6. The spot and downzoning that targets the 4660 to 4770 Iliff Properties (“Iliff Properties”), threatening their future existence threatens the health, safety and general welfare of the people of the City and County by threatening to decrease the availability of much needed access to health care.
7. The spot and down zoning is based upon the FINAL approval of the NSAP because it is dependent upon the changes in the Near Southeast Area Plan (“NSAP”) to Blueprint Denver and the Comprehensive Plan. The period to file an appeal of the NSAP does not expire until tomorrow. At least one appeal has been filed related to the failure of the NSAP to meet the criteria to approve the NSAP and others may be filed. It is not possible to meet the criteria when the NSAP is not finally approved.
8. A city-initiated spot and downzoning targeting a specific property in the middle of the site development process creates instability in the entire process of development in the city. This does not promote Uniformity of District Restrictions or Regulations when specific properties are targeted to prevent a use right by right under the Denver Zoning Code.
9. It has been stated in the spot and downzoning application that Iliff Properties were incorrectly zoned in 2010. This is not correct. The properties were previously part of a health care campus and continue to be a health care campus. As a result, in the rezoning of the entire City that was part of a thorough review and was approved by City Council the Iliff Properties were zoned CMP-H. No rational basis exists to assert the Iliff Properties were not correctly zoned CMP-H since they are and have been used as a medical campus for decades.
10. It has been stated in the spot and downzoning application that the Property located at 4400 E. Iliff Ave., known as Denver Academy is voluntarily rezoning. It is misleading to state that Denver Academy is rezoning when they have not submitted an application in accordance with the Denver Zoning Code. Moreover, the District 4 City Council representative sent an email on February 14, 2023 at 3:43 PM to a representative of Denver Academy with a partially filled out rezoning application prepared by the District 4 City Council representative attached and stated “And, please remember

that the application can be pulled anytime until the bill is filed for council to vote on which won't be until May or June." Although the application for rezoning was not submitted, the intent of the District 4 City Council representative is clear that even it had been submitted, it would be withdrawn at any time until it on second reading before City Council.

11. After receiving the contact information from Denver Academy, on April 12, 2023 at 4:49 PM the District 4 City Council representative reached out to a developer stating, "I hope all is well with you! I heard that you are interested in the properties at 4640-4770 E Iliff Ave. I am working on a legislative rezoning that includes those properties that will align them with the Near Southeast Area Plan's recommendations. I'm hoping you are still interested in the properties. I'd love to hear back from you and learn more. Please let me know if we can catch up." It is not clear why anyone, let alone the the District 4 City Council representative would be reaching out to a developer over property that is owned by another, but the intent of the spot and downzoning is clear, to eliminate the health care clinic that primarily serves immigrants and refugees. Again, this violates the criteria required by the Denver Zoning Code to approve the rezoning.
12. Many other pages of emails exist that demonstrate the disparate treatment of the Iliff Properties, Denver Academy and other adjacent and nearby properties.
13. In a normal re-zoning, a party may file a protest petition requiring 10 members to approve the rezoning in accordance with the Denver Zoning Code. This re-zoning map amendment did not permit a protest for the properties subject to the spot and downzoning, rather, a party wanting to protest the rezoning had to obtain signatures in accordance with all of the properties subject to the spot and downzoning, in an area entirely unrealistic to obtain signatures from in the time period from May 22 to June 20. This requirement imposed on these owners is inequitable and likely in violation of the Denver Municipal Code.

Thank you. I urge you to deny the application as it does not meet a single of the required criteria of the Denver Zoning Code.

Take care, Amy

Amy Brimah
Brimah LLP
amy@brimahlaw.com

M: 720-987-3189

<http://www.brimahlaw.com>

3900 E. Mexico Ave., Suite 300
Denver, CO 80210

From: [Jennifer Neuhalfen](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Rezoning Application #2022I-00261 - legislative rezoning in UHills North
Date: Monday, June 12, 2023 9:55:33 PM

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Request to support application for Multiple Locations within the University Hills Neighborhood in District 4.

I am a 23 year resident of University Hills North. Over the years, as my husband and I raised our family, I've seen my neighborhood change and grow.

This change was expected; Denver's Blueprint Plan from 2002 shows more than 50% of University Hills North as an "area of change". And this neighborhood, just now in 2023, after over a decade of asking for one, has an area plan! Hooray!!

Thanks to Councilwoman Kendra Black, UHills North finally had someone in the city government to listen to us. She saw the need for guidance, and knew we couldn't wait another decade. We begged CPD to add the northernmost part of our neighborhood to the Near Southeast NPI. Councilwoman Black knew that wouldn't be enough. She got our entire neighborhood included in the plan!

But before that even, in 2019, Councilwoman Black helped us get a small area plan put together, knowingly, not to be adopted by the city due to the Neighborhood Plan Initiative. With the help of Stantec, and an intern, the neighborhood developed a plan over the course of many months. The RNO, University Hills North Community, did their best to encourage engagement in the process. They sent out flyers for meetings, placed yard signs and posted on social media, about their progress and solicitations for engagement. This plan gave the neighborhood a starting point, something to present to developers to let them know we've put the effort in to communicate the neighborhood's desires and goals.

The Near Southeast Area Plan is now officially adopted; our neighborhood finally has an official plan, guidance, a voice!

These proposed rezonings will make it even more official, legal. This is what the neighborhood has been working towards for over a decade. I also applaud Denver Academy for following through with their promise to apply to rezone their property to align with the Near Southeast Area Plan. The fact they are applying for the rezoning on their own, when they found out the legislative zoning couldn't include a waiver for the height limitations, shows their dedication to the neighborhood.

I know there is opposition to the rezonings; in fact the only opposition to the Near Southeast Area Plan are the same parties opposing these rezonings. There is so much confusion about the concerns of these property owners. They had their properties part of a ZPIN notice in November of 2022, having worked with CPD for many months on a 6 to 7 story 160+ unit apartment building on the 3 property site. The first anyone in the neighborhood had heard about this proposed development was 9 days before Thanksgiving with a 10 day deadline to provide comment.

Even though there were yard signs advertising both the RNO and the NSE NPI in multiple yards across the street from these properties, as well as multiple mailings by the city regarding the NPI, the owners all claim they were oblivious of the NPI and the RNO until February or March of 2023 (they are not consistent on this). At the May 3rd 2023 Planning Board meeting, to vote on recommending the rezonings to council, one of the property owners said that height was not an issue for them, they wanted to maintain the CMP-H zoning. That was great news because the neighborhood's concern wasn't the actual zoning code, it was the height restrictions, so win, win!

There was mention of concern at that Planning Board meeting that the UHills North neighborhood was targeting the Healthcare Center on Iliff, suggesting that we were pushing them out by changing the zoning code (even though they could continue to operate in a GMX or CMX or GRO code). Some even went so far as to claim the neighborhood is racist and is pushing for gentrification. These accusations are ridiculous! The common concern in our neighborhood has always been to maintain affordability and keep the taller buildings near the Community Corridors and Community Centers with step downs into the neighborhood. If there was a choice between keeping the Healthcare Center or having a 7 story building, the neighborhood would absolutely choose the Healthcare center. Their accusations are unfounded.

Please don't let the opposition of 2 property owners (who have yet to be fully transparent with their true intentions) sway your decision of whether or not to support these rezonings. The greater voice of the neighborhood and the Area Plan should outweigh the opposition.

Please vote in support of the multiple rezonings in University Hills North.

Thanks much,
Jennifer Neuhalfen
2500 S Cherry St



Reply

Forward

From: [Amy Anne Rasberry](#)
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Cc: [Jeffrey Matthias](#)
Subject: [EXTERNAL] rezoning plan for University Hills North
Date: Monday, May 1, 2023 4:25:36 PM

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

Amy Anne Rasberry and Jeffrey Matthias
Residents, University Hills North

From: [Shelley J. Brouwer](#)
To: [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Planningboard - CPD](#)
Subject: [EXTERNAL] Rezoning Project U Hills
Date: Saturday, April 29, 2023 3:35:47 PM

Dear Denver City Council,

Please accept our letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

Curt and Shelley Brouwer

Residents, University Hills North

From: [jdocjam](#)
To: [dencc - City Council](#)
Cc: [John Martinez](#)
Subject: [EXTERNAL] Re-zoning protest
Date: Sunday, May 21, 2023 9:02:55 PM

To Denver City Council,

I am a property owner at 4770 E. Iliff Ave, where I have maintained a clinical psychology practice for over 40 years. Our building of condominium offices was built as a joint venture with Bethesda Hospital. It is critical to our future that the zoning of our property NOT be changed.

City Council woman Black has recommended spot zoning and down zoning of our property, without working with those of us who would be adversely affected by this drastic change. This down zoning of our property appears quite arbitrary when looking at the total make-up of the neighborhood. It is unfair to compare our property to the more single family homes south of the Denver Academy campus, which is between our property and the majority of single family residences.

Further, this down zoning would significantly harm those of us who are property owners in this arbitrary spot, both professionally and financially by putting strict limitations on what our current property allows.

I strongly recommend that City Council NOT Change our property zoning.

Barbara C. Martinez, Ph.D.

Sent from my T-Mobile 5G Device

From: [Janet Garcia](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Save evans medical
Date: Saturday, June 10, 2023 7:48:25 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,
Janet Garcia

From: [Shari L. Rothgeb](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)
Cc: [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#); [saveevansmedical@gmail.com](#)
Subject: [EXTERNAL] SAVE EVANS MEDICAL CENTER! University Hills Rezone
Date: Monday, June 19, 2023 10:33:57 PM

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Hello,

My name is Shari Rothgeb. I live in the 80123 area code. I am writing you to implore you to vote NO on the University Hill Rezone that is up for vote tomorrow 6/20/23.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It serves as an important training facility for nurses and doctors.

The clinic is being unfairly targeted in this rezone. The property is being **spot downzoned** in a way that would prevent the owners from getting special Federal grants and from expanding to serve the community better. By substantially devaluing the property and reducing their working capital, it could also force the clinic to close.

The Denver Planning Board voted 8-1 AGAINST recommending this rezone, and you should vote against it.

Thank you for your time. It is greatly appreciated.

Thank you,
Shari L. Rothgeb
Family Advocate
[\(401\) 297-9227](#)
shari.rothgeb@gmail.com

From: [Allen Cowgill](#)
To: [District 1 Comments](#); [Deborah Ortega - Councilwoman At Large](#); [kniechatlarge](#); [dencc - City Council](#); [saveevansmedical@gmail.com](#)
Subject: [EXTERNAL] Save Evans Medical Center! Vote NO on the University Hills Rezone
Date: Tuesday, June 20, 2023 6:30:03 AM

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Dear City Council,

I am writing to ask you to please **VOTE NO** on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It serves as an important training facility for nurses and doctors.

The clinic is being unfairly targeted in this rezone. The property is being **spot downzoned** in a way that would prevent the owners from getting special Federal grants and from expanding to serve the community better. By substantially devaluing the property and reducing their working capital, it could also force the clinic to close.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it. Thank you for your consideration.

Sincerely,
Allen

Allen Cowgill
2152 Newton St
Denver, CO 80211

From: [M](#)
To: [City Council District 10](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#); [saveevansmedical@gmail.com](#)
Subject: [EXTERNAL] Save Evans Medical Center! Vote NO on the University Hills Rezone
Date: Monday, June 19, 2023 10:49:17 PM

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Dear City Council,

I live at 80218 and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It serves as an important training facility for nurses and doctors.

The clinic is being unfairly targeted in this rezone. The property is being spot downzoned in a way that would prevent the owners from getting special Federal grants and from expanding to serve the community better. By substantially devaluing the property and reducing their working capital, it could also force the clinic to close.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it.

Sincerely,

Magdalena Lewis

From: [S Rosenbaum](#)
Subject: [EXTERNAL] Save Evans Medical Center! Vote NO on the University Hills Rezone
Date: Tuesday, June 20, 2023 10:55:59 AM

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Dear City Council,

I live in the zip code 80205, and I am writing to ask you to please **VOTE NO** on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It serves as an important training facility for nurses and doctors.

The clinic is being unfairly targeted in this rezone. The property is being **spot downzoned** in a way that would prevent the owners from getting special Federal grants and from expanding to serve the community better. By substantially devaluing the property and reducing their working capital, it could also force the clinic to close.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it.

Sincerely,

Sheera Rosenbaum

From: [Charlene Emory-Proctor](#)
To: [dence - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Save Evans Medical Center
Date: Tuesday, June 13, 2023 2:55:33 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,
Charlene Emory-Proctor
My Denver zipcode: 80206

From: [Jacqueline St. Joan](#)
To: [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] Save Evans Medical Center. Opposing downzoning proposal on June 20th
Date: Tuesday, June 13, 2023 1:23:49 PM

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Dear Council Member(s)

As a longtime Denver resident, voter and civic leader, I am writing to follow up on my earlier letter to you and URGE you to stop the rushed, inequitable, and harmful spot downzoning of parcels at 4770 E. Iliff, 4640 & 4700 E Iliff Ave, Denver CO 80222, proposed by Councilmember Kendra Black as part of the Near South Area Plan (NASP). You are set to vote on this at your next meeting, Tuesday June 20th and I urge you to vote NO to the proposed changes on these parcels.

A group of fifteen medical doctors and mental health practitioners have worked for more than forty years at those properties, serving the general population while also addressing the needs of immigrants and people of color, in particular. The centers have a very vibrant multi-racial, multi-generational culture, provide extensive services regardless of ability to pay, and provide a safe haven for many. The sites have been operating under their current zoning designations for more than 50 years, zonings which were again reaffirmed in Blueprint Denver.

I understand that Councilmember Black refused to meet and discuss her unilateral plan to downzone their properties until the Denver Planning Board urged her to do so - in writing - at its May 3rd meeting, when the **Planning Board voted against her proposed plan** and cited in their document of deliberation that it **violated the equity principles of Blueprint Denver**. I think the current plan being rushed through City Council by Councilmember Kendra Black is serving **her** timeline – so that she can vote on it before she leaves office next month, not that of the community. Some

components of her plan would put at risk community-based services to People of Color.

We respectfully ask that at the June 20th meeting of City Council, you **reject** the targeted attempts to spot downzone the three properties from Campus Medical Zoning to 3 story mixed use, Zoning which would result in the potential elimination of much needed health care services to high-risk populations; and would reduce options for expanding services and increasing affordable housing on the site at a time when our city need both.

Finally, you should know that nineteen employees earn their livings at Evans Medical Center, 99% of whom are minority/refugee/immigrant/persons of color. We have learned from the results of a recent Colorado Open Records Act request (CORA) that Councilwoman Black has spent significant time working with and has granted an adjacent neighbor, Denver Academy, an exclusive private school, their desired rezoning. We laud the work of Denver Academy and it is not our goal to prevent Denver Academy from obtaining the zoning that they request, but instead, we want to show the gross and disparate treatment of two community institutions in this public process.

We know that this City Council has shown great leadership in its support of marginalized populations and increased affordable housing and we applaud you for that. Please support our request and vote to support marginalized communities, equity and increased affordable housing in Denver.

Sincerely yours,

Jacqueline St. Joan

4740 W. 37th Ave Unit 24

80212

From: [Ricky Rogers](#)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Save Evans Medical Center
Date: Wednesday, June 14, 2023 10:50:19 AM
Attachments: [Outlook-MSU Denver.png](#)

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Dear City Council,

I am a Denver resident, and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Denver Zip: 80014

Sincerely,

Ricky Rogers | Coordinator of Transfer and Adult Student Success

Orientation, Transfer and Re-engagement

Metropolitan State University of Denver

Jordan Student Success Building, 217G

303-605-7909 (office) | rroger37@msudenver.edu

<https://www.msudenver.edu/orientation-transfer-reengagement/>



MSUSM
DENVER

From: [angel guma](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Save Evans Medical Clinic!
Date: Thursday, June 15, 2023 5:34:12 PM

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Hello-

Please don't hurt Evans Medical Clinic! This clinic literally saved my life! Let me explain:

I have suffered for almost 4 years with a blood disorder that was slowly killing me. I had blood clots that nearly killed me in 2019. I barely survived this, and was merely prescribed blood thinning medication by the ER, with no underlying explanation of what caused this. Then, shortly after this, my skin began itching unbearably at night, causing me to lose sleep. I could not sleep. For days, three, sometimes four days in a row, my skin would itch unbearably at night and I'd only get 2 or 3 hours of sleep, then I would have to go to work, and this persisted for years (until I got to Evans Medical Clinic, but keep reading, please!)

I went to doctor, after doctor, in numerous places, asking for help! They all looked at me with weird looks on their faces and didn't care! I asked for anything to help me with the itching, how unbearable it was, and none of them cared! One doctor prescribed me anti-depressants (which did nothing to help), another vainly told me to moisturize my skin, they all did CBC blood panels and could plainly see my blood had all the indications that my body was over producing blood, yet, none of them connected the dots on this, and I suffered for years! Folks, you do not know what suffering is until something like this happens to you! I lost count of how many doctors I saw between 2019 and 2022 but it had to be at least 6 or 7! None of these doctors bothered to use their brain, and I suffered with a blood disorder that was slowly killing me!

Finally, on a hunch from a friend, who told me Evans Medical Center was a friendly multi-cultural place, I walked in and saw Jennifer. I was on my last legs by this point, if you can understand what years of very poor sleep can do to you! Imagine going days, sometimes weeks, just unable to sleep because your skin itches that bad, and try enduring that for over 3 years! But I saw Jennifer over at Evans Medical Clinic. After just ONE VISIT after looking at the results of the CBC, she referred me to a hematologist- the FIRST TIME ANY DOCTOR DID THAT AFTER BEGGING FOR HELP FOR YEARS! And I was informed that my body was over producing blood by the hematologist, and finally, they began treatments that have made a dramatic improvement in my life! I can finally sleep now!

I will be willing to talk to anyone, anywhere, even the Pope, to go to bat for Evans Medical Clinic! Don't harm this clinic, this is literally the last place where the doctors actually care about their patients!

And if anyone reading this wants to hear more from me I got plenty of time in the day to say a kind word about Evans Medical Clinic! Just ask for Angel.

Thank you for reading this.

Angel Guma

From: [Janet Garcia](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] SaveEvansMedical@gmail.com
Date: Saturday, June 10, 2023 7:47:14 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,
Janet Garcia

From: [John Martinez LAST_NAME](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] SOUTHEAST ZINING PLAN
Date: Monday, May 22, 2023 3:01:13 PM
Attachments: [Dr. J A Mart2-WPS Office.docx](#)

From: [Ella Davidson](#)
To: [Planningboard - CPD](#); [dence - City Council](#)
Cc: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Submitting my written support of neighborhood rezoning
Date: Monday, May 1, 2023 8:18:17 PM

To whom it may concern,

My name is Ella and I own a property in the University Hills North neighborhood.

Our neighborhood has experienced significant development in the last decade and it's important there is a plan in place to support better future development outcomes. The Near SE Area Plan does just this and I **would like to submit my support for Councilwoman Black's rezoning proposal**. Her proposed rezoning aligns with the Near SE Plan and will help the University North Hills community develop and grow sustainably for years to come. Denver Academy is also rezoning their own property **to align with the SE Area Plan**.

I would like my name and this letter to be added in support of the following rezoning initiatives:

Legislative Rezoning:

1. **Yale Station:** Rezone 1 parcel that is in R-MU-30 in Former Chapter 59 to S-MX-5.
2. **Colo Station:** Rezone 2 parcels in Former Chapter 59 to C-MX-16.
3. **4640-4770 E Iliff/SW corner Iliff & Dahlia:** Rezone from CMP-EI2 to S-MU-3 (4 story incentive height).
4. **NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:**
5. **Clermont Senior Christian Living/2479 S Clermont:** Rezone from CMP-EI2 (which is for educational campuses) to G-RO-3 (General Residential Office which allows for residential care) to align with recommended heights. (4 story incentive height)
6. **4175 E Iliff:** Rezone from C-MU-20 WVRs in Former Chapter 59 to S-MX-3

Warmly,
Ella D

From: [Diana Romero Campbell](#)
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Support Councilwoman Black's Legislative Rezoning for U-Hills North Neighborhood
Date: Monday, April 24, 2023 1:21:43 PM

Dear Planning Board and Denver City Council,

As the incoming Councilwoman-elect for District 4, I am writing in support of Councilwoman Black's legislative rezoning for the U-Hills North Neighborhood that aligns with the recommendation from the Near Southeast Area Plan and reflects the community's goals. Together, the plan and the rezoning will ensure better future land use and mobility outcomes in southeast Denver.

Thank you,

Diana Romero Campbell
Councilwoman-elect District 4

From: [Mark Twarogowski](#)
To: [dencc - City Council](#)
Cc: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] support for legislative rezoning
Date: Wednesday, April 26, 2023 11:33:03 AM

Denver City Council,

I am Mark Twarogowski, Head of School and CEO of the Denver Academy. We are an independent nonprofit school located at 4400 East Iliff Avenue in Denver's University Hills North neighborhood. I am writing today to express our support for Councilwoman Kenra Black's proposed legislative rezoning. Denver Academy has been located in this neighborhood for the past 24 years, and we have seen a great deal of development in the area - especially in the past decade.

Since 2000, we have done our fair share of development on our property, and have consistently done so with the input from the city, our RNO (and adjacent RNO's) and the neighborhood in general. We have always demonstrated a commitment to being good stewards of our property and good neighbors in this community. Our new projects have been designed and constructed in a way that honors the history, aesthetic, and context of the UHills North neighborhood.

We were quite pleased to learn that the University Hills North neighborhood was included in the proposed Near SE Area Plan, and are in support of the recommendations made in the proposed plan. Further, we believe that Councilwoman Black's proposed legislative rezonings are in alignment with this plan, and if passed, would support the principles and guidelines contained within.

In addition, in an act of good faith and commitment to the recommendations outlined in the Plan, Denver Academy has applied for a voluntary rezoning with a height waiver.

As a side note, Denver Academy is quite interested in the efforts of the middle income housing authority, as it is becoming increasingly unaffordable for our employees to live in Denver - we would be in support of any plans, principles or recommendations that would encourage this type of development in the neighborhood.

Thank you for your consideration.
Respectfully,

Mark Twarogowski

--



Mark Twarogowski
Head of School
Denver Academy
(303) 777- 5870 x 215
mtwarogowski@denveracademy.org

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From: [James Shields](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [dencc - City Council](#); [Black, Kendra A. - CC Member District 4](#)
Subject: [EXTERNAL] Support for U-Hills Area Plan and Rezoning
Date: Tuesday, May 16, 2023 12:56:14 PM

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

James Shields

From: [Lawrence King](#)
To: [dence - City Council](#); [Morrison, Jason P. - CPD City Planner Senior](#); [Black, Kendra A. - CC Member District 4](#)
[Denver City Council](#)
Subject: [EXTERNAL] Support for U-Hills North Area Rezoning Plan!
Date: Tuesday, May 16, 2023 6:22:47 PM

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

I strongly support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

Larry
Lawrence King
Resident, University Hills North

From: [Diana Romero Campbell](#)
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Support of Denver Academy's rezoning in the U-Hills North Neighborhood
Date: Monday, April 24, 2023 1:45:18 PM

Planning Board and Denver City Council,

As the incoming Councilwoman-elect for District 4, I am writing in support of Denver Academy's rezoning in the U-Hills North Neighborhood aligns with the recommendations from the Near Southeast Area Plan, and reflects the community's goals. Together, the plan and the rezoning will ensure better future land use and mobility outcomes.

Thank you,

Diana Romero Campbell
Councilwoman-elect District 4

From: [Daniel Richard](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Planningboard - CPD](#); [dence - City Council](#)
Subject: [EXTERNAL] Support of Kendra Black's Rezoning Proposal
Date: Saturday, April 22, 2023 10:19:50 AM

To Whom It May Concern:

My name is Daniel Richard, and I am a new resident of U-Hills North. I recently moved into the townhomes on 4757 E Iliff Ave near Denver Academy. There is a lot to like about the neighborhood: it is located in the city of Denver without having the busy city life feel, lots of surrounding greenery and a quiet neighborhood, and close to public transportation accessibility. I understand the desire to grow this area.

We are pleased that U-Hills North was included in the Near SF Area Plan that Councilwoman Black is applying for rezonings that align with the Plan, and that Denver Academy is rezoning their own property to align with the plan. I followed along with the plan, and expressed my support during a recent meeting where the developers proposed their changes to their own plan to their large apartment complex proposal in the area near Dahlia and Iliff.

I support the recommendations in the Near SE Area Plan for U-Hills North and support Councilwoman Black's rezoning, as well as Denver Academy's. I am extremely concerned about our own safety, well-being, and enjoyment of our property. However, I am equally concerned about the safety of the students of Denver Academy. Having large apartment complexes looking over a school objectively seems like a concerning idea. I'll leave the imagination of what could go wrong to you based on current events, and I don't think we want that responsibility on our hands while we have an opportunity to do something about it.

Please reach out to me if you have any questions. I hope you all do the right thing with our neighborhood.

Sincerely,
Daniel Richard

From: [Madeline Grace Wallingford](#)
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] support of Rezoning
Date: Wednesday, April 26, 2023 8:11:20 AM

Hello I am support of rezoning due to following reasons:

- Resident of U-Hills North
 - There's been lots of new development in the past decade.
 - We've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes.
 - Pleased that U-Hills North was included in the Near SE Area Plan, that Councilwoman Black is applying for rezonings that align with the Plan, and that Denver Academy is rezoning their own property to align with the Plan.
- Participated in (or followed) the Near SE Area Plan
- Support the recommendations in the Near SE Area Plan for U-Hills North.
- Support Councilwoman Black's rezoning, as well as Denver Academy's,

Thanks!

From: tony@olivercommercialre.com
To: [dencc - City Council](#)
Subject: [EXTERNAL] Testimony letter for today's Council meeting
Date: Monday, May 22, 2023 11:57:29 AM

Good Afternoon, my name is Tony Oliver, my company is Oliver Commercial Real Estate. I live close to University Hills North in Washington Park. I've been working on behalf of the owners of 4770 E Iliff Avenue for over 3 years.

During this time we have diligently followed the City Planner's development guidelines to the T, starting with their advice over 2 years ago, which was to keep the CMP -H zoning "as is" and to proceed with to plan submittal without going thru the rezoning process, so that's what we did.

All this changed very recently in January when down zoning changes were made to the NSAP plan for our area, followed by Councilwoman Black's Proposal to Rezone in February. Now we are in mediation and so far there hasn't yet been any agreement.

As it stands the new rezone amendment for our properties severely limit and conflict with the overriding concepts in the NSAP. Those recommendations call for equity, diversity, more housing options, more affordable housing, and more density.

I ask you to vote to amend the NSAP to make it consistent with the guidelines in earlier version of the NSAP. The NSAP is not ready for approval. There has been a rushed attempt to push this through the approval process, and the process has not been followed in a thoughtful, appropriate and legal manner.

I want to thank the Council members for their time and consideration.

Tony Oliver

Oliver Commercial RE

From: [Mark Meyer](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [dencc - City Council](#); [Black, Kendra A. - CC Member District 4](#)
[Denver City Council](#)
Subject: [EXTERNAL] U-Hills North - Area Plan and Rezoning
Date: Monday, May 22, 2023 3:53:19 PM

Dear Denver City Council,

Please accept our letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,
Mark and Jody Meyer,

Resident, University Hills North
2405 South Dahlia Lane
Denver, CO 80222

From: [Dana Sednek](#)
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] U-Hills North Rezoning Plan Letter of Support
Date: Monday, May 1, 2023 3:43:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we produced.

Sincerely,
Resident, University Hills North

Dana Sednek
Chief Consultant

Dana Sednek
create ✧ connect ✧ change

✉ dana@danasednek.com

☎ [303 250 7068](tel:3032507068)

danasednek.com



Book Time With Me!

From: [Mark Twarogowski](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] UHills North Zoning -Public Input
Date: Tuesday, June 20, 2023 8:36:22 AM

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Denver City Council,

I am Mark Twarogowski, Head of School and CEO of the Denver Academy. We are an independent nonprofit school located at 4400 East Iliff Avenue in Denver's University Hills North neighborhood. I am writing today (again) to express our support for Councilwoman Kendra Black's proposed legislative rezoning. Denver Academy has been located in this neighborhood for the past 24 years, and we have seen a great deal of development in the area - especially in the past decade.

Since 2000, we have done our fair share of development on our property, and have consistently done so with the input from the city, our RNO (and adjacent RNO's) and the neighborhood in general. We have always demonstrated a commitment to being good stewards of our property and good neighbors in this community. Our new projects have been designed and constructed in a way that honors the history, aesthetic, and building context of the UHills North neighborhood.

We were quite pleased to learn that the University Hills North neighborhood was included in the recently approved Near SE Area Plan, and are in support of the recommendations made in the plan. Further, we believe that Councilwoman Black's proposed legislative rezonings are in alignment with this plan, and if passed, would support the principles and guidelines contained within.

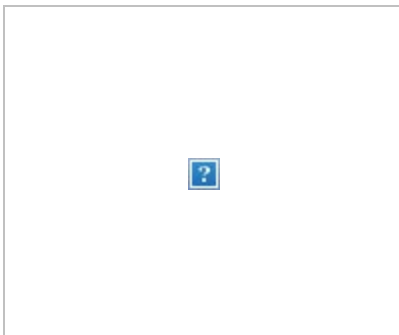
In addition, in an act of good faith and commitment to the recommendations outlined in the Near SE Area Plan, Denver Academy has voluntarily applied for rezoning with a height waiver.

As a side note, we are quite interested in the efforts of the middle income housing authority, as it is becoming increasingly unaffordable for our employees to live in Denver - we would be in support of any plans, principles or recommendations that would encourage this type of development in the neighborhood.

Thank you for your consideration.
Respectfully,

Mark Twarogowski

--



Mark Twarogowski

Head of School
Denver Academy
(303) 777- 5870 x 215
mtwarogowski@denveracademy.org

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From: [Susan Pasek](#)
To: [dencc - City Council](#)
Cc: saveEvansMedical@gmail.com
Subject: [EXTERNAL] Univ Hills Rezone
Date: Tuesday, June 13, 2023 4:04:34 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Susan Pasek
80123

From: [Kira Talley](#)
To: [dencc - City Council](#)
Cc: [Conor Talley](#)
Subject: [EXTERNAL] UNIVERSITY HILLS NORTH PLAN & REZONING
Date: Monday, April 17, 2023 9:21:34 AM

To whom it may concern,

We are residents of University Hills North. Over the years there has been a large amount of new development in this neighborhood. While we are happy that the old, dilapidated buildings have been torn down to make way for new housing, there comes a time when an area can no longer support the huge number of people moving in and when development starts becoming erratic. For example, a 7-story apartment complex in the middle of a neighborhood that predominantly has single story homes. Residents have been asking the city for years to help create a plan for our neighborhood, University Hills North, to ensure better future development outcomes.

With that being said, we are pleased that University Hills North is being included in the Near SE Area Plan. Councilwoman Kendra Black is applying for rezonings that align with said plan. Additionally, Denver Academy is rezoning their own property to align with the Near SE Area Plan as well.

We **strongly support** the recommendations in the Near SE Area Plan for University Hills North. We also **strongly support** Councilwoman Kendra Black's rezoning plan, **as well as**, Denver Academy's rezoning plan.

Thank you for your time, understanding and consideration.

Kind regards,

Kira and Conor Talley

From: [Ryan Hulick](#)
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] University Hills North Rezoning Proposal
Date: Saturday, April 22, 2023 9:37:39 AM

To whom it may concern,

My name is Ryan Hulick and I own a townhome on Iliff Avenue in the University Hills North Community. Over the last 10-15 years, neighborhoods in Denver have seen a tremendous amount of development, some planned out very well and others not so well. Being one of the last neighborhoods in Denver to experience fast paced growth, it is important that there is a plan in place to ensure the University Hills North Neighborhood is developed in a way that is supported by it's current residents and produces positive future outcomes. Currently the inner part of the neighborhood is developed with single family homes and small apartment complexes, while the outer part of the neighborhood (along Evans and Colorado) has large apartment complexes. In my opinion, this is how it should stay which is why I support the Near SE Plan and Councilwoman Kendra Black's rezoning proposal. This plan is supported by all of my neighbors I have discussed with and is even support by Denver Academy which is willing to rezone their own property to align with the SE Area Plan.

Please add my name and this letter in support of the following rezoning initiatives.

Legislative Rezoning:

1. Yale Station: Rezone 1 parcel that is in R-MU-30 in Former Chapter 59 to S-MX-5.
2. Colo Station: Rezone 2 parcels in Former Chapter 59 to C-MX-16.
3. 4640-4770 E Iliff/SW corner Iliff & Dahlia: Rezone from CMP-EI2 to S-MU-3 (4 story incentive height).
4. NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:
5. Clermont Senior Christian Living/2479 S Clermont: Rezone from CMP-EI2 (which is for educational campuses) to G-RO-3 (General Residential Office which allows for residential care) to align with recommended heights. (4 story incentive height)
6. 4175 E Iliff: Rezone from C-MU-20 WVRs in Former Chapter 59 to S-MX-3

Thank you,

Ryan Hulick - 4719 E Iliff

From: [Michaela Rowland](#)
To: [Planningboard - CPD](#); [dence - City Council](#)
Cc: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] University Hills North Rezoning Proposal
Date: Friday, April 21, 2023 11:48:29 AM

To whom it may concern,

My name is Michaela Rowland and I am a resident of the North University Hills neighborhood.

I own a townhome on Iliff Avenue between Dahlia and Dexter. The University Hills North neighborhood has experienced significant development in the last decade and it's important there is a plan in place to support better future development outcomes. The Near SE Area Plan does just this and I **would like to submit my support for Councilwoman Black's rezoning proposal**. Her proposed rezoning aligns with the Near SE Plan and will help the University North Hills community develop and grow sustainably for years to come. Denver Academy is also rezoning their own property **to align with the SE Area Plan**.

I would like my name and this letter to be added in support of the following rezoning initiatives:

Legislative Rezoning:

1. **Yale Station:** Rezone 1 parcel that is in R-MU-30 in Former Chapter 59 to S-MX-5.
2. **Colo Station:** Rezone 2 parcels in Former Chapter 59 to C-MX-16.
3. **4640-4770 E Iliff/SW corner Iliff & Dahlia:** Rezone from CMP-EI2 to S-MU-3 (4 story incentive height).
4. **NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:**
5. **Clermont Senior Christian Living/2479 S Clermont:** Rezone from CMP-EI2 (which is for educational campuses) to G-RO-3 (General Residential Office which allows for residential care) to align with recommended heights. (4 story incentive height)
6. **4175 E Iliff:** Rezone from C-MU-20 WVRs in Former Chapter 59 to S-MX-3

Warm regards,

Michaela Rowland - 4763 E Iliff Avenue

--

Michaela Rowland, MS, RD
C: 917-225-0665
E: michaelarowland02@gmail.com

From: [Jared Ricchini](#)
To: [Planningboard - CPD](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] University Hills North Rezoning Proposal
Date: Monday, May 1, 2023 8:09:04 PM

To whom it may concern,

My name is Jared Ricchini and I am a resident of the North University Hills neighborhood.

I own a townhome in the area and I am in support of the rezoning proposals for this area. This neighborhood has experienced significant development in the last decade and it's important there is a plan in place to support better future development outcomes. The Near SE Area Plan does just this and I **would like to submit my support for Councilwoman Black's rezoning proposal.** Her proposed rezoning aligns with the Near SE Plan and will help the University North Hills community develop and grow sustainably for years to come. Denver Academy is also rezoning their own property **to align with the SE Area Plan.**

I would like my name and this letter to be added in support of the following rezoning initiatives:

Legislative Rezoning:

1. **Yale Station:** Rezone 1 parcel that is in R-MU-30 in Former Chapter 59 to S-MX-5.
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4. **NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff:**
5. **Clermont Senior Christian Living/2479 S Clermont:** Rezone from CMP-EI2 (which is for educational campuses) to G-RO-3 (General Residential Office which allows for residential care) to align with recommended heights. (4 story incentive height)
6. **4175 E Iliff:** Rezone from C-MU-20 WVRS in Former Chapter 59 to S-MX-3

Warm regards,

Jared Ricchini - 4763 E. Iliff Ave.

From: [Carrie Laker](#)
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] University Hills North Rezoning
Date: Saturday, April 29, 2023 3:21:31 PM

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

Carrie Laker

Resident, University Hills North

From: [SHARON Pearson](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] University Hills North rezoning
Date: Tuesday, June 20, 2023 11:09:50 AM

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I am writing in support of the proposed rezoning put forth by Councilwoman Kendra Black. Sadly I am out of town so cannot personally appear today.

I have been a resident of the neighborhood since 2000. I live at 2400 S Birch St. There have been many changes in our relatively small enclave - especially over the past 5 - 7 years. Our neighborhood association has put in endless hours of work in trying to maintain the character of our neighborhood in the face of so much development. The newly approved SE plan will help - but rezoning these properties to give the residents some voice in implementing height restrictions is imperative.

Please vote to support our neighborhood.

Sharon Pearson
2400 S Birch St
Denver, CO 80222

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From: [Carlos Espino](#)
To: [Planningboard - CPD](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] University Hills North
Date: Tuesday, May 2, 2023 10:51:24 AM

Dear City Planning Board,

I am writing to express my disagreement with the large-scale development plan that is being considered in the University Hills North neighborhood. As a resident of this community and someone who is raising a family here, I am deeply concerned about the impact that this rezoning proposal could have on our quality of life.

This planned proposal for multiple rezoning in the University Hills North neighborhood is a cause of great concern for me and many of my neighbors. While I understand the need for responsible development, I believe that this plan is too extensive and could have significant negative consequences for our community.

I am particularly concerned about the potential for increased traffic, noise pollution, and loss of green spaces that could result from this development plan in our modest neighborhood.

These are all issues that could directly impact the health and well-being of myself and my family. I believe Councilwoman Black's proposal for these multiple rezonings helps provide the right guidance that aligns with the new south east area plan, encouraging density closer to the transit while still protecting the modest single family homes in University Hills North.

I urge the City Planning Board to carefully consider the long-term impacts of this proposal and to work with the community to develop a plan that is more in line with our needs and desires. I believe that a more balanced approach to development can help ensure that our community continues to thrive and grow in a sustainable way.

Thank you for your time and attention to this important matter.

Sincerely,
Carlos Espino

From: [Saddyna](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] University Hills Rezone | Discriminatory Practices
Date: Monday, June 19, 2023 4:55:36 PM

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Dear Council:

Denver Academy in district 4 shares an entire property line with Evans Medical Center. Why is the private school allowed the exact campus zoning that Evans Medical Center is being downzoned from in the University Hills Rezone? After years of planning, Councilwoman Kendra Black pushed Denver Community Planning and Development to change the Near Southeast Area Plan last minute to downzone this specific property AND did not alert nor engage the owners. This legislative rezoning makes it impossible for the clinic - which primarily serves immigrants, refugees & other uninsured, marginalized populations - to expand and significantly devalues the property. Blatant discrimination!

Please vote no.

Thank you for your time and consideration,
Saddyna Belmashkan,
U-Hills Resident

From: [AIMEE VAN AUDALL](#)
To: [dence - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] University Hills Rezone on June 20th
Date: Tuesday, June 13, 2023 6:21:24 PM

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Dear City Council members,

I am a Denver resident for the last 28 years and I've been working in the healthcare field as long as I've been here. I am writing to ask you to please VOTE NO on the University Hills Rezone (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Aimee Van Ausdall

Resident of 80211

From: [Dana Miller](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] University Hills Rezone
Date: Tuesday, June 13, 2023 4:19:27 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,
Dana Miller
80220

From: [Katherine Archuleta](#)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] University Hills Rezone
Date: Sunday, June 18, 2023 11:52:46 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,

Katherine Archuleta
861 Humboldt, Apt A
Denver, CO 80218

From: [Doug Adams](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] University Hills rezone
Date: Thursday, June 1, 2023 8:10:21 PM

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Dear City Council

Please vote no on the rezoning on University Hills by rezoning you will severely impact Evans Medical which has been a beacon of affordable health care for the elderly and immigrant community in the greater Denver area

Sincerely

Doug Adams

Sent from my Galaxy

From: [Lilly Redford](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] University Hills Rezoning - NO
Date: Friday, May 26, 2023 11:11:15 AM

Hello,

Please do not approve the rezoning of Evans Medical Center as part of 23-0579. The Evans Medical Center is a critical part of the community, and should have the opportunity to grow and continue to serve their patients, many of whom are immigrants and those without insurance.

I hope that you all have the clarity of judgement to see how suspicious this proposition to rezone looks, and decide to listen to your constituents rather than developers. This decision will determine trust going forward, even after Councilwoman Black's term ends.

Thank you,
Lilly Redford

From: kthornak@comcast.net
To: [dence - City Council](#)
Subject: [EXTERNAL] University Hills Rezoning
Date: Monday, May 1, 2023 12:47:56 PM
Attachments: [2022i-00261-uhill-rezoning- -application-and-attachments.pdf](#)

Hello,

I am a long time (23 years for myself and 38 years for my husband) resident of the University Hills North neighborhood.

Over the past several years we have seen rapid change and unchecked growth in our small area - which is bordered on all 4 sides by E Evans, S Colorado Blvd, I-25 and Yale. Our neighborhood is starting to show significant signs of losing the character that drew us here. The encroachment on our ever smaller patch of single family homes by ever taller and larger buildings needs to be held in check.

The proposed zoning changes have the wholehearted support of our community.

Thank you,

Kim & Eric Hornak
S. Birch Street
Denver, CO
303-941-0787

From: annerandolph@comcast.net
To: [Planningboard - CPD](#); [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] University Hills Rezoning
Date: Monday, May 1, 2023 2:25:02 PM

May 1, 2023

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for us to align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

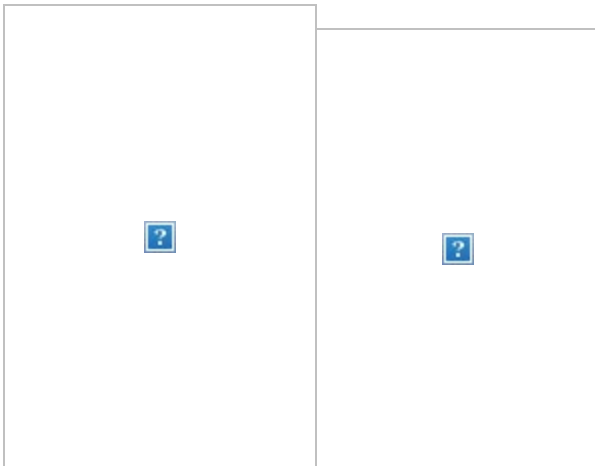
Anne Randolph

Ronald Crutchfield

Resident, University Hills North

Anne Randolph

www.KitchenTableWriting.com



From: [Amy Sumner](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261
Date: Friday, June 16, 2023 2:27:19 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Amy Sumner
My Denver zip code is 80207

From: [Wong, Deanna](#)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 19, 2023 10:32:32 PM

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Dear City Council,

I am a Denver resident and nurse practitioner student at Vanderbilt University, I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged population of Denver. It's also an important training facility for nurses and doctors.

As a nurse practitioner student, I have gained invaluable experience through my clinical rotations at Evans Medical Center. The clinic has been vital not only to myself, but to countless medical and nurse practitioner students who aspire to give back to our communities and ensure equitable health care access for our vulnerable populations. Without Evans Medical Center, many students like myself would be unable to acquire the necessary training to become productive providers for our communities in the future. To support the future of Evans Medical Center is to support the availability of future primary care providers, which is increasingly crucial in light of the ongoing primary care provider shortage.

From pediatrics to family practice and geriatric care, Evans Medical Center provides essential health care services for patients from all walks of life. The clinic also provides essential access for many immigrant and low income families who would otherwise be left without healthcare. I have met many patients who have been unable to find available primary care providers, and who have expressed their gratitude to Evans Medical Center for being able to provide care for them in a timely manner.

Evans Medical Center is being unfairly targeted. The property is being SPOT

and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,

Deanna Wong

My Denver Zipcode is: 80211

From: [masoud](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 19, 2023 7:30:34 PM

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Dear City Council,

I'm here to ask the Council to vote NO on this rezone which threatens the operations of a special place, Evans Medical Center.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,
Masoud Davari
80222

From: [Chorouk Jrid](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 19, 2023 7:27:35 PM

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Dear City Council,

I'm here to ask the Council to vote NO on this rezone which threatens the operations of a special place, Evans Medical Center.

Evans Medical Center is the largest medical facility in University Hills, It caters to the immigrant and refugee community as well as individuals facing economic challenges. Additionally, it serves as a crucial hub for training aspiring nurses and doctors

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,
Jrid chorouk
80222

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 19, 2023 3:07:02 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close — reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,
Malalai Mommandi
My Denver Zipcode is: 80015

**Please vote No on
Or oppose the spot down zone please .
I support Evans medical center** 

Name: Malalai Mommandi
Professional title: Business owner

Email: mollym8@msn.co
Denver Zipcode: 80015

From: [Kaleigh Davidson](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 19, 2023 2:20:54 PM
Attachments: [Evans Medical Letter.pdf](#)

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Please see attached.

--

Kaleigh Davidson, MS, LPC
Licensing Manager
Shiloh House
Office: 303-932-9599 x 1703
kdavidson@shilohhouse.net



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From: [Sheryl Noe](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 19, 2023 9:44:42 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to **PLEASE VOTE NO on the University Hills Rezone** on June 20th. It does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of Division of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged including Shiloh House. Shiloh House serves abused and neglected youth throughout the metro area and Evans is our strongest medical partner. They are able to provide services to youth of all backgrounds and languages which is vital to the clients we serve.

Evans Medical Center is being unjustifiably targeted. The rezoning of this property could prevent the clinic from getting special Federal grants, forming education alliances as well as expanding their practice to serve our community even more than they currently do. By discrediting this business it would dramatically reduce access to services for new patients as well as the more than 6,000 patients they currently serve. This would be a detriment to not only Shiloh House but to the community. So again, **PLEASE VOTE NO** to rezone this property.

Sincerely,

Sheryl Noe
My Denver Zipcode is 80123

[Sheryl Noe | Director of Licensing | Shiloh House](#)
[\(O\) 303-932-9599 | \(C\) 303-909-4230](#)



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From: [Sherritta Allen](#)
To: [dence - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 19, 2023 7:28:16 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Sherritta Allen

My Denver Zipcode is: 80203

From: [Dilsher Nawaz](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Sunday, June 18, 2023 9:22:52 PM

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Dear City Council,

I am a Cardiologist at Presbyterian St Luke's Medical Center, I am referred a lot of patients from the Evans Clinic. The clinic provides a vital service to the community I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,

*Dilsher Nawaz MD
International Cardiologist
Presbyterian Medical Center*

Sent from my iPhone

From: [Yazan Khalifeh](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Sunday, June 18, 2023 10:40:04 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,

Yazan Khalifeh
80246

[Sent from Yahoo Mail for iPhone](#)

From: [Katie Shively](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Sunday, June 18, 2023 10:01:10 AM

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Dear City Council,

I am a Denver Public Schools teacher and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged- many of our DPS students and their families! It's also an important training facility for nurses and doctors. Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,
Katie Shively
Denver Public Schools Teacher

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Sunday, June 18, 2023 6:43:50 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

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Sincerely,
Shay Sims
My Denver Zipcode is: 80231

This is terrible!

Name: Shay Sims
Professional title:
Email: ptlysmom28@gmail.com
Denver Zipcode: 80231

From: [Elle Thieu](#)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Cc: [Sheryl Noe](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Saturday, June 17, 2023 10:41:41 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,

Elle Thieu

My Denver Zipcode is: 80123

--

Elle Thieu

Human Resources Manager

Shiloh House

6400 West Coal Mine Ave. Littleton, CO 80123

P: 303-932-9599, Ext. 1307

E: nthieu@shilohhouse.net



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From: [Mana Azadegan](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 10:27:39 PM

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Dear City Council,

I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,
Mana Azadegan, PharmD

From: [Sarah Mahood](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 9:40:23 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,

Your Name :Sarah Mahood

My Denver Zipcode is: 80231

هذه العيادة قدمت لي الخدمة كثيرا وساعدت عائلتي اتمنى تبقى مفتوحة للابد

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 4:59:56 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

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Sincerely,
Alli Turkowski
My Denver Zipcode is: 80033

Please do not make this change to our neighborhood!

Name: Alli Turkowski
Professional title: Restaurant Manager
Email: turkowskier@gmail.com
Denver Zipcode: 80033

From: [kal simon](#)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:35:29 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Two years ago, my mother flew out here to Denver from outside the country to visit us. Unfortunately, she got ill. She didn't have health insurance and the only clinic that opened the door for her is Evans Medical Center. They genuinely took good care of her and treated her illness for free of charge. She's now healthy and always thankful to them.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Khalid Smouni

My Denver Zip code is: 80247

From: [Evan Medical Center](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:26:50 PM

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I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

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Sincerely,
Abdrazak Barkedda Kemal
My Denver Zipcode is: 80012

Vote NO to the Spot Downzone of Evans Medical Center Bill 23-0579

Name: Abdrazak Barkedda Kemal
Professional title: Nursing student
Email: Abdrazakemal@gmail.com
Denver Zipcode: 80012

From: [Evan Medical Center](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:26:43 PM

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Sincerely,
Abdrazak Barkedda Kemal
My Denver Zipcode is: 80012

Vote NO to the Spot Downzone of Evans Medical Center Bill 23-0579

Name: Abdrazak Barkedda Kemal
Professional title: Nursing student
Email: Abdrazakemal@gmail.com
Denver Zipcode: 80012

From: [Evan Medical Center](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:21:04 PM

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Sincerely,
Abdi Dahir
My Denver Zipcode is: 80247

Please we need this Hospital

Name: Abdi Dahir
Professional title:
Email: ahmeddahir642@gmail.com
Denver Zipcode: 80247

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:17:09 PM

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Sincerely,
Mohamed Mohamud
My Denver Zipcode is: 80012

This hospital is really important and beneficial to the community.

Name: Mohamed Mohamud
Professional title:
Email: mmohamudsp@gmail.com
Denver Zipcode: 80012

From: [Warden, Tayler](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:14:15 PM

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Sincerely,

Tayler Warden

80222

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From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:11:03 PM

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Sincerely,
Seifeldin Dabbour
My Denver Zipcode is: 80014

Please keep this medical center. It is a treasure and asset to the community.

Name: Seifeldin Dabbour
Professional title: Engineer
Email: warlordruler@gmail.com
Denver Zipcode: 80014

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:07:40 PM

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Sincerely,
Lul A Yusuf
My Denver Zipcode is: 80247

I am coming No to the rezoning .

Name: Lul A Yusuf
Professional title: Teacher
Email: anoor.cmcc@gmail.com
Denver Zipcode: 80247

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:07:11 PM

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Sincerely,
Abdul Nasir Qaumi
My Denver Zipcode is: 80231

Please let the clinic work

Name: Abdul Nasir Qaumi
Professional title: Security officer
Email: abdulnasirqaumi1@gmail.com
Denver Zipcode: 80231

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 2:05:31 PM

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Sincerely,
Ahamed Noor
My Denver Zipcode is: 80247

I am coming No to the rezoning .

Name: Ahamed Noor
Professional title: Baker
Email: anoorkad@gmail.com
Denver Zipcode: 80247

From: [Jake Nguyen](#)
To: [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 12:32:09 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,
Jake Nguyen
My Denver Zip code is 80231

--



From: [Allison Gilbert](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 12:24:38 PM

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Dear City Council,

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Sincerely,

Allison Cappiello
80202

From: [Fortner Emma](#)
To: [dence - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 10:13:02 AM

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Sincerely,

Emma Fortner

My Denver Zipcode is: 80113

From: [Savannah Ortiz](#)
To: saveevansmedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 16, 2023 9:52:16 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

I have suffered from chronic illness for 10+ years of my 30 years of life. After countless doctors across multiple different states, Evans Medical center was the first place to diagnose me and treat me with care, listening and made me feel seen. The staff there has been my support system for the last 2 years and I'm not sure I'd be alive without them.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,

Savannah Ortiz

My Denver Zipcode is: 80234

From: [Reza Asadi](#)
To: EvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File #23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 10:32:22 PM

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Dear City Council,

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Best regards,
Reza Asadi

My Denver Zip code: 80222

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 10:03:01 PM

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Sincerely,
Abdol Farahmandi
My Denver Zipcode is: 80237

Please save our clinic and oppose rezoning

Name: Abdol Farahmandi
Professional title:
Email: babafard@gmail.com
Denver Zipcode: 80237

From: [Evan Medical Center](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 10:00:33 PM

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Dear City Council,

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Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,
Shahin Al Jalili
My Denver Zipcode is: 80218

This is a good clinic why treat it like this that is not good – Denver is a good city why make Denver a bad city like before the slave time had discrimination

Name: Shahin Al Jalili
Professional title:
Email: blueskyh2o@live.com

Denver Zipcode: 80218

From: [dr drizzle](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 6:15:49 PM

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Sincerely,
Dr. Reham Abukhalifa MD.
My Denver Zip code is 80014 .

From: [dr drizzle](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 6:15:49 PM

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Sincerely,
Dr. Reham Abukhalifa MD.
My Denver Zip code is 80014 .

From: [kornelia grzyb](#)
To: [Save; dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File #23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 5:49:15 PM

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Sincerely,
Kornelia Grzyb
My Denver Zip code: 80222

From: [Kornelia Grzyb](#)
To: [dencc - City Council](#)
Cc: [Save](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File #23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 5:47:13 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
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[image002.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

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Sincerely,
Kornelia Grzyb
My Denver Zip code: 80222

Kornelia Grzyb

Senior Associate Director of Admission, [Online Division](#)

kgrzyb@chcp.edu

www.chcp.edu

THE COLLEGE *of* HEALTH CARE PROFESSIONS

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From: [Mozafar Hemmati](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & save Evans medical center
Date: Thursday, June 15, 2023 4:50:17 PM

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Sincerely,

Mozafar Hemmati
My zip code is 80111

Sent from my iPhone

From: [Carlie Hildenbrand](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 3:58:25 PM

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Sincerely,

Carlie Hildenbrand FNP Student at Evan's Medical Center, 80222

From: [Kendra Bannister](#)
To: [dence - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 3:36:42 PM

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Sincerely,

Kendra Bannister
My Denver zip code is 80235

From: [Katherine Freed](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 3:19:16 PM

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Sincerely,

Katherine Freed
Zipcode 80211

From: [Dalton Massoletti](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 3:18:52 PM
Attachments: [uvc_logo_email.013122_cc14353d-b902-4b9e-855c-54f9a35e430c.png](#)
[Twitter_8794e0a9-9bf4-40cb-afeb-559bf2d52dde.png](#)
[Facebook_324f8572-0450-402d-8a21-f397eae535b4.png](#)
[LinkedIn_1408897e-38ce-417e-8fb0-3c04d0971fe6.png](#)
[Youtube_7f058977-1f2d-4741-9f01-24cc42d22d80.png](#)

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Dear City Council,

I am a physician liaison for United Vein and Vascular Centers. Evans medical center improve patients' lives everyday. I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

The providers and staff at Evans Medical Center are the most honest, hardworking, inspiring, and caring people that I work with. The Denver community will be devastated to lose such a valuable resource if they are shut down.

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Sincerely,
Dalton Massoletti
My Denver Zipcode is 80211

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Dalton Massoletti | Physician Liaison II



Email: Dalton.Massoletti@unitedveincenters.com

Phone: (720) 501-3678



www.unitedveincenters.com

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From: [Jamie Barr](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 3:00:44 PM

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Sincerely,

Jamie Barr, FNP student

From: [Paul Jaskowiak](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 2:11:43 PM

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Sincerely,

Paul Jaskowiak

Thank you,

Paul Jaskowiak
Acutis Diagnostics

Sent from my iPhone

From: [mohammed_yosoup](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 1:36:14 PM

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Sincerely

Thank you so much

Yusuf Mohammad

Zip code- 80010

From: fouad_graoui
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 1:07:56 PM

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Sincerely,

FOUAD GRAOUI (iPhone)
Brokers Guild Real Estate
7995 E. HAMPDEN AVE.
STE-100
Denver CO 80231
Cell: 303-359-7145
Email: fgraoui@hotmail.com

From: [Scott Hanley](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 12:05:17 PM

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Sincerely,

Scott Hanley
My Denver Zipcode is: 80231

[Sent from Yahoo Mail on Android](#)

From: [Daniel Meyers](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 11:26:15 AM

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Sincerely,

Dan Meyers
Sales Specialist

Mobile: **727-432-9988**

Acutis

General: 844-522-8847

Fax: 631-532-1680

400 Karin Lane Hicksville, NY 11801

From: [OTMAN EL HASSNAOUI](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 9:56:57 AM

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Sincerely,

OTMAN EL HASSNAOUI
80231

From: [Zina Al-Shekhli](#)
To: [dence - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 9:54:40 AM

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Sincerely,

Your Name zina Alshkhli
My Denver Zipcode is:80222

From: [mehrddad torbati](#)
To: [dence - City Council](#); [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 9:54:29 AM

This Message Is From an Untrusted Sender

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,
Farahnaz *Behraveh*
303-993-9467

این جنینیک خیلی به منزل و محله من نزدیک است و پرسنل خیلی به همه مریضها کمک و حمایت می کند

[Sent from Yahoo Mail for iPhone](#)

From: [Nazila Nekooraad](#)
To: saveevansmedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 15, 2023 9:37:12 AM

This Message Is From an Untrusted Sender

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[Report Suspicious](#)

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Sincerely,
Nazila Nekooraad
V.P. Colorado State Music Teacher Association
Past president of South Suburban Music Teacher Association

From: [Elijah Zarei](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 9:03:15 PM

This Message Is From an Untrusted Sender

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Sincerely,

Elijah Zarei
My Denver Zipcode is: 80015

From: [Godfrey Boyd](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 8:20:12 PM

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Please offer the best support possible to Evans Medical Center. This place is special. I have been a nurse for over 30 years. They provide medical help to people that would not otherwise receive care. It is a safe place for immigrants to receive the best care possible.

Godfrey Boyd, FNP, MSN, MBA, CNN

From: [Bashir Alsanussi](#)
To: [dence - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 3:36:06 PM

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Sincerely,

Your Name Bashir Alsanussi
My Denver Zipcode is:80222

From: shabnam.asgari
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 3:35:07 PM

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Sincerely,

Your Name Shabnam Asgari
My Denver Zipcode is: 80222

From: [DenverBiz Ramin K](#)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 3:08:01 PM

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Dear City Council,

Why try to take medical clinic Out of business?

You should support them not Discourage them we need more clinics and doctor offices who take Medicaid in Denver what you're doing doctors don't come here anymore
What's the point?

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

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Sincerely,

Ramin kamalfar

My Denver zip 80222

From: [Camilla Cluett](#)
To: [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 2:51:44 PM

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Warmly,
Camilla Cluett
80222

From: [Neda Karami](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 2:32:47 PM

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Sincerely,
Neda Karami
80231

Sent from my iPhone

From: [Ayat Ayat](#)
To: SaveEvansMedical@gmail.com
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 2:28:17 PM

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Sincerely,

Your Name Ayat Alrashied
My Denver Zipcode is:80222

From: [Crystal Green](#)
To: saveevansmedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 2:18:02 PM

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Sincerely,

Crystal Green

My Denver Zipcode is:

80231

From: [Naheel Hasan](#)
To: SaveEvansMedical@gmail.com; [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 2:17:54 PM

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Sincerely,

Your Name: Naheel Hasan
My Denver Zipcode is: 80017

From: [Mitra Pourarfaie](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 1:14:18 PM

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Sincerely,

Your Name Sedighe Firouzi
My Denver Zipcode is: 80222

From: [Ghada Muhammad Jawad](#)
To: [dence - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 11:39:29 AM

This Message Is From an Untrusted Sender

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Sincerely,

Your Name Ghidah Almaqatoofi

My Denver Zipcode is:80218

From: [Makiz Sekandari](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 11:30:15 AM

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Sincerely,

Your Name Makiz Eskandari
My Denver Zipcode is: 80249
I love my Dr

From: [Addy Khdr](#)
To: [dence - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 10:36:16 AM

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Sincerely,

Your Name Adel

My Denver Zipcode is:80222

Sent from my iPhone

From: [Subhanullah Mohmmad](#)
To: [denc - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 10:27:15 AM

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Sincerely,

Your Name Husna Mohmmad

My Denver Zipcode is: 80222

من حسنا هستم من زياد خوش هستم كه اين جا آشنا شدم زياد راضى از همه هستم از تمام دكتران من نميخواهم اين جا خراب شود

From: [Carter Kaylee](#)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 10:20:05 AM

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This message came from outside your organization.

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As a representative of a large hospital in the community, Evans Medical is a valued and trusted provider office. They provide care to the underserved and are vital to the medical community. Closing this location would be burdensome to the patient populations Evans serves and the physicians who refer their patients to a convenient central location in the Denver area.

Sincerely,

Kaylee Carter

My Denver Zipcode is: 80204

Kaylee Carter

Director of Provider and Physician Relations

P:303.408.9716

From: [Um Yousif](#)
To: [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Tuesday, June 13, 2023 3:40:19 PM

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Sincerely,

Your Name Besan

My Denver Zipcode is:80224

From: [Kolsun Rahimi](#)
To: [denc - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Tuesday, June 13, 2023 3:07:26 PM

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I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Your Name Kolsun
My Denver Zipcode is: 80224

From: [Raneen Shakarchi](#)
To: [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Tuesday, June 13, 2023 1:55:32 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,

Your Name Raneen

My Denver Zipcode is: 80222

From: [Matt Savoie](#)
To: [dence - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 7:33:49 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Matt Savoie
80238

From: [mostafa.kargarzadeh](mailto:mostafa.kargarzadeh@dencc.org)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 7:07:12 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Mostafa Kargarzadeh
80209

From: [Larisa Krueger](#)
To: [dencc - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 2:42:23 PM
Importance: High

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Dear City Council,

I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Best wishes,

Larisa Krueger, MS
Quality Improvement Advisor

Contexture (the umbrella organization of CORHIO and Health Current)

M: (480)-630-5062

Larisa.Krueger@contexture.org | contexture.org



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From: [Abtin Kargarzadeh](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 2:04:18 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Abtin Kargarzadeh
80209

From: [Kargarzadeh, Justin J](#)
To: [dence - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 12:59:14 PM

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Dear City Council,

I hope this email finds you well. I am writing to you as a concerned Denver resident, and I kindly request that you reconsider and vote against the University Hills Rezone on June 20th.

As a dental student and a dedicated healthcare worker, I understand the significance of accessible medical facilities in our community. Evans Medical Center, the largest medical facility in University Hills, plays a crucial role in serving the immigrant and refugee population, as well as the economically disadvantaged. Moreover, it serves as a vital training facility for nurses and doctors, contributing to the future of healthcare in our city.

I am deeply concerned about the unfair targeting of Evans Medical Center. The proposed SPOT and down rezoning could have detrimental effects on the clinic's ability to secure special Federal grants, form alliances with higher education institutions, and expand its services to better serve the community. The substantial devaluation of the property and reduction in the clinic's working capital may ultimately force its closure. This would not only result in limited access to quality healthcare for over 6,000 patients who rely on the clinic but also impede the opportunities for medical students from all over the state who travel there to study.

It is important to note that the Denver Planning Board voted 8-1 against recommending this rezone. I urge you to take their concerns into consideration and vote against the proposed rezone. The current proposal fails to meet the criteria required by DCZ Section 12.4.10.7. It is inconsistent with Adopted Plans, does not promote uniformity of district regulations and restrictions, and does not prioritize public health, safety, or general welfare.

In light of these reasons, I kindly request that you protect the accessibility and continuity of quality healthcare in our community by voting against the University Hills Rezone.

Thank you for your attention to this matter.

Sincerely,

Justin Kargarzadeh
Denver Resident
ZIP Code: 80209

From: [Golnaz Daryani](#)
To: [dencc - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 11:55:08 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Golnaz Daryani
Alireza Eghtedar
My Denver Zipcode is: 80237

From: [Kargarzadeh, Justin J](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 11:10:01 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Justin Kargarzadeh
My Denver Zip code is: 80209

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From: [ALEX ALEX](#)
To: [dence - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 11:03:55 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,

Alex Askari

My Denver Zipcode is: 80134

From: [Raha Askari](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 11:01:58 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,

Raha Askari
My Denver Zipcode is: 80134

From: [Hamideh Ghodsi](#)
To: [denc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 10:59:41 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,

Hamideh Ghodsi
My Denver Zipcode is: 80134

From: [Behzad Askari](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 10:57:24 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,

Behzad Askari
My Denver Zipcode is: 80134

Behzad Askari

Email: behzad1060@gmail.com

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From: [Nayan Patel](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 10:01:38 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,
Nayan Patel
Denver Zip 80223

From: [Vida Zarei](#)
To: [dence - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 9:58:57 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,

Vida Zarei
80015

--

Vida Zarei, MA, LPCC

From: bwry28@cox.net
To: [dence - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 8:53:58 AM

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Hello,

I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th. We don't have enough healthcare facilities as it stands now, and Evans Medical Center is being unfairly targeted.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Thank you,

Brandi Ryan-Cabot

From: [Kayla White](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Monday, June 12, 2023 8:32:50 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors. Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

I have been fortunate to be an employee of Evans Medical Center for the past six months. Even during my short time, it is clear to see how much of an impact the clinic makes on the immigrant community here in Denver. I hear every day how much patients appreciate coming to a clinic of staff who can communicate in their own language and who care about serving them as a whole person. No matter one's race, nationality, religion, or gender, everyone is welcome and treated with the utmost respect at Evans Medical Center. I hope that you vote NO on June 20th so that Evans Medical Center can continue to be a safe place for healthcare for every member of our community.

Sincerely,

Kayla White, MPAS, PA-C
Zip Code: 80231

From: [Reza Yazdi](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Saturday, June 10, 2023 8:50:43 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,

Reza Yazdi
80222

Sent from my iPhone

From: msh_ka1981@yahoo.com
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 9, 2023 5:42:49 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,

Your Name : Mushtaq Alsaedi
My Denver Zipcode is: 80247

[Sent from Yahoo Mail for iPhone](#)

From: [saheb alnaaimi](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 9, 2023 5:31:33 PM

This Message Is From an Untrusted Sender

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Your Name: Sahib

My Denver Zipcode is: 80247

[Sent from Yahoo Mail on Android](#)

From: [Rod Hoyle](#)
To: [dence - City Council](#); [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 9, 2023 10:39:29 AM

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I've been going there short time plz there great people my zip code 80222 vote no no no

From: [Pam Sekiya](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Friday, June 9, 2023 9:47:45 AM

This Message Is From an Untrusted Sender

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors. I've worked with this facility in the past and their providers are warm, kind and well knowledgeable to help the community.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

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Sincerely,

Pam Sekiya

My Denver Zipcode is: 80218

From: [Selia Abnoossi](#)
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 9:41:51 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,

Selia Abnoossi
My Zipcode is 80016

From: [Patrick Reilly](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 8:58:28 PM

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I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,

Reilly Family

From: [Vinicia Conway](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 5:57:52 PM

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Sent from my iPhone

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I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,

Vinicia Conway, MSN, A-GNP-C
My Denver Zipcode is: 80231

From: [Symantha Searles](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 2:00:41 PM

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Sincerely,
Symantha Johnson, 80222

From: katiek993@aol.com
To: SaveEvansMedical@gmail.com; [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 1:30:21 PM

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Dear City Council,

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In addition, I work very closely with Dr. Vatan and her colleagues. They provide excellent care for each and every one of their patients and are true advocates to ensure the best quality of individualized care. Closing this clinic will displace immigrants and refugees that need our care, rely on us, and trust us to treat them and their family members. This is why we do what we do. Do not take that away. We went into our fields to serve our community to provide care for those who may have been overlooked. Evans Medical Center is the change we want to see in this world.

Sincerely,

Kaitlin Anne Kraus MSN FNP-C
Advanced Neurology

From: [shobeir X](#)
To: [dence - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 12:33:21 PM

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To whom it may concern,
My name is Shobeir khoshkhoo and I am a general contractor,
I'm currently a patient with Evans Medical Center,
I've been living in the estate for about 11 years!
I've been a patient with Evans Medical Center for about 2 years and i can't tell how much they helped me!!!
I'm writing this email to show my support!
It is Sad to hear the story of what happened to them recently,we need the support from the City of Denver and this is the time to take some actions before it's too late!

[Sent from Yahoo Mail on Android](#)

From: [Wong, Deanna](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 12:13:30 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

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Sincerely,

Deanna Wong
Zip Code: 80211

From: [Shakila Salimi](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 9:48:19 AM

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Sincerely,

Shakila

My Denver Zipcode is: 80222

From: [Jolene Reini](#)
To: [dence - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 8:13:33 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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Dear City Council,

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Sincerely,
Jolene

From: [Sami Farnsworth](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Thursday, June 8, 2023 4:57:31 AM

This Message Is From an Untrusted Sender

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Sincerely,

Sami Farnsworth

From: afferrier37@aol.com
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 7:49:11 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

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Sincerely,
Dr. Alex Ferrier, PT, DPT
My Denver Zipcode is: 80211

[Sent from the all new AOL app for iOS](#)

From: [Kacper Kazibut](#)
To: [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 7:44:09 PM

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Sincerely,

Kacper Kazibut

My Denver zip code is 80211

From: [Karen Mittlefehldt](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 7:40:58 PM

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Sincerely,
Karen Mittlefehldt
My Denver zip code is 80211

Sent from my iPhone

From: [Jennifer Cartone](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 6:39:43 PM

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Dear City Council,

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Sincerely,

The Cammilleri Family
Our Denver Zipcode is: 80222

From: [Jenn Cartone](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 6:38:05 PM

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Sincerely,

Jennifer Cartone

My Denver Zipcode is: 80222

From: [Dee Hernandez](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 4:47:43 PM

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Sincerely

Dalila Calderon

From: [1eku skull](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 2:48:29 PM

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From: [سنوات الظباء](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 2:28:59 PM

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From: [Gino Cammilleri](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 1:00:53 PM

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I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Gino Cammilleri
My Denver Zipcode is 80222

From: [Therese Goshen](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 12:05:27 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,
Thérèse Goshen
80210

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From: [hafedh ALFARTTOOSI](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 11:49:13 AM

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patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare..... Hafedh Alfarttoosi.....80222.....

From: [David Cappiello](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 11:09:01 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

David Williams

My Denver Zipcode is: 80222

From: [Shakila Salimi](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 9:54:14 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE "NO" on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for healthcare students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Shakila

My Denver Zipcode is: 80222

From: [Zainab Sarraji](#)
To: SaveEvansMedical@gmail.com
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 7, 2023 9:49:51 AM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for healthcare students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Zainab

My Denver Zipcode is:80247

From: [Maryam Tavarani](#)
To: [dence - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Tuesday, June 20, 2023 7:03:18 AM

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Dear City Council,

I'm here to ask the Council to vote NO on this rezone which threatens the operations of a special place, Evans Medical Center.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,
Maryam Tavarani
80222

From: [Justin Little](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO on the application 22i-00261
Date: Friday, June 16, 2023 3:14:19 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Justin Little
My Denver zip code is 80207

From: [Melissa Megliola](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#); [saveevansmedical@gmail.com](#)
Subject: [EXTERNAL] Vote NO on the University Hills Rezone & Save Evans Medical Center
Date: Saturday, June 17, 2023 9:41:01 PM

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Hello members of Denver City Council,

My name is Melissa Megliola and I have lived in District 4/UHills for the last 16 years. I am writing to urge to please **VOTE NO** on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It serves as an important training facility for nurses and doctors.

The clinic is being unfairly targeted in this rezone. The property is being **spot downzoned** in a way that would prevent the owners from getting special Federal grants and from expanding to serve the community better. By substantially devaluing the property and reducing their working capital, it could also force the clinic to close.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should listen to them and vote against it.

Sincerely,
Melissa

Sent from my iPhone

From: [David Pardo](#)
To: [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#); saveevansmedical@gmail.com;
[District 9](#)
Subject: [EXTERNAL] Vote NO on the University Hills Rezone & Save Evans Medical Center
Date: Saturday, June 17, 2023 4:45:30 PM

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I live at 80205, and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It serves as an important training facility for nurses and doctors.

The clinic is being unfairly targeted in this rezone. The property is being spot downzoned in a way that would prevent the owners from getting special Federal grants and expanding to serve the community better. Substantially devaluing the property and reducing their working capital could also force the clinic to close.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it.

Sincerely,

David Pardo

From: [Alejandra Castañeda](#)
To: [District 1 Comments](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#)
Cc: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Vote NO on the University Hills Rezone & Save Evans Medical Center
Date: Sunday, June 18, 2023 9:11:30 AM

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To my City Council elected representatives charged with ensuring our collective health and well-being,

I live in North Denver (80211) with my 12-year-old daughter Violeta.

As an immigrant myself who has at times relied on medical care provided by medical facilities like Evans Medical Center, which serves the immigrant and refugee community as well as the economically disadvantaged, I am writing to ask you to please **VOTE NO** on the University Hills Rezone **on June 20th**.

The clinic is under threat from a proposed rezone effort by Councilwoman Kendra Black that seeks to change the clinic zoning from 'Healthcare Campus' (as it has been zoned since the '80s) to 'Residential'. Legislative rezones (zoning changes initiated by the City) are very rare, and "Downzoning" (forcing a zoning on a property owner that is more restrictive) is extremely rare, but that is what is happening to Evans Medical Center.

The property is being spot downzoned in a way that would prevent the owners from getting special federal grants and from expanding to serve the community better. By substantially devaluing the property and reducing their working capital, it could also force the clinic to close.

The owners of Evans Medical Center are immigrants themselves who bought the clinic building with the intention of expanding to offer additional healthcare services and immigrant-focused services to better serve the community. This downzoning would prevent Evans Medical Center from expanding, it would prevent them from getting a special federal designation that would enable them to get grants to expand and offer dental, vision and mental health. Here's [a recent interview from CBS Colorado](#) explaining the owners' position and challenges they face.

Furthermore, **the Denver Planning Board voted 8-1 against recommending this rezone**, and you should vote against it.

It breaks my heart to see our elected officials choosing to exclude certain types of facilities, including those who offer affordable healthcare services and a diversity of housing options, from being built in our city. We will continue to face a public-health crisis because our City Council is failing to address the **social determinants of health** we've known for decades are

at the heart of our collective well-being.

Please **VOTE NO** on this rezoning and show the community you don't support exclusionary zoning practices.

I hope you and your families are fortunate enough to have access to dignified healthcare services and housing.

Be well,

Alejandra X. Castañeda
Denver, CO 80211

From: [megan khalafi](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on the university hills rezone & save Evans Medical Center
Date: Thursday, June 1, 2023 5:57:46 PM

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Dear city council,

I am writing to ask you to please VOTE NO on the university Jill's rezone on June 20th. Evans Medical Center is the largest medical facility in University Hills, serving the immigrants and refugees as well as the economically disadvantaged. It serves as an important training facility for nurses and doctors.

The clinic is being unfairly targeted in this rezone, which is a downzone that will prevent the owners from getting special Federal grants, and from expanding to serve the community better. By substantially devaluing the property, it could force the clinic to close. The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it.

Sincerely,

Megan Khalafi

Sent from my iPhone

From: shwang@wellnessdenver.com
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] VOTE NO on the University Hills Rezone
Date: Tuesday, June 13, 2023 4:05:07 PM

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Dear City Council,

I am a Denver resident, and community activist. I have been working with several Afghan families and see their struggles in getting good healthcare.

I am writing to ask you to please **VOTE NO on the University Hills Rezone** (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of

District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Sharon Hwang

Denver Resident

175 Pontiac St.

Denver, CO 80220

From: [Kath Robinson](#)
To: [dence - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] VOTE NO on the University Hills Rezone
Date: Wednesday, June 14, 2023 1:09:07 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Kath Robinson
7024 E Montana Pl.
Denver CO 80224

From: [Rena Dulberg](#)
To: [dencc - City Council](#)
Cc: SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote No on U Hills Rezone
Date: Tuesday, June 13, 2023 7:23:46 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,
Rena Dulberg
My Denver Zipcode is: 80220

--

From: [Meredith M](#)
To: [City Council District 10](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote NO on University Hills rezone - save Evans Medical!
Date: Tuesday, June 20, 2023 3:30:04 PM

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Dear City Council,

My name is Meredith, I live in the 80218 zip code in Capitol Hill and am writing to ask you to please vote NO on the University Hills rezone today, 6/20.

Evans Medical Center is the largest medical facility in University Hills and provides crucial affordable medical care to largely immigrant communities and should not be forced to close, which this rezoning would effectively do. This re-zoning would carve out only their property to be spot downzoned in a way that would devalue their property by upwards of 60%, preventing them from expanding, and very possibly forcing them to close.

Community medical centers such as this strengthen communities, make safer communities by providing resources, care, and support, and save tax payers money by providing preventative care, and save lives.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it too.

Thank you,
Meredith

From: [Ruth Poliakon](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [dencc - City Council](#); [saveevansmedical@gmail.com](#)
Subject: [EXTERNAL] Vote no on University Hills rezone
Date: Monday, June 19, 2023 9:37:13 AM

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Dear City Council,

I am a Denver resident in 80219 who formerly commuted to University Hills via the Colorado Station. I am writing to urge you to vote NO on the rezone on 6/20.

I previously worked at Denver Academy and walked by the Evans Medical Center daily on my way to work. I saw firsthand what an important hub this clinic is for the Muslim community here in Denver. By downzoning this property to "residential", council would be disenfranchising this community. Downzoning/devaluing the property is an unconscionable overstep and would have a big negative impact on the clinic's ability to grow and even to continue to get Federal grants.

It seems there was some unfair targeting of this property by council, and **I am asking you to vote with the Denver Planning board AGAINST the rezone.**

Furthermore, I think Denver voters deserve to know **why** this rezone was recommended to council? Why was this minority-owned property singled out? Why were the property owners not engaged similarly to other stakeholders/property owners/residents in the area?

Best,
Ruth

Ruth Poliakon
she/her
(970) 988-4989

From: [Aimee Voth Siebert](#)
To: [dencc - City Council](#)
Cc: saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote No on University Hills Rezone
Date: Thursday, June 15, 2023 5:48:26 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,--
Aimee Voth Siebert, M.A.

"Improving the quality of life for a community starts by strengthening successes already operating." - Daniel, Carl & Jesse Taylor, Empowerment on an Unstable Planet

From: [Shahin Corp](#)
To: [dence - City Council](#); saveevansmedical@gmail.com
Subject: [EXTERNAL] Vote No on Vote NO on the application 22i-00261/File # 23-0579 & Save Evans Medical Center
Date: Wednesday, June 14, 2023 3:58:19 AM

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Shame on this application this clinic is our only hope we depend on it they offer food and alot of things. they offer free diapers to mothers and kids. why threat it shut it down has it harm YOU? has it done bad to you it is good for the city for people

people feel safe there - you should go there and test it

Vote NO

From: [sandy reavey](#)
To: [dencc - City Council](#)
Cc: [SaveEvansMedical@gmail.com](#)
Subject: [EXTERNAL] Vote No please
Date: Tuesday, June 13, 2023 3:06:28 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please **VOTE NO on the University Hills Rezone** (Near Southeast Area Plan) on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

I am not an immigrant, and a native Coloradoan and enjoy the services this facility provides to me. I started going there last July and they have really addressed my health needs more than the former doctor that I saw. I do not want to change doctors again!

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, **it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it**, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 **against** recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Sandy Reavey
Denver, Co Native

From: [Tianna JohnsonBryant](#)
To: [dence - City Council](#); SaveEvansMedical@gmail.com
Subject: [EXTERNAL] Vote NO to the Spot Downzone of Evans Medical Center Bill 23-0579
Date: Friday, June 16, 2023 3:29:22 PM

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Dear City Council,

I am a Denver resident and I am writing to ask you to please VOTE NO on the University Hills Rezone on June 20th.

Evans Medical Center is the largest medical facility in University Hills, serving the immigrant and refugee community as well as the economically disadvantaged. It's also an important training facility for nurses and doctors.

Evans Medical Center is being unfairly targeted. The property is being SPOT and down rezoned in a way that could prevent the clinic from getting special Federal grants, forming alliances with higher education institutions and from expanding to serve the community better. By substantially devaluing the property and reducing the clinic's working capital, it could force the clinic to close -- reducing access to quality healthcare for over 6000 patients who rely on it, and limiting opportunities for medical students who travel from all over the state to study there.

The Denver Planning Board voted 8-1 against recommending this rezone, and you should vote against it because it does not meet the criteria required by DCZ Section 12.4.10.7. The down and spot rezone is not consistent with Adopted Plans, it does not promote Uniformity of District Regulations and Restrictions and it does not promote public health, safety or general welfare.

Sincerely,

Tianna Johnson

My Denver Zipcode is:
80231

From: [Sue Lewis](#)
To: [dence - City Council](#); [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Zoning change iliff and dahlia
Date: Sunday, June 18, 2023 5:35:23 PM

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Dear Councilmembers,

I support Councilwoman Black's rezoning in the University Hills North neighborhood.
Please vote "yes".

Thank you for considering my opinion.

Susan Lewis
Sent from my iPad

From: [Susan and Kent Oakes](#)
To: [dence - City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] zoning planning comments
Date: Wednesday, May 3, 2023 8:25:37 AM

I have followed zoning changes in denver over the years and have always hoped that developers could not be allowed to just get rezoning strictly so they could profit.. I was glad to see blueprint Denver established as well as the opportunities for neighborhood plans allowing reasonable growth and development. Now with apartments and condos filling up our older neighborhood from Illiff to Evans (light rail related) not to mention scrape offs and million dollar houses below Yale the need for a zoning change and the institution of a neighborhood plan will assure that reasonable development can occur. The past developers do not concentrate on affordable housing as their goal only profits. proposing and 8 story building next to a school is unreasonable and not consistent with our developed neighborhood plan.I support Kendra's zoning proposal as well as the acceptance of our neighborhood plan to allow reasonable growth in our neighborhood. Kent and Susan Oakes 2500 S. Birch street, denver, 80222.

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Palmisano, Luke W. - CC YA3101 Legislative Policy Analyst Senior](#); [dencc - City Council](#); [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Letter of Support
Date: Friday, May 19, 2023 2:51:07 PM

Support for Plan and rezonings.

-----Original Message-----

From: Patricia Foster <patriciafoster06@gmail.com>
Sent: Tuesday, May 16, 2023 9:00 AM
To: Morrison, Jason P. - CPD City Planner Senior <Jason.Morrison@denvergov.org>
Cc: dencc - City Council <dencc@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] Letter of Support

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,
Patricia Foster

Resident, University Hills North

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [dence - City Council](#); [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: FW: [EXTERNAL] Rezoning Proposal at 4640-4770 E Iliff Ave
Date: Tuesday, June 20, 2023 9:57:43 AM

From: Eric Schulz <eschulz990@comcast.net>
Sent: Tuesday, June 20, 2023 9:15 AM
To: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] Rezoning Proposal at 4640-4770 E Iliff Ave

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Dear Kendra,

I hope this email finds you well. I am writing to express my strong support for your rezoning efforts regarding the property at 4640-4770 E Iliff Ave

As a resident of University Hills, I have carefully reviewed the details of the proposed Dwelling, Multi-Unit Use project in the CMP-H zone district, and I believe that granting approval for this project would be detrimental to our community. I would like to highlight several compelling reasons for reconsidering this development:

Existing Density: The area in question is already densely populated with numerous units that have been developed, are currently under development, or are scheduled to be completed soon. For instance, the completion of the Cameron Apartments just one block away will introduce 361 additional units, resulting in a substantial increase in traffic and noise in an already densely packed area. Furthermore, the ongoing development projects at various locations, including the Deco Apartments, the corner of Evans and Colorado Blvd., S. Ash Street, 4101 E. Wesley Ave., and 4705 E. Iliff, 4711 E. Iliff, and 2262 S Dexter, raise serious concerns about the overall strain on resources and infrastructure in the neighborhood.

Safety Considerations: The proposed development would have a significant impact on the safety of the children attending Denver Academy and Most Precious Blood Catholic Elementary School on Iliff. Given the current parking limitations due to the recent townhome constructions at 4719-4763 E. Iliff and the daytime parking demands from Denver Academy, the increased volume of traffic resulting from this new development would jeopardize the safety of both students and residents crossing the street on Iliff. Ensuring the well-being of our community's children should be a top priority.

Infrastructure and Amenities: Our neighborhood is already lacking in essential amenities such as open spaces, parks, and adequate public safety services, including police, fire departments, ambulances, and nearby hospitals. The proposed development, along with other ongoing projects,

would exacerbate these deficiencies. The already challenging traffic situation, especially during the school year, would further burden our community. Additionally, during summer weekends, E. Iliff is dominated by cyclists, posing potential safety risks with increased traffic in the area.

Property Values and Landscaping: As a homeowner residing just one block away from the proposed development, I am deeply concerned about the potential negative impact on property values, as well as the disruption caused by increased traffic and noise in our neighborhood. Furthermore, it is crucial to ensure that any new development aligns with the existing landscaping of the area, which appears to be inadequately addressed in the proposed plans.

Alternative Opportunities: It is worth noting that there are several other apartment complexes in the vicinity that are in need of redevelopment. Encouraging the developer to focus on revitalizing these existing properties instead would be a more appropriate approach, allowing for better use of available resources and preserving the character of our community.

I firmly believe that maintaining the current zoning as office/medical space would better serve the needs of University Hills, considering the concerns I have outlined above. The proposed development seems driven primarily by the desire for quick profits without proper consideration for the impact on the surrounding area.

If you require any additional information or would like to discuss this matter further, please feel free to reach out to me. I appreciate your dedication to preserving the well-being and character of our community, and I fully support your efforts in this rezoning process.

Thank you for your time and consideration.

Sincerely,

Eric Schulz
2295 S Cherry St
Denver, CO 80222
eschulz990@comcast.net
303.931.0531

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [denncc - City Council](#)
Subject: FW: [EXTERNAL] rezoning
Date: Thursday, June 15, 2023 2:48:24 PM

From: Shelley J. Brouwer <shelley.brouwer@gmail.com>
Sent: Thursday, June 15, 2023 1:10 PM
To: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] rezoning

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Thank you for your work on this!

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

Shelley Brouwer
2441 South Dahlia Lane
Denver, CO 80222
7204044876

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Palmisano, Luke W. - CC YA3101 Legislative Policy Analyst Senior](#); [dencc - City Council](#); [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Support for U-Hills Area Plan and Rezoning
Date: Friday, May 19, 2023 2:50:51 PM

Support for Plan and rezonings.

From: James Shields <james.shields27@gmail.com>
Sent: Tuesday, May 16, 2023 12:56 PM
To: Morrison, Jason P. - CPD City Planner Senior <Jason.Morrison@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] Support for U-Hills Area Plan and Rezoning

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

We support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

James Shields

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Palmisano, Luke W. - CC YA3101 Legislative Policy Analyst Senior](#); [dencc - City Council](#); [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Support for U-Hills North Area Rezoning Plan!
Date: Friday, May 19, 2023 2:50:22 PM

Support for plan and rezonings.

From: Lawrence King <zlawrenceking@gmail.com>
Sent: Tuesday, May 16, 2023 6:21 PM
To: dencc - City Council <dencc@denvergov.org>; Morrison, Jason P. - CPD City Planner Senior <Jason.Morrison@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] Support for U-Hills North Area Rezoning Plan!

Dear Denver City Council,

Please accept my letter of support for Councilwoman Black's rezoning plan for University Hills North. With so much new development happening over the past decade, we've been asking the city for years to help create a plan for our neighborhood to ensure better future development outcomes. As residents of U-Hills North, we're pleased that it was included in the Near SE Area Plan, and that the rezonings that Councilwoman Black is applying for align with that plan. We've been following the Near SE Area Plan closely and are encouraged to hear that Denver Academy is rezoning their own property to align with the Plan. The Plan includes the appropriate height transitions for our neighborhood.

I strongly support the recommendations in the Near SE Area Plan for U-Hills North and support both Councilwoman Black's rezoning, as well as Denver Academy's because they align to the community plan we came up with.

Sincerely,

Larry
Lawrence King
Resident, University Hills North

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Planningboard - CPD](#); [Stevens, Elle H. - CC YA2389 City Council Legislative Assistant](#); [dence - City Council](#)
Cc: [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Brooks, Andrew - CC YA2245 City Council Aide](#)
Subject: FW: [EXTERNAL] UNIVERSITY HILLS NORTH PLAN & REZONING
Date: Monday, April 17, 2023 10:35:33 AM

Hi Planning Board and Denver City Council,

Please see this email below in support of 3 items:

1. Near SE Area Plan
2. Legislative rezoning in University Hills North neighborhood sponsored by Councilwoman Black
3. Rezoning of Denver Academy (4400 E. Iliff Ave.)

Please make sure they are part of the public record.

Thank you!
Kendra Black

From: Kira Talley <kctalley5@gmail.com>
Sent: Monday, April 17, 2023 9:24 AM
To: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Cc: Conor Talley <cstalley10@gmail.com>
Subject: [EXTERNAL] UNIVERSITY HILLS NORTH PLAN & REZONING

To whom it may concern,

We are residents of University Hills North. Over the years there has been a large amount of new development in this neighborhood. While we are happy that the old, dilapidated buildings have been torn down to make way for new housing, there comes a time when an area can no longer support the huge number of people moving in and when development starts becoming erratic. For example, a 7-story apartment complex in the middle of a neighborhood that predominantly has single story homes. Residents have been asking the city for years to help create a plan for our neighborhood, University Hills North, to ensure better future development outcomes.

With that being said, we are pleased that University Hills North is being included in the Near SE Area Plan. Councilwoman Kendra Black is applying for rezonings that align with said plan. Additionally, Denver Academy is rezoning their own property to align with the Near SE Area Plan as well.

We **strongly support** the recommendations in the Near SE Area Plan for University Hills North. We also **strongly support** Councilwoman Kendra Black's rezoning plan, **as well as**, Denver Academy's rezoning plan.

Thank you for your time, understanding and consideration.

Kind regards,

Kira and Conor Talley

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Stevens, Elle H. - CC Legislative Assistant; Planningboard - CPD](#)
Subject: FW: Kendra Black's rezoning University Hills North Community // Zoning change: Zoning change from B-4, UO-1, UO-2, PUD 109, T-MU-30 w/waivers, CMP-H, G-MU-8, CMP-EI2 to C-MX-16, UO-1, C-MX-16, S-MX-5A, S-MU-3, G-MU-5, G-RO-3.
Date: Thursday, April 13, 2023 5:52:09 PM

I'm forwarding this email in support of the legislative rezoning that I am moving forward. It will be at Planning board on May 3, council hearing and vote on June 20.

From: STEVEN ARNOLD <stevenwarnold@msn.com>
Sent: Wednesday, April 12, 2023 9:48 AM
To: Planningboard - CPD <planningboard2@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Jenny and Liz President UHNC <uhnc.president@gmail.com>; Steve Arnold UHNC Treasurer <uhnc.treasurer@gmail.com>
Subject: [EXTERNAL] Kendra Black's rezoning University Hills North Community // Zoning change: Zoning change from B-4, UO-1, UO-2, PUD 109, T-MU-30 w/waivers, CMP-H, G-MU-8, CMP-EI2 to C-MX-16, UO-1, C-MX-16, S-MX-5A, S-MU-3, G-MU-5, G-RO-3.

Dear Planning Board,

I am requesting that this zoning be approved!

I have lived in this neighborhood and owned a home for close to 30 years, most of my adult life has been in Southeast Denver. I have been a board member and the treasurer of the University Hills North Community RNO for over 10 years.

We have been working for longer than 10 years as an RNO to develop an area plan for our section of SE Denver. We finally have a Southeast Denver Area Plan almost in place. 10 years ago, or more we worked on the Colorado Center I-25, Evans and Colorado Blvd. with agreements with the city and developers on height restrictions for our neighborhood that have not been met. The Southeast Denver area plan almost has this covered. THE FINAL piece will be to implement these zoning changes to match existing agreements that have not been met, and to solidify a good solid stable plan for the neighborhood. Allowing 12 story building (high rises) in a residential neighborhood does not make sense and these zoning changes match up with the new SE Denver Neighborhood plan.

Sincerely,

Steve Arnold
2500 S. Clermont St.
Denver, CO 80222
303/758-7306, cell 303/921-0596

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Palmisano, Luke W. - CC YA3101 Legislative Policy Analyst Senior](#); [dencc - City Council](#); [Robinson, Scott D. - CPD CE2159 City Planner Principal](#)
Subject: FW: North U-Hills Rezoning
Date: Friday, May 19, 2023 2:50:07 PM

Support for Plan and rezonings.

From: Kayla McCarnes <KMDENVER@msn.com>
Sent: Wednesday, May 17, 2023 8:36 AM
To: Morrison, Jason P. - CPD City Planner Senior <Jason.Morrison@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] North U-Hills Rezoning

I have owned a home in the north U-Hills neighborhood since 1998 and am writing in support of the recommendations in the Near SE Plan for UHills North and support Councilwoman Black's rezoning because it fits with our community plan.

2431 S. Dahila Ln Denver CO 80222 303 489-7935

Kayla McCarnes

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [dence - City Council](#); [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: FW: Request to support applications for rezoning within University Hills, District 4. Rezoning Application #2022I-00261
Date: Tuesday, June 20, 2023 12:05:57 PM

From: K. Lee <klsdcl@hotmail.com>
Sent: Tuesday, June 20, 2023 11:41 AM
To: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>
Subject: [EXTERNAL] Request to support applications for rezoning within University Hills, District 4. Rezoning Application #2022I-00261

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Greetings Ms. Black,

I have been a resident of University Hills North for 23 years, and have watched our community grow and change for the better. Our community has worked closely with our RNO and Kendra Black, adopting the Near Southeast Area Plan, which gives us guidance on further development throughout the area. I am writing to strongly support the legislative rezoning that implements the Plan's recommendations.

As our neighborhood changes with increased density, this rezoning will ensure better development that is consistent with said plan.

By limiting the height to 3 stories, it will keep with the neighborhood plan of stepping down building heights as you progress inward, keeping the larger 7 story or higher buildings along major corridors such as Evans and Colorado. We also support Denver Academy's commitment to limiting the scope of their zoning to 3 stories, and applaud them for their efforts and for being excellent neighbors.

It has been brought to my attention that the property owners at Iliff and Dahlia are against the rezoning and feel we don't want their medical clinic in the neighborhood, even leveling a racism accusation toward the neighborhood. That could not be further from the truth! We welcome the clinic, and support their efforts with the immigrant community. This issue at hand is strictly about height requirement, nothing else. The rezoning would allow them to stay in their location, and provide for development of both of their properties, which could ultimately bring more clients to their facility. I am not opposed to the current usage language, just the height of 7 stories. It's just not an appropriate size for the interior of the neighborhood, and is not consistent with the Near Southeast Area Plan.

As a long-time resident of University Hills North, I urge you to vote in favor of the rezoning and to not let 2 property owners have more say in this than the rest of the community. I understand the need for density and development within Denver, but please, let's make it smart and reasonable development, not just a land grab to the highest bidder.

Sincerely,

Kathryn Lee
2290 S Cherry St

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [dence - City Council](#); [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: FW: University Hills Neighborhood District 4 - Request to Support Application for Multiple Locations
Date: Tuesday, June 20, 2023 12:09:54 PM

From: Melissa Oakes <oakes.m@outlook.com>
Sent: Tuesday, June 20, 2023 11:02 AM
Subject: [EXTERNAL] University Hills Neighborhood District 4 - Request to Support Application for Multiple Locations

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Greetings,

I am a resident of University Hills North (UHills North) and have lived in the neighborhood for over 10 years. In my time living here, I have seen our neighborhood grow and change in amazing ways. This is not unexpected; UHills North is a fantastic place to live and raise a family. We have a vibrant neighborhood with so much to offer with a mix of residential and commercial. We have wonderful, unique independently owned retail stores and restaurants, as well as a well-attended Farmer's Market on the weekends through the Fall.

I am a voting member of the University Hills North Community, our Registered Neighborhood Organization (RNO). I know that our RNO and Councilwoman Kendra Black have worked very hard for many years on the Near SE Area Plan and I was very happy when it was approved unanimously by this Council on May 22, 2023. These proposed rezonings are the "clean-up" work that needs to be done in order to correct some of the old zoning issues and make those properties compliant with the new Near SE Area Plan.

I am aware there is opposition to the rezonings from a particular property owner, Evans Medical Center. They have claimed that they were never given notice of the Near SE Area Plan or the proposed rezonings. I know there were multiple mailings by the city regarding the Plan and rezoning. I walk my neighborhood almost daily, and saw the signs posted in and around their property providing notice for both. In fact, I was surprised back in November 2022 when I saw their own proposal for a multi-story apartment complex. At a neighborhood meeting in February 2023, the developer who was to purchase the properties stated their intention to build a 5-story apartment building. When pressed, they admitted that NONE of their units would comply with this Councils' Mandatory Affordable Housing Requirements.

At recent City and County of Denver Planning Board meetings, the couple who own the Evans Medical Center made statements that I find troubling and confusing. They state they have no intention in selling the property, even though they were part of the sale for the proposed 5-story apartment building

back in late 2022. At the May 3, 2023 Planning Board meeting to vote on the recommended rezonings, one of the property owners said that height was not the issue and they would agree with a 3-story limit. However they still oppose the rezoning, even after being told by several entities that the rezoning would not affect their ability to continue operating their clinic or even expand their clinic as they claimed (build a 3-story building with offices on the bottom and low income units above). I am confused because everyone is getting what they want with a 3-story height limit yet still they oppose the rezoning. The allegations they have been targeted by this rezoning and the neighborhood being racist, pushing gentrification and trying to shut them down are outlandish and insulting.

The concern in our neighborhood has always been to maintain affordability and keep the taller buildings near the main corridors and centers. The Near SE Area Plan approved last month provides the step-downs into the neighborhood, keeping the taller buildings (like The Camron, The Deco, etc.) on the perimeter. Please do not let the opposition of one property owner (who has not been entirely transparent with their true intentions for their property) take away from the rest of the rezoning that our neighborhood wants and needs.

I 100% support this legislative rezoning that implements the Near SE Area Plan and its recommendations. As our neighborhood continues to change and increase in density, the proposed rezonings will ensure that development is better and consistent with the Plan.

Please vote in favor of these multiple rezonings. Thank you for your time and consideration.

Best Regards,

~ Melissa Oakes

From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [dence - City Council](#)
Subject: Letter of Support for U-Hills No Rezoning
Date: Wednesday, May 24, 2023 3:14:10 PM
Attachments: [EEBA U-Hills North Rezoning Support Letter.docx](#)

Attached is a letter from the East Evans Business Assn.



DISTRICT 4
DENVER CITY COUNCIL

Kendra Black | Councilwoman
Denver City Council | District 4

[Pronouns](#) | She/Her/Hers

3540 S. Poplar St., Ste. 100 | Denver, CO 80237

phone: (720) 337-4444

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From: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [dencc - City Council](#)
Subject: Letter of Support U-Hills North
Date: Wednesday, May 24, 2023 5:41:21 PM

Hi Jason,

Here's an email in support of the REZONING and the PLAN. I missed it. Not sure if you've seen it.

Kendra

Begin forwarded message:

From: "W. Dirk Costin" <dirkcostin@earthlink.net>

Subject: Near SD Area Plan

Date: April 30, 2023 at 11:36:20 AM MDT

To: planningboard@denvergov.org

Dear Sir or Madam

I am writing in support of adopting the Near South East Area Plan and the rezoning proposed by Councilwoman Black. I would like to see organized, thoughtful development. Consequently, I am in favor of the Near South East Area Plan and the rezoning that conforms to that Plan.

Thank you,

Dirk Costin