

February 28, 2026

To Whom It May Concern:

As a resident of the West Highland neighborhood and frequent visitor to Highland Square, I am writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

Highland Square is the heart of our neighborhood and one of Denver's most walkable commercial districts. West 32nd Avenue is a tree-lined street with small businesses and inviting storefronts that create a true "main street" experience where neighbors gather and visitors come to shop, dine, and stroll. Supporting our small businesses and retail corridor is very important to our neighborhood.

The proposed rezoning is a proactive step to preserve and strengthen this special corridor before redevelopment occurs. Under Denver's current zoning, new development in the Main Street (MS) and Mixed Use (MX) districts can be entirely residential. This has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors. By increasing the allowed height from two to three stories between Meade Street and Perry Street and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian Street to Perry Street, this proposal ensures that future development includes active ground-floor uses, transparent storefronts, and pedestrian-friendly design. These elements are essential to maintaining the walkability, vibrancy, and commercial character that make Highland Square such a valuable place for the community.

The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,

3455 Quinlan Street, Denver, CO 80212

Miles Lee



Jessica Veillon



February 28, 2026

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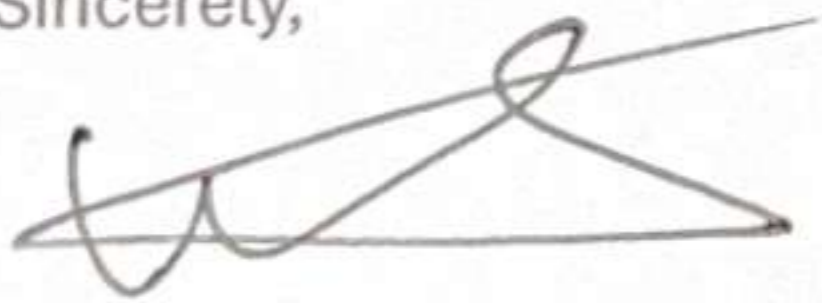
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Sincerely,



Will Stingley

3715 Quitman St

Denver CO 80212

February 28, 2026

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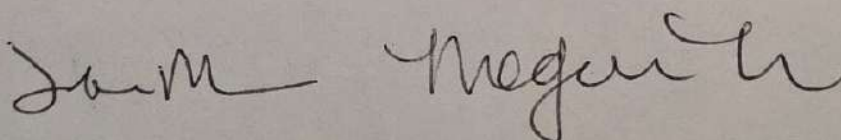
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Jeff & Megan Mohr

3411 Quitman St

Denver, CO 80212

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Sincerely,

Mimi Span

3315 Quitman Street

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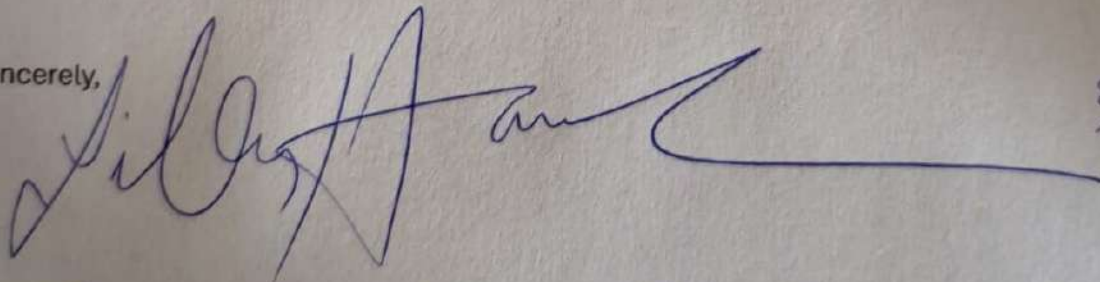
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3/2/26

3459 Quitman St.

Denver, CO 80212

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Sincerely,

Christina Epps
3341 Quitman St.
Denver, CO 80212

3/3/20

Christina Epps

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Eric Ryznar

Chair of WHTA Land Use + Planning Committee

3401 Quitman St

Denver CO 80212

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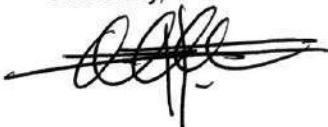
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Sincerely,



Jonathan Coble
3243 N. Raleigh St.
Denver, CO 80212

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Sincerely,



JANE REIMER

3294 NEWTON ST.

DENVER, CO 80211

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Meg DeFon + Damien de Natale
3121 Oakman 80212

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Sincerely,



Gina Cornelio

4427 W 30th Ave

Denver, CO 80212

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Chantal Byars
3216 W. Raleigh St.

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ALLISON HANNA
1574 UTICA ST.
DENVER, CO 80204

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Sincerely,



Keith Ainsco

3288 Tennyson St.
Denver, CO 80212

February 28, 2026

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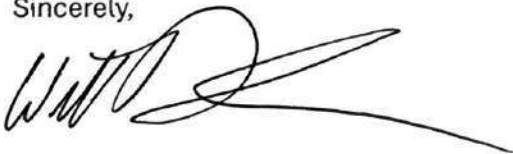
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Will Darden
3024 W 34th Ave
Denver CO 80212

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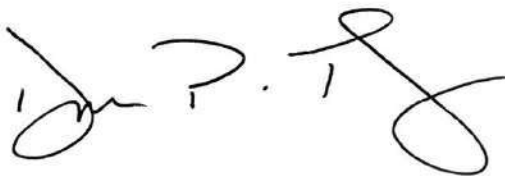
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Highlands Wine & Liquor
4450 W 30th Ave

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Sincerely,

 on behalf of

Overgrown Home, LLC.

4322 W. 35th Ave
Denver, CO
80212

February 28, 2026

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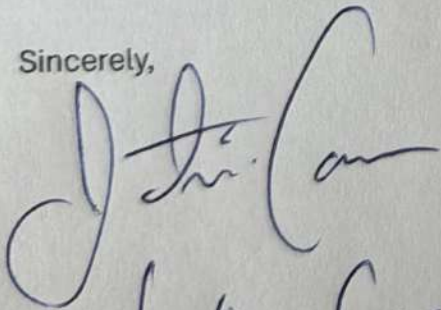
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Justin Coonan
3023 Newton St.
Denver, CO 80211

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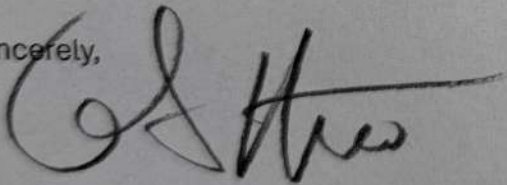
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Highland Square is the heart of our neighborhood and one of Denver's most walkable commercial districts. West 32nd Avenue is a tree-lined street with small businesses and inviting storefronts that create a true "main street" experience where neighbors gather and visitors come to shop, dine, and stroll. Supporting our small businesses and retail corridor is very important to our neighborhood.

The proposed rezoning is a proactive step to preserve and strengthen this special corridor before redevelopment occurs. Under Denver's current zoning, new development in the Main Street (MS) and Mixed Use (MX) districts can be entirely residential. This has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors. By increasing the allowed height from two to three stories between Meade Street and Perry Street and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian Street to Perry Street, this proposal ensures that future development includes active ground-floor uses, transparent storefronts, and pedestrian-friendly design. These elements are essential to maintaining the walkability, vibrancy, and commercial character that make Highland Square such a valuable place for the community.

The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,



Greg Heno

3353 Quitman St.

February 28, 2026

To Whom It May Concern:

As a resident of the West Highland neighborhood and frequent visitor to Highland Square, I am writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

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The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,

Jonathan M. Byars



3126 N. Raleigh Street

Denver, CO 80212

February 27, 2026

To Whom It May Concern:

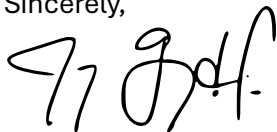
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The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,

A handwritten signature in black ink, appearing to read "Joey & Sarah Gargotto". The signature is stylized and cursive.

Joey & Sarah Gargotto
3133 N Raleigh Street
Denver, CO 80212

February 28, 2026

To Whom It May Concern:


As a resident of the West Highland neighborhood and frequent visitor to Highland Square, I am writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

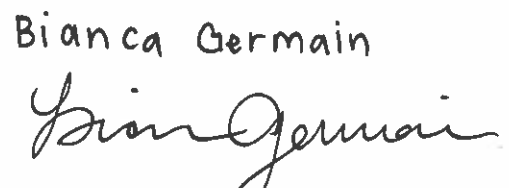
Highland Square is the heart of our neighborhood and one of Denver's most walkable commercial districts. West 32nd Avenue is a tree-lined street with small businesses and inviting storefronts that create a true "main street" experience where neighbors gather and visitors come to shop, dine, and stroll. Supporting our small businesses and retail corridor is very important to our neighborhood.

The proposed rezoning is a proactive step to preserve and strengthen this special corridor before redevelopment occurs. Under Denver's current zoning, new development in the Main Street (MS) and Mixed Use (MX) districts can be entirely residential. This has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors. By increasing the allowed height from two to three stories between Meade Street and Perry Street and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian Street to Perry Street, this proposal ensures that future development includes active ground-floor uses, transparent storefronts, and pedestrian-friendly design. These elements are essential to maintaining the walkability, vibrancy, and commercial character that make Highland Square such a valuable place for the community.

The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,

Claude Boiteau

3337 Quitman St

Bianca Germain

3337 Quitman St

corcoran

PERRY & CO.

February 27, 2026

To Whom It May Concern:

As a business owner in Highland Square, I am writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

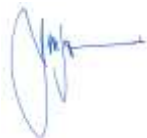
The proposed rezoning is a proactive step to preserve and strengthen the West 32nd Avenue corridor before redevelopment occurs. Current zoning allows new development in the Main Street (MS) and Mixed Use (MX) districts to be entirely residential. This pattern has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors, reducing the vibrancy and appeal of those areas. Once retail spaces are lost, the character of the area can be permanently and negatively changed.

Highland Square is the heart of the West Highland neighborhood and one of Denver's most walkable commercial districts where neighbors gather and visitors come to shop, dine, and stroll. The loss of businesses in a commercial district like ours can set off a chain reaction that harms both the local economy and the community. It can lead to additional vacancies as foot traffic and consumer spending declines, placing financial strain on nearby businesses and sometimes forcing them to close. Over time, property values and tax revenue decline, funding for public services is reduced, and the neighborhood's unique character is eroded.

By increasing the allowed height from two to three stories between Meade and Perry Streets and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian to Perry Streets, this proposal will help ensure that future development includes active ground-floor uses, pedestrian-friendly design, and transparent storefronts. These requirements are critical to maintaining the lively, walkable commercial character that allows businesses like mine to succeed and keep Highland Square a thriving part of the community.

The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to prevent the decline that can follow the loss of commercial spaces and to ensure that Highland Square remains a vibrant and welcoming destination for neighbors, visitors, and businesses.

Sincerely,



Jon Larrance
Owner & Property Owner
Corcoran Perry & Co.
3627 W. 32nd Ave
Denver, CO 80211

corcoran

PERRY & CO.

Date: March 1, 2026

To Whom It May Concern:

As a resident of north Denver, frequent visitor to Highland Square, and former member of the West Highland Neighborhood Association Land Use and Planning Committee I am writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval. During my time on the WHNA LU+P Committee, I worked with my fellow Committee members and the Councilwoman's office to bring this important zoning project forward because I *strongly* believe that it is crucial for protecting and enhancing Highland Square so that it continues to be one of the best places in Denver. While I no longer reside in West Highland, I did not move far (now in Sunnyside) and I still consider Highland Square to be a part of my neighborhood and community.

Highland Square is the heart of the neighborhood and one of Denver's most walkable commercial districts. West 32nd Avenue is a tree-lined street with small businesses and inviting storefronts that create a true "main street" experience where neighbors gather and visitors come to shop, dine, and stroll.

The proposed rezoning is a proactive step to preserve and strengthen this special corridor before redevelopment occurs. Under Denver's current zoning, new development in the Main Street (MS) and Mixed Use (MX) districts can be entirely residential. This has already contributed to the loss of neighborhood-serving retail along other historic streetcar corridors. By increasing the allowed height from two to three stories between Meade Street and Perry Street and applying the Active Centers and Corridors Design Overlay (DO-8) from Julian Street to Perry Street, this proposal ensures that future development includes active ground-floor uses, transparent storefronts, and pedestrian-friendly design. These elements are essential to maintaining the walkability, vibrancy, and commercial character that make Highland Square such a valuable place for the community.

As an urban planning and development professional with 20 years of experience, I understand the central role that having the correct zoning in place plays when it comes to fostering great places. The elements of the DO-8 described above will do just that for Highland Square, by allowing the kind of development that community desires while continuing to protect what makes it a destination for neighbors and visitors alike.

The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,



Name: Karl Barton, AICP

—

Address: 4235 Umatilla St, Denver, CO 80211

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Feb 22, 2026

To Whom It May Concern:

As a resident of the West Highland neighborhood and frequent visitor to Highland Square, I am writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

Highland Square is the heart of our neighborhood and one of Denver's most walkable commercial districts. West 32nd Avenue is a tree-lined street with small businesses and inviting storefronts that create a true "main street" experience where neighbors gather and visitors come to shop, dine, and stroll.

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The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,

Joseph Michie

3316 Osceola Street, Denver CO 80212

February 27, 2026

To Whom It May Concern:

As a resident of the West Highland neighborhood and frequent visitor to Highland Square, I am writing in support of the proposed rezoning of West 32nd Avenue between Julian Street and Perry Street, sponsored by Councilwoman Amanda P. Sandoval.

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The charm, history, and economic vitality of West 32nd Avenue deserve protection. I respectfully urge you to support this rezoning to keep Highland Square a thriving and welcoming destination for neighbors, visitors, and businesses.

Sincerely,

Christine M. McAlister

Christine M. McAlister
3024 Hooker Street
Denver, CO 80211