

From: [Robbi Farschman](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] Letter of Support for Denargo Market
Date: Tuesday, December 8, 2020 5:02:47 PM
Attachments: [Cypress Real Estate Letter of Support for 3225 Denargo Street.pdf](#)

Good evening,

Could you kindly ensure the attached letter is provided to the Council members re 3225 Denargo Market? Thank you in advance for your assistance!

Best, Robbi

Robbi Farschman
Operations Manager
Elyria-Swansea-Globeville Business Association
www.esgba.org

From: [Rothmier, Zachary M. - CC Senior Legislative Policy Analyst](#)
To: [denc - City Council](#)
Subject: FW: 3225 Denargo Hearing - Applicant Comments
Date: Monday, December 14, 2020 11:23:25 AM
Attachments: [image001.png](#)
[2020I-00055 Denargo Market P6 Rezone Presentation.pdf](#)

This too please.

From: Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>
Sent: Monday, December 14, 2020 9:32 AM
To: Rothmier, Zachary M. - CC Senior Legislative Policy Analyst <Zachary.Rothmier@denvergov.org>
Subject: 3225 Denargo Hearing - Applicant Comments

Zach,

Here's the applicant's slide deck, which they'll share during public comments – Chase Hill will be the primary applicant representative.

Thanks,
Libby Kaiser | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720) 865.2933 | libby.kaiser@denvergov.org
[DenverGov.org/CPD](https://denvergov.org/cpd) | [Twitter](#) | [Instagram](#) | [Take our Survey](#)

From: McDaniel, Eric <Eric.McDaniel@kimley-horn.com>
Sent: Monday, December 14, 2020 9:03 AM
To: Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>
Cc: Chase Hill <chill@crea.com>; Adam Wallace <awallace@crea.com>; Sean Maley <smaley@crlassociates.com>; Turner, Meaghan <meaghan.turner@kimley-horn.com>
Subject: [EXTERNAL] RE: Link to City Council Hearing

Libby,

Thanks for sending that link along! See attached for our rezone presentation that Chase will be going over in his public comment. Can you forward along to Council or should we send directly so they have a copy of the PDF they can refer to while Chase is going over it?

Eric McDaniel
Kimley-Horn | 1125 17th Street, Suite 1400, Denver, CO 80202
Direct: 720 943 5657 | Main: 303 228 2300
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | Kimley-Horn.com
[Celebrating 13 years as one of FORTUNE's 100 Best Companies to Work For](#)

From: Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>
Sent: Friday, December 11, 2020 2:06 PM
To: McDaniel, Eric <Eric.McDaniel@kimley-horn.com>

Cc: Chase Hill <chill@crea.com>; Adam Wallace <awallace@crea.com>; Sean Maley <smaley@crlassociates.com>; Turner, Meaghan <meaghan.turner@kimley-horn.com>
Subject: Link to City Council Hearing

Hi All,

Here's the hearing link to join the meeting and sign up to speak:

Monday night meetings:

https://zoom.us/webinar/register/WN_3GN7Zv99SluXrlm4UC8NLO

Password: Denver

Thanks,

Libby Kaiser | Senior City Planner

Community Planning and Development | City and County of Denver

p: (720) 865.2933 | libby.kaiser@denvergov.org

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From: [Rothmier, Zachary M. - CC Senior Legislative Policy Analyst](#)
To: [dencc - City Council](#)
Subject: FW: Cypress Letter to City Council Re: 3225 Denargo Rezone
Date: Monday, December 14, 2020 11:22:53 AM
Attachments: [Outlook-q2k5o00f.png](#)
[Cypress Letter to CC re 3225 Denargo - 12-9-20 \(EXECUTED\).pdf](#)

Can you include his for tonight's Denargo hearing?

From: Sean Maley <smaley@crlassociates.com>
Sent: Monday, December 14, 2020 9:39 AM
To: Rothmier, Zachary M. - CC Senior Legislative Policy Analyst <Zachary.Rothmier@denvergov.org>
Cc: Chase Hill <chill@crea.com>; Adam Wallace <awallace@crea.com>
Subject: [EXTERNAL] Fw: Cypress Letter to City Council Re: 3225 Denargo Rezone

Hi Zach - can you please upload this Cypress letter to the City Council (DenCC) file system such that it is available to all Council Members with the other materials for tonight's hearing? Not sure if that get's done automatically per the email Chase sent last Wednesday, but wanted to confirm.

Please let us know. Thanks and hope you are well.

-Sean

From: Chase Hill <chill@crea.com>
Sent: Wednesday, December 9, 2020 5:18 PM
To: Sean Maley <smaley@crlassociates.com>
Cc: Adam Wallace <awallace@crea.com>
Subject: FW: Cypress Letter to City Council Re: 3225 Denargo Rezone

Yl below.

Chase Hill
Principal



2420 17th Street, Suite 3016|Denver, CO 80202
Tel: 720.386.1883|Mobile: 512.762.9541
crea.com

From: Chase Hill
Sent: Wednesday, December 9, 2020 5:09 PM
To: Amanda.Sandoval@denvergov.org; Kevin.Flynn@denvergov.org; Jamie.Torres@denvergov.org;
Kendra.Black@denvergov.org; Amanda.Sawyer@denvergov.org; Paul.Kashmann@denvergov.org;

Jolon.Clark@denvergov.org; Christopher.Herndon@denvergov.org; Candi.CdeBaca@denvergov.org;
Chris.Hinds@denvergov.org; Stacie.Gilmore@denvergov.org; Deborah.Ortega@denvergov.org;
Robin.Kniech@denvergov.org

Cc: libby.kaiser@denvergov.org; Zachary.Rothmier@denvergov.org; debra.bustos@denvergov.org;
andrew.johnston@denvergov.org; Adam Wallace <awallace@crea.com>; Turner, Meaghan
(meaghan.turner@kimley-horn.com) <meaghan.turner@kimley-horn.com>; McDaniel, Eric
(Eric.McDaniel@kimley-horn.com) <Eric.McDaniel@kimley-horn.com>

Subject: Cypress Letter to City Council Re: 3225 Denargo Rezone

Dear Honorable Councilmembers,

On behalf of Cypress Real Estate Advisors, please find the attached letter regarding some of our community outreach efforts for the rezoning application for 3225 Denargo Street in Council District 9.

Since there is a lot of information related to our outreach, negotiations and discussions regarding this application, we wanted you to have this letter and background information in advance of the Public Hearing this coming Monday, December 14th.

Thank you and we look forward to presenting our application and answering any questions at the hearing.

Sincerely,

Chase Hill
Principal



2420 17th Street, Suite 3016|Denver, CO 80202

Tel: 720.386.1883|Mobile: 512.762.9541

crea.com

From: [District 9](#)
To: [Darrell Watson](#)
Subject: Re: [EXTERNAL] Vote YES on 20-1159/ 3225 Denargo Street (Industrial to Mixed-Use Zoning)
Date: Monday, December 14, 2020 1:14:26 PM
Attachments: [Outlook-ylohckad.png](#)

Dear Darrell,

Thank you for reaching out to share your thoughts. This is to confirm that we received your message and that I've shared your support of the Denargo rezoning (20-1159) with Councilwoman CdeBaca and her staff.

Best regards,

Brea Zeise
Executive Assistant
Denver City Council, District 9



The D9 Team

Denver City Council ★ District 9
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[D9 COVID-19 Resources](#)
[Sign up for our email list!](#)

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From: Darrell Watson <darrellwatson@gmail.com>

Sent: Monday, December 14, 2020 1:08 PM

To: Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; District 1 Comments <DistrictOne@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Coun <Christopher.Herndon@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; District 9

<District9@denvergov.org>

Cc: Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>

Subject: [EXTERNAL] Vote YES on 20-1159/ 3225 Denargo Street (Industrial to Mixed-Use Zoning)

Honorable Councilmembers,

Thank you for your service to the City and County of Denver. Thank you for your support of Blueprint Denver and the Denver Comprehensive Plan 2040.

My name is Darrell Watson. I am a 30 year resident of District 9. I am a former President of the Whittier neighborhood RNO, former C0-Chair of Denver Game Plan for a Healthy City (Denver 20 year masterplan) and a former member of the Land Use Transportation Advisory Committee (LUTAC). My engagement in supporting Denver parks and land use spans over two decades.

I am emailing to communicate why you should vote **YES** on changing the zoning classification for 3225 Denargo Street from I-B, UO-2 to C-MX-16, DO-7 (industrial to mixed-use).

My reasons are as follows:

1. The exhaustive community engaged process that developed the land use recommendations within Blueprint Denver are supportive of the zoning change.
2. This parcel bordering Globeville and Five Points is currently surrounded by apartments of similar height and density.
3. This private development (no public subsidy) unlike those market rate apartments provide for **15%** affordable units with some units at 60% of AMI.
4. Preventing displacement in District 9 is a priority for Denver City Council and for residents of the city at large. This development on an industrial parcel will have no direct, measurable impact on displacement. It **will** provide a measurable increase in affordable units and provide the dignity of housing to many that cannot afford to live in the city. It **will** create needed jobs (immediate construction jobs) and planned retail space (longer term employment).

Cypress Properties demonstrated their interest in a constructive two-way conversation with both the office of City Council District 9, neighbors of both GES and Five Points and with interested community members. These collaborative discussions with an eye to an equitable outcome were the catalyst for Cypress to increase the % of affordable housing mix from the initially proposed 10% to 15% (which is well above the historic norm of 8 – 10% for similar developments not only in D9 but across the city).

Thank you for providing a fair and equitable process that all Denver neighbors can rely on as we collaborate on imagining and building a city for all.

Thank you for voting **YES** on proposal 20-1159.

Darrell B. Watson

22 year Whittier Resident
30 year District 9 Resident
Denver Parks Leader & Advocate