



LoDo District, Inc.
1536 Wynkoop St #108
Denver, CO 80202

November 12, 2021

Dear Planning Board Members,

The Board of Directors of the LoDo District has carefully considered the proposed rezoning of 2000 Blake Street from PUD/B-8 to C-MX-8. We fully support the plan and urge you to approve the application.

Mike Harrington of Fillmore Capitol Partners met with the LoDo District's Board of Directors and management to discuss the rezoning request, which we unanimously support. The 20th and Blake Street intersection is a prominent gateway for Lower Downtown and the Ballpark District. It should not remain a surface parking lot. Fillmore Partners' project will enhance the sense of arrival for visitors to Coors Field, Lower Downtown and the Ballpark District.

Fillmore Partners' context-driven design will complement the historic character of the surrounding neighborhoods as well as the adjacent façade of Coors Field. Retail uses on the first floors will make the corner safer and more welcoming of pedestrians, transit riders and everyone travelling the 5280 Loop trail.

We urge you to support this rezoning application.

Regards,

John Wetenkamp
Executive Director
The LoDo District, Inc



1720 Wynkoop St., #100
Denver, CO 80202

November 16, 2021

Planning Board
c/o Community Planning and Development Planning Services
City of Denver
201 W. Colfax Ave.
Dept. 205
Denver, CO 80202
Attn: Libby Kaiser Libby.Kaiser@denvergov.org

Re: Proposed rezoning of 2000 Blake Street from PUD/B-8 to C-MX-8

Dear Planning Board Members,

Please accept this letter of support on behalf of the Lower Downtown Neighborhood Association (LoDoNA) for the proposed rezoning of 2000 Blake Street from PUD/B-8 to C-MX-8.

Project Architect Tobias Strohe of the firm JNS presented to our board on behalf of Fillmore Capitol Partners regarding the rezoning request.

The 20th and Blake Street intersection is a prominent gateway for Lower Downtown and the Ballpark District. It should not remain a surface parking lot. Fillmore Partners' project will enhance the sense of arrival for visitors to Coors Field, Lower Downtown and the Ballpark District.

Fillmore Partners' context-driven design will complement the historic character of the surrounding neighborhoods as well as the adjacent façade of Coors Field. Retail uses on the first floor will make the corner safer and more welcoming of pedestrians, transit riders and everyone travelling the 5280 loop trail.

We urge you to approve this rezoning application.

Regards,

A handwritten signature in blue ink, appearing to read "Jerry Orten".

Jerry Orten
President
303-250-9958

c: Bethany Gravell, The Kenney Group

Kaiser, Libby - CPD CE0429 City Planner Senior

From: Ballpark Collective <mattv@ballparkcollective.com>
Sent: Wednesday, November 17, 2021 1:00 AM
To: Kaiser, Libby - CPD CE0429 City Planner Senior
Cc: Bethany Gravell; Jerry Orten
Subject: [EXTERNAL] Letter of Support

Dear Planning Board Members,

Please accept this letter of support on behalf of the Ballpark Collective for the proposed rezoning of 2000 Blake Street from PUD/B-8 to C-MX-8.

Mike Harrington with Fillmore Capitol Partners met with Ballpark Collective's leadership to discuss the vision for the site. This rezoning will enable Fillmore Partners to transform a surface parking lot into a mixed-use development designed to complement the unique character and scale of the Ballpark District.

Activating the underutilized parking lot will make our community safer and more inviting to transit riders, pedestrians and cyclists. It will be an amenity for the 5280 loop trail users as well as neighborhood residents.

I encourage you to support this rezoning request.

Regards,

Matthew Van Sistine
Executive Director
Ballpark Collective