

From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13053501
Date: Wednesday, June 3, 2020 3:26:59 PM

Hi Edson,

We received this comment during the comment section of the PB hearing.

Libbie

From: form_engine@fs7.formsite.com <form_engine@fs7.formsite.com>
Sent: Wednesday, June 3, 2020 3:26 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13053501



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

| | |
|-----------------|--|
| Name | Enid Carlson |
| Address | 1623 Julian Street, Unit #101 |
| City | Denver |
| State | Colorado |
| ZIP code | 80204 |
| Email | enid.carlson@gmail.com |

| | |
|--|---|
| Agenda item you are commenting on: | Rezoning |
| Address of rezoning | 3325 W. 16th Avenue |
| Case number | #2018I-00181 |
| Would you like to express support for or opposition to the project? | Strong opposition |
| Your comment: | I think this boys and girls club is an asset for diversity for this community and it serves students at the elementary school across the street and the Lake Middle school. |

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From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13052847
Date: Wednesday, June 3, 2020 12:46:35 PM

Forwarding so that it can be included in the LUTI file.

From: form_engine@fs7.formsite.com <form_engine@fs7.formsite.com>
Sent: Wednesday, June 3, 2020 11:48 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13052847



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|---|--|
| Name | Christian Gobel |
| Address | 1605 Julian st |
| City | Denver |
| State | Colorado |
| ZIP code | 80204 |
| Email | alex@vesica.com |
| Agenda item you are commenting on: | Rezoning |
| Address of rezoning | 3325 W 16th Ave: 2018I-00181 |

| | |
|--|--|
| Case number | 2018I-00181 |
| Would you like to express support for or opposition to the project? | Strong opposition |
| Your comment: | This will create a parking demand that sloans can not supply |

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From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13052854
Date: Wednesday, June 3, 2020 12:46:47 PM

From: form_engine@fs7.formsite.com <form_engine@fs7.formsite.com>
Sent: Wednesday, June 3, 2020 11:50 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13052854



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|---|--|
| Name | Brian Parker |
| Address | 1611 Julian St |
| City | Denver |
| State | Colorado |
| ZIP code | 80204 |
| Email | parker580@yahoo.com |
| Agenda item you are commenting on: | Rezoning |
| Address of rezoning | 3325 w 16th ave |

Case number 2018I-00181

Would you like to express support for or opposition to the project? Strong opposition

Your comment: I strongly oppose rezoning of this property. I own property to the west
And the height change with the new zoning will allow the new building to be taller blocking views. There is also a concern for increased parking problems

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From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13052855
Date: Wednesday, June 3, 2020 12:46:58 PM

From: form_engine@fs7.formsite.com <form_engine@fs7.formsite.com>
Sent: Wednesday, June 3, 2020 11:50 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13052855



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|---|--|
| Name | Jeff Ayres |
| Address | 1601 Julian St |
| City | Denver |
| State | Colorado |
| ZIP code | 80204 |
| Email | jeffrey.ayres@gmail.com |
| Agenda item you are commenting on: | Rezoning |
| Address of rezoning | 3325 w 16th Ave |

Case number 2018I-00181

Would you like to express support for or opposition to the project? Strong opposition

Your comment: There's nothing to support the change based on neighboring lots zoning. That zoning also allows for increased height which negatively impacts my property. Along with increased density and parking/traffic concerns

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From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13052857
Date: Wednesday, June 3, 2020 12:47:30 PM

From: form_engine@fs7.formsite.com <form_engine@fs7.formsite.com>
Sent: Wednesday, June 3, 2020 11:51 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13052857



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

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| Name | Lindsey Garcia |
| Address | 1601 Julian Street |
| City | Denver |
| State | Colorado |
| ZIP code | 80204 |
| Email | lindsey.garcia7@yahoo.com |
| Agenda item you are commenting on: | Rezoning |
| Address of rezoning | 3325 W 16th Ave |

Case number

2018I-00181

Would you like to express support for or opposition to the project?

Strong opposition

Your comment:

The Rezoning allows more density causing parking congestion and traffic issues.

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From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13052869
Date: Wednesday, June 3, 2020 12:47:39 PM

From: form_engine@fs7.formsite.com <form_engine@fs7.formsite.com>
Sent: Wednesday, June 3, 2020 11:55 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13052869



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

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| Name | Garrett Jimenez |
| Address | 3403 W 16th Ave |
| City | Denver |
| State | Colorado |
| ZIP code | 80204 |
| Email | garrett.jz@gmail.com |
| Agenda item you are commenting on: | Rezoning |
| Address of rezoning | 3325 W 16th Ave |

Case number 2018I-00181

Would you like to express support for or opposition to the project? Strong opposition

Your comment: The building height change with the new zoning will allow the new structure to be taller, thereby blocking city views of adjacent property owners. We oppose the rezoning.

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From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13052899
Date: Wednesday, June 3, 2020 12:47:51 PM

From: form_engine@fs7.formsite.com <form_engine@fs7.formsite.com>
Sent: Wednesday, June 3, 2020 12:04 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13052899



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

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| Name | James Gobel |
| Address | 15385 W. Evans Ave |
| City | Lakewood |
| State | Colorado |
| ZIP code | 80228 |
| Email | agobel83@gmail.com |
| Agenda item you are commenting on: | Rezoning |
| Address of rezoning | 3325 w 16th ave |

Case number 2018I-00181

Would you like to express support for or opposition to the project? Strong opposition

Your comment: Rezoning this lot will take away the view that the current neighborhood was built around. The parking is also already very limited and this will only add more congestion and parking conflicts.

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From: [Planningboard - CPD](#)
To: [Ibanez, Edson - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13052935
Date: Wednesday, June 3, 2020 12:48:02 PM

From: form_engine@fs7.formsite.com <form_engine@fs7.formsite.com>
Sent: Wednesday, June 3, 2020 12:13 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13052935



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|---|--|
| Name | Jeff |
| Address | 3407 W 16th Ave |
| City | Denver |
| State | Colorado |
| ZIP code | 80204 |
| Email | jeffgates80@gmail.com |
| Agenda item you are commenting on: | Rezoning |

| | |
|--|--|
| Address of rezoning | 3325 W 16th Ave Denver, CO 80204 |
| Case number | 2018I-00181 |
| Would you like to express support for or opposition to the project? | Strong opposition |
| Your comment: | <p>I'm trying to sign up to speak but the link isn't working so here are my comments:</p> <p>The subject property is surrounded by GMU3 so there is no precedent to change the zoning. The main concern is that my property has great view of Downtown and the reason I bought my property. The change of zoning will allow the building to be 5-10' taller. With the zoning change, it would potentially allow the property to be allowed to build a commercial property or drive through services. A Walgreens could be built there which is not the intent of the neighborhood. That's what Colfax street is for. Julian is also a narrow street. We may loose parking and the amount of added traffic in a residential neighborhood with be detrimental. I strongly oppose the rezone because of these reasons</p> |

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June 15, 2020

Denver City Council
Denver City & County Building
1437 Bannock St., Room 450
Denver, CO 80202

RE: Proposed Rezoning of 3325 W. 16th Av. to G-MX-3 – 2019i-00181

Dear Members of Council:

Rocky Mountain Communities (“RMC”) owns and operates the Townview affordable Housing Community at W. 16th Ave. and Hooker St. Townview consists of 124 affordable housing units and serves families in the West Colfax neighborhood. Being only one block away we are close neighbors of the Boys & Girls Clubs of Metro Denver and are supportive of their mission and recognize the important services the Boys & Girls Club provide in our neighborhood.

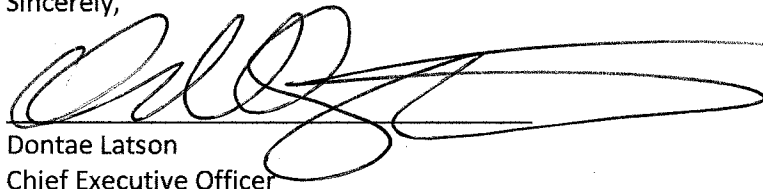
RMC is writing to City Council to express our support for the Boys & Girls Club rezoning at 3325 W. 16th Ave. The ability to consolidate operations at their existing facility in the neighborhood will create efficiencies whereby the Boys and Girls Clubs can better advance their mission and more efficiently provide services to children in Denver.

The G-MX-3 zone district is the appropriate district and assures the community that the scale of development at the property will be a good fit and integrate into the neighborhood in a sensible way that will respect the neighborhood’s character.

Furthermore, it is clear from reviewing Community Planning & Development’s Staff Report, coupled with the Denver Planning Board’s unanimous vote recommending approval of the rezoning that the rezoning request meet’s the City’s criteria for approval.

For all these reasons, RMC supports the rezoning request and asks that members of City Council vote to approve the rezoning.

Sincerely,



Dontae Latson
Chief Executive Officer

CC: Kim Davidson, Boys & Girls Clubs
Edson Ibanez, Community Planning & Development