

# El Jebel Shrine



Ancient Arabic Order Nobles of Mystic Shrine  
OASIS OF DENVER, COLORADO 80212

October 9, 2014

Ms. Julie Underdahl, Chair  
Planning Board  
City and County of Denver  
201 W. Colfax Ave.  
Denver, CO. 80202

Re: Application #20141-00041, 4625 W. 50<sup>th</sup> Ave and 5030 Vrain Street

Dear Ms. Underdahl and Members of the Planning Board:

We are writing to express our unconditional support for the referenced zoning change and PUD-G11 that you will consider at your meeting next Wednesday October 15, 2014.

We are the owners of the El Jebel Shrine property and represent a local membership of approximately 1,400 men. We have met on several occasions with the Neighbors, Shrine Preservation Partners, and Davis Partnership Architects. Through these meetings and discussions, we have had an opportunity to hear the concerns about the proposed development and the changes to the zoning code which will allow vertical development on this currently vacant site.

Based on a variety of concessions we have agreed to with the neighbors regarding setbacks, lot coverage densities and massing, we are confident this proposed redevelopment project will be compatible with the neighborhood – both in style and quality. We therefore offer our support for the proposed zoning change.

We look forward to working closely with the neighbors in coming months as the zoning change request proceeds through the approval process. We will be happy to answer any questions you may have.

Thank you for your attention to this.

Sincerely,

A handwritten signature in black ink, which appears to read "Philip Hauso". The signature is written in a cursive style and is positioned above the printed name of the signatory.

Philip Hauso, Chairman of the Board – El Jebel Shriners

# El Jebel Shrine developers show vision of what can be

January 7, 2015 by [admin](#) · [Leave a Comment](#)

Dear Editor,

We are writing this letter in support of the proposed rezoning and development of the El Jebel Shrine Temple as proposed by Shrine Development Partners. We appreciate their vision of “what could be” for the area. This is especially important when one contrasts this vision with the current trend for redevelopment in North Denver. It is innovative and refreshing for a developer to want to develop an area with more traditional, classic design as opposed to the ultra modern stacked boxes that have permeated LoHi and the Highlands.

Members of our family have lived next to the current Shrine property for over a hundred years, which encompasses five generations of Schranz. Along with us, Jim’s brother and his family live on Tennyson Street one block away from the proposed site development. It goes without saying that the area is dear to us and we are invested in it.

We view the proposed development as an asset to the area. Quite naturally, our first desire would be to have our neighborhood go back to the days when the El Jebel Shrine was extremely active and the property was a jewel in North Denver. Unfortunately, that is no longer the case. We realize that with the recent dramatic growth of the city, the concept of city dwelling to which we have become accustomed may no longer be viable. Since the Shrine Preservation Partners have agreed to a hard cap of 78 units for the entire site and put forth a plan with only duplex units in Sub Area A (and incorporated this language into the final PUD) for Council approval we see no reason not to proceed with the amended PUD.

It is important to us that this is to become a residential area as proposed by Shrine Preservation Partners. Their plan, which includes single family housing along with duplexes to enhance the Shrine preservation, is well thought out. This plan gives much consideration to the future development in the surrounding neighborhoods and how the Shrine development will mesh with the current housing of the area.

It is worth noting that SPP have worked closely with the neighbors throughout the process and have changed the PUD to respond to a wide variety of our neighbor’s concerns and requests: prohibition on expansion of the existing Shrine building for dwelling unit space, a defined residential cap on units for the entire site, landscaping, fencing, setbacks, alley-loaded parking, height and massing limitations, requirements and incentives for pitched roof homes, design guidelines to ensure high quality and sustainable vertical construction and reduced density to provide additional light and space.

The El Jebel Shrine has been a good neighbor and we feel that Shrine Preservation Partners, as evidenced by their willingness to listen to and incorporate many of our concerns, will keep this same attitude in the development of the site. We therefore support their plan.

Thank you for giving our opinion credence.

*Jim and Sandy Schrant* 5036 Utica St.

Source: <http://www.northdenvertribune.com/category/editorials/letters/>

January 15, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

Re: PUD-G11, El Jebel Shrine rezoning

Dear Councilwoman Shepherd:

We are writing to express our support and urge your support for the referenced zoning change that you will consider at a public hearing on January 20, 2015.

We are owners and residents of homes near the Shrine development project. We are excited about the project. The conversion of this site from vacant parking lots to new homes will improve our neighborhood and City: it will boost property values, generate net new property taxes for the City and generate economic activity, including the creation of construction jobs. Most important, the PUD also proposes a reasonable and realistic approach to the preservation and reuse of the iconic Shrine building.

Based on commitments to reduce the overall project density, adhere to single family and duplex style homes and enforce architectural design guidelines, we know the proposed project is compatible with and will enhance the Berkeley Regis neighborhood – both in style and quality.

We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

Name: *Ardy Schrant*

Address: *5036 Utica St.  
Denver, CO 80212*

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 15, 2015

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We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

Name: *James W. Schmitt*  
Address: *5036 Utica St.*  
*Denver, Colorado 80212*

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

October 8, 2014

Ms. Julie Underdahl, Chair  
Planning Board  
City and County of Denver  
201 W. Colfax Ave.  
Denver, CO. 80202

Re: Application #20141-00041, 4625 W. 50<sup>th</sup> Ave and 5030 Vrain Street

Dear Ms. Underdahl and Members of the Planning Board:

We are writing to express our support for the referenced zoning change and PUD-G11 that you will consider at your meeting next Wednesday October 15, 2014.

We are residents and owners of homes immediately adjacent to the proposed redevelopment site. We have met on several occasions with the Applicant, Shrine Preservation Partners, developers of the El Jebel Shrine project. Through these meetings and discussions, we have had an opportunity to express our concerns about the proposed development and the changes to the zoning code which will allow vertical development on this currently vacant site.

Based on a variety of concessions the Applicant has agreed to with us regarding setbacks, lot coverage densities and massing, we are confident this proposed redevelopment project will be compatible with our neighborhood – both in style and quality. We therefore offer our support for the proposed zoning change.

We look forward to working closely with the Applicant in coming months as the zoning change request proceeds through the approval process. We will be happy to answer any questions you may have.

Thank you for your attention to this.

Sincerely,

Name:

Shirley Walker  
Mary M'gee

Address:

5034 UTICA ST.  
5034 UTICA

Telephone/email

303) 433-8654  
720) 436-0679

January 20, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

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We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

Name:

Address:

  
David Pagano - Principal - Bulldog Renovations, LLC  
4419 W 50th Ave

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,  
Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 8<sup>th</sup> 2015

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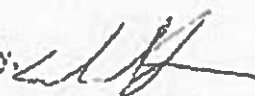
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Sincerely,



Name: David Pergamo - principal - Bulldog Renovations, LLC

Address: 4421 W 50th Ave

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech



January , 2015

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Denver City Council  
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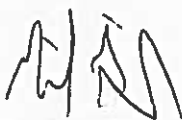
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Thank you for you attention. We urge you to enthusiastically support this project.

Sincerely, 

Name: Michael Griger

Address: 4450 Wolff St, Denver

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 5, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Hancock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

Re: PUD-G11, El Jebel Shrine rezoning

Dear Councilwoman Shepherd:

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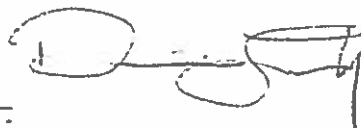
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We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

Name: JEREMIE LINDSEY



Address: 5000 TERRELL ST.  
DENVER CO, 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,  
Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January , 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

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We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

  
Name: Eugenio R. Leucero

Address: 3225 W South Pl.  
Denver, CO 80211

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,  
Susman, Nevitt, Brooks, Brown, Ortega and Kniech

**From:** Shelly Quintana [<mailto:shelly.quintana01@gmail.com>]  
**Sent:** Sunday, January 04, 2015 11:39 AM  
**To:** [districtone@denvergov.org](mailto:districtone@denvergov.org)  
**Cc:** [paul.lopez@denvergov.org](mailto:paul.lopez@denvergov.org); [judy.montero@denvergov.org](mailto:judy.montero@denvergov.org);  
[susan.aldretti@denvergov.org](mailto:susan.aldretti@denvergov.org); [christopher.Herndon@denvergov.org](mailto:christopher.Herndon@denvergov.org);  
[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org); [steve@shrinepreservationpartners.com](mailto:steve@shrinepreservationpartners.com)  
**Subject:** Support Letter - El Jebel Shrine Development Project

Dear Councilwoman Shepherd,

This letter is written in full support of the El Jebel Shrine Development Project. After learning about the plan details and the community involvement, I am very excited to see this project move forward. I love that it honors the history, community and beautiful land all in one project.

Denver's rich history makes all of us proud and this project will preserve the Shrine's unique architecture, rare part of our rich history. The new housing will complement both the Shrine and existing homes that surround the project with both Mediterranean and 1940's designs. This creates a perfect balance.

Community empowerment is critical for a healthy community which is why the community involvement was so important and will lead to a stronger community in for the long-term. The "community" element of this project is appealing because it promotes the relationship building among the new and existing residents. Imagine how a healthy community which values history, diversity and a healthy earth will create more healthy community projects.

Last, this land is absolutely beautiful and the views are breathtaking! The housing density is suitable for the land and community while the new housing placement will enhance this beauty so more families may enjoy it. I think the housing design and layout has a harmonious appeal.

Please feel free to call me if you have any questions. I was born and raised in Denver and I am proud of our beautiful city.

Respectfully,

Shelly Quintana

January 9, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

Re: PUD-G11, El Jebel Shrine rezoning

Dear Councilwoman Shepherd:

We are writing to express our support and urge your support for the referenced zoning change that you will consider at a public hearing on January 20, 2015.


We are owners and residents of homes near the Shrine development project. We are excited about the project. The conversion of this site from vacant parking lots to new homes will improve our neighborhood and City: it will boost property values, generate net new property taxes for the City and generate economic activity, including the creation of construction jobs. Most important, the PUD also proposes a reasonable and realistic approach to the preservation and reuse of the iconic Shrine building.

Based on commitments to reduce the overall project density, adhere to single family and duplex style homes and enforce architectural design guidelines, we know the proposed project is compatible with and will enhance the Berkeley Regis neighborhood – both in style and quality.

We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

Name:   
Mike O'Connor  
Address: 3327 W. 29th Ave  
Denver, CO 8024

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,  
Susman, Nevitt, Brooks, Brown, Ortega and Kniech

**From:** Michael Hicks  
**Sent:** Friday, January 16, 2015 1:55 PM  
**To:** 'Charlie Brown'; 'Charlie Brown ([charliebrown1101@gmail.com](mailto:charliebrown1101@gmail.com))'  
**Subject:** El Jebel Shrine Re-zoning (PUD-G11)

Hello Charlie,

I have been approached by Karen Harris AIA to support her opposition to the re-zoning of the El Jebel Shrine property (PUD-G11). After studying each side of this issue I cannot in good conscience support any opposition to the PUD. In fact, I will be attending Tuesday's City Council hearing to speak on behalf of the re-zoning effort.

Charlie, it is extremely disturbing to me that it only takes a few individuals to put roadblocks in front of responsible development. I have seen this happen in other cities including San Francisco, New York and Los Angeles which has resulted in delays and expenses that make these cities some of the most expensive places in the world to rent or buy a home or lease retail and office space. There are developers in San Francisco that purchased property 10 years ago with the intent to build and have just now broken ground to start construction!

Denver must remain competitive by offering a variety of housing in every neighborhood. Our City needs to attract the best developers, locally and from other parts of the world, so we can experience the rewards of quality infill development.

This team has responded to the neighbors' concerns, reduced the initial density, promised to keep the historic El Jebel Shrine façade and created architectural guidelines for any new construction. This property deserves to be re-zoned for higher density residential use under the revised concept plans. Although this is not my neighborhood it is a logical statement that the traffic created by these new neighbors is far better than what currently happens when there is an event at the facility. I know because I attended a 50<sup>th</sup> wedding anniversary celebration at El Jebel. The facility was hard to find, the parking was difficult and the guests were numerous.

I urge you and your fellow Council members to vote for this re-zoning. Please do not hesitate to call me if you have any questions regarding my position prior to Tuesday's hearing.

Thank you for your continued service to the City and County of Denver.

Sincerely,

**Michael J. Hicks AIA**  
2301 South Jackson Street  
Denver, CO 80201

January 9, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

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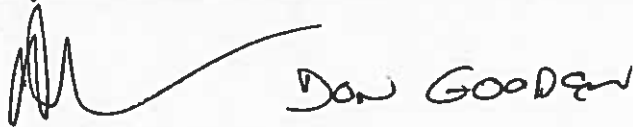
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Based on commitments to reduce the overall project density, adhere to single family and duplex style homes and enforce architectural design guidelines, we know the proposed project is compatible with and will enhance the Berkeley Regis neighborhood – both in style and quality.

We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,



Name:

Don Gooden

Address:

3016 Newton St., Denver, CO 80211

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,  
Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 9, 2015

Councilwoman Susan Shepherd  
Denver City Council  
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We therefore offer our support for the proposed zoning change.

Thank you for your attention. We urge you to enthusiastically support this project.

Sincerely,

  
Name: Jason Forsyth

Address: 4000 Tennyson St Ste 101  
Denver CO 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann,  
Susman, Nevitt, Brooks, Brown, Ortega and Kniech



January , 2015

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Thank you for you attention. We urge you to enthusiastically support this project.

Sincerely,

Name: *Scott Kirkby*

Address: *4445 Tennyson*

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 12, 2015

Councilwoman Susan Shepherd  
Denver City Council  
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Based on commitments to reduce the overall project density, adhere to single family and duplex style homes and enforce architectural design guidelines, I/we know the proposed project is compatible with and will enhance the Berkley Regls neighborhood – both in style and quality.

I therefore offer our support for the proposed zoning change.

Thank you for your attention. I/We urge you to enthusiastically support this project.

Sincerely, *Bob Stretch*

Name: Mr. Bob Stretch Jr.

Address: 20311 E. Kelly Pl. Denver, CO 80249

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

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I therefore offer our support for the proposed zoning change.

Thank you for your attention. I/we urge you to enthusiastically support this project.

Sincerely, 

Name: Mr. Kent Eckley

Address: 357 S. Perry St. Denver, CO 80219

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January , 2015

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Sincerely, 

Name: Michael Mouten

Address: 4251 Perry ST  
DENVER CO 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 12, 2015

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Denver, CO 80202  
districtone@denvergov.org

Re: PUD-G11, El Jebel Shrine Re-zoning

Dear Councilwoman Shepherd:

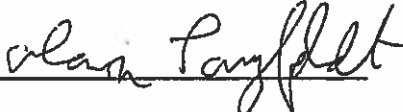
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I therefore offer our support for the proposed zoning change.

Thank you for your attention. I/we urge you to enthusiastically support this project.

Sincerely, 

Name: Mr. Alan Langfeldt

Address: 1415 Cherry St. Denver, CO 80220

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO 80202  
districtone@denvergov.org

Re: PUD-G11, El Jebel Shrine Re-zoning

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Thank you for your attention. I/We urge you to enthusiastically support this project.

Sincerely, 

Name: Mr. Fred Groom

Address: 4043 S. Olive St. Denver, CO 80237

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO 80202  
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Sincerely, 

Name: Mr. Bill Myers

Address: 201 E. 1st Ave. Denver, CO 80203

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO 80202  
districtone@denvergov.org

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Thank you for your attention. I/We urge you to enthusiastically support this project.

Sincerely,

  
Name: Dr. John Gay II

Address: PO Box 24585 Denver, CO 80224

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech



January 12, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
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Denver, CO 80202  
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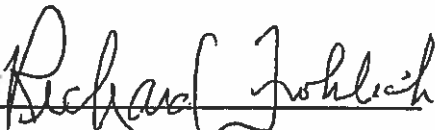
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Thank you for your attention. I/we urge you to enthusiastically support this project.

Sincerely, 

Name: Mr. Richard Frohlick

Address: 4110 S. Spruce St. Denver, CO 80237

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

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Denver City Council  
City and County of Denver  
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Thank you for your attention. I/We urge you to enthusiastically support this project.

Sincerely,

  
Name: Mr. Jim Fitzpatrick

Address: 4481 S. Yates St. Denver, CO 80236

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO 80202  
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Thank you for your attention. I/We urge you to enthusiastically support this project.

Sincerely, 

Name: Mr. Dick Williams

Address: 2641 S. Ivy St. Denver, CO 80222

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO 80202  
districtone@denvergov.org

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Thank you for your attention. I/We urge you to enthusiastically support this project.

Sincerely, 

Name: Mr. Marvin Feldman

Address: 4015 S. Roslyn St. Denver, CO 80237

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO 80202  
dlstricton@denvergov.org

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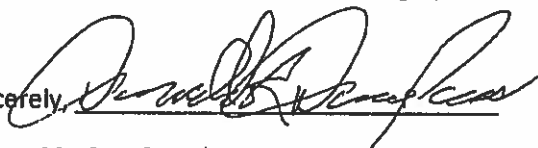
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Thank you for your attention. I/We urge you to enthusiastically support this project.

Sincerely,



Name: Mr. Don Douglass

Address: 8030 E. Girard Ave. Apt. 715 Denver, CO 80231

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

**From:** Marv Greiner <[mgcd2@comcast.net](mailto:mgcd2@comcast.net)>  
**Date:** January 16, 2015 at 6:13:47 PM MST  
**To:** "[susan.shepherd@denvergov.org](mailto:susan.shepherd@denvergov.org)"  
<[susan.shepherd@denvergov.org](mailto:susan.shepherd@denvergov.org)>  
**Subject:** City Council meeting - El Jebel redevelopment PUD  
vote

Hi Susan - we want to let you know that we will be at the City Council meeting on Tuesday in support of the El Jebel redevelopment PUD. We feel that the discussions between the neighbors and SPP have gotten us to the point where the PUD should be approved so we can move forward to the site plan review/approval process. In our view, the discussions with SPP have been productive and resulted in a workable PUD. We look forward to the discussions and negotiations about the detailed site

plan as the next step. We share density and compatibility concerns with our neighbors yet feel a final site plan can be negotiated that will do our neighborhood proud.

We very much value your leadership, time and support throughout this process. We know it's not an easy position when you have constituents of strongly differing views and appreciate that you've listened to us all.

Sincerely,

Cristie Drumm and Marv Greiner  
4435 W. 50th Ave.  
Denver, CO 80212

Sent from my iPad

January 19 , 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

Re: PUD-G11, El Jebel Shrine rezoning

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Thank you for you attention. We urge you to enthusiastically support this project.

Sincerely,

Name:  KEVIN PUCCIO

Address: 3862 WIMONA CT  
DENVER CO 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech.

January 14, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

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Sincerely,

Name: *BILLY CLARK*

Address: *1940 TENNYSON*

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech



January 7, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

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Sincerely,

Name: Rhett Gore

Address: 4983 Raleigh St  
Denver, CO 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech.

January 17, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

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Name:

Address:

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

*Robert DeSalvo*  
3430 West 76th Ave  
Denver CO 80211

January 17, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
districtone@denvergov.org

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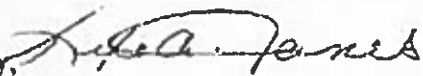
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Sincerely, 

Name: Kyle's Kitchen

Address: 4018 Tennyson St Denver CO 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 17, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO 80202  
districtone@denvergov.org

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Sincerely,



Name: Mr. George Moreno

Address: 3428 W. Scott Pl. Denver, CO 80211

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 7, 2015

Councilwoman Susan Shepherd  
Denver City Council  
City and County of Denver  
1437 Bannock Street, Room 451  
Denver, CO. 80202  
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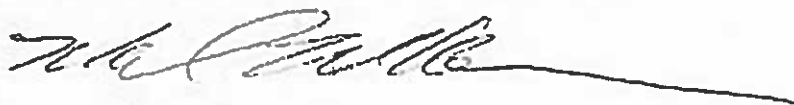
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Sincerely,



Name: Michael McEller

Address: 4363 Tennyson St  
Denver, CO 80212

Cc: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega and Kniech

January 12, 2015

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Denver City Council  
City and County of Denver  
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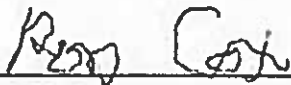
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Thank you for your attention. I/we urge you to enthusiastically support this project.

Sincerely, \_\_\_\_\_



Name: Mr. Ron Cox

Address: 2687 S. Logan Denver, CO 80210

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 12, 2015

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Denver City Council  
City and County of Denver  
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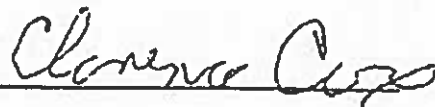
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Sincerely, 

Name: Mr. Clarence Cox

Address: 4980 E. Jewell Denver, CO 80222

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech

January 17, 2015

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Denver City Council  
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Denver, CO 80202  
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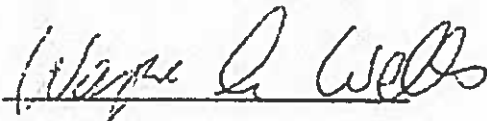
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Sincerely,



Name: Mr. Wayne Wells

Address: 1545 Holly St Denver, CO 80220

CC: Denver City Councilmembers Herndon, Robb, Montoya, Faatz, Lopez, Lehmann, Susman, Nevitt, Brooks, Brown, Ortega, and Kniech



**From:** [drq@tde.com](mailto:drq@tde.com)  
**To:** [Faatz, Jeanne R. - City Council Dist #2](#); [Lopez, Paul D. - City Council Dist #3](#); [Lehmann, Peggy A. - City Council Dist #4](#); [Susman, Mary Beth - City Council](#); [Brown, Charlie - City Council District #6](#); [Nevitt, Chris - City Council Dist #7](#); [Brooks, Albus - City Council District 8](#); [Montero, Judy H. - City Council District #9](#); [Robb, Jeanne - City Council Dist. #10](#); [Herndon, Christopher J. - City Council District 11](#); [kniechatlarge; dencc - City Council](#); [Greenberg, Amanda S.](#); [Axelrad, Tina R. - CPD Development Svcs \(CPDDS\)](#)  
**Cc:** [Montano, Dana - City Council District #2](#); [Murphy, Megan K - City Council Operations](#); [Orrantia, Jesus - City Council](#); [Magana, Adriana - City Council](#); [Young, Diane - City Council District #4](#); [Grohskopf, Lori S. - City Council District 4](#); [Palmisano, Lucas W - City Council Operations](#); [Kline, Genevieve M. - City Council](#); [Simonet, Stacy B - City Council Aide](#); [Kerns, Valerie L. - City Council District #7](#); [Batchelder, Nathan D. - City Council District 7](#); [Montoya, Chy - City Council](#); [Micheau, Brande - City Council District 8](#); [Sandoval, Amanda P - City Council Operations](#); [Miguel, Nola J - City Council Operations](#); [Kimball, Nora D. - City Council District #10](#); [Scott, Susan W. - City Council Operations](#); [Anderson, Kathi - City Council Dist #10](#); [Schoultz, Amanda M - City Council Operations](#); [Pettis, Alan - City Council District #11](#); [Netsanet, Feven H - City Council Operations](#); [Brudzynski, Laura R - City Council Operations](#); [Aldretti, Susan K - City Council Operations](#); [Paterson, John A - City Council Operations](#)  
**Subject:** CB14-1075. PUD G11  
**Date:** Monday, December 22, 2014 9:37:53 AM

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Ladies and Gentlemen:

Greetings of the Season.

I am in support of my neighbors who object to approval of PUD G11 on the grounds that the SPP told the planning board that the number of units would be 45 but has refused to commit to that number in the PUD. Either SPP should agree to limit Zone A to a unit density of 45 or the application should be denied.

Furthermore, as a resident just north of El Jebel, on Vrain which dead ends at my property line, the congestion at W 50th and Vrain is likely to be a nightmare for my neighbors to the north and me. Anything more than 45 not only appreciably changes the character of the neighborhood (when combined with the other areas for development) but also has the potential to limit egress from Vrain onto W. 50th.

As a descendant of one of the original families on Vrain Street, it is difficult to envision an area of stability and tranquility jeopardized by the lack of a commitment to 45 units in Zone A.

It is unconscionable that you would approve a PUD with a lack of commitment to an exact number of units specified in the PUD.

K. Godel Gengenbach, PhD  
5062 Vrain Street

**From:** [Bartleson, Debra - City Council](#)  
**To:** [# All Users - City Council](#)  
**Subject:** FW: My Email Re: PUD-G11 - 4625 W. 50th (El Jebel)  
**Date:** Tuesday, January 20, 2015 8:56:56 AM

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Forwarding on behalf of CPD, re: El Jebel hearing tonight. See below. Debra

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**From:** Axelrad, Tina R. - CPD Development Svcs (CPDDS)  
**Sent:** Monday, January 19, 2015 3:28 PM  
**To:** Bartleson, Debra - City Council  
**Cc:** Shepherd, Susan K. - City Council District 1; Thompson, Maggie - City Council Operations  
**Subject:** FW: My Email Re: PUD-G11

Deb:

Would you please ensure Jerry Johnson's email is distributed to all council members prior to Tuesday's public hearing? Thank you.

-Tina

**Tina Axelrad | Planning & Development Supervisor - Zoning Administration**  
Community Planning & Development | Development Services  
720.865-2937 Phone | [tina.axelrad@denvergov.org](mailto:tina.axelrad@denvergov.org)  
[DenverGov.org/CPD](http://DenverGov.org/CPD) | [@DenverCPD](#) | [Take our Survey](#)

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**From:** [JohConsult@aol.com](mailto:JohConsult@aol.com) [<mailto:JohConsult@aol.com>]  
**Sent:** Monday, January 19, 2015 2:24 PM  
**To:** Axelrad, Tina R. - CPD Development Svcs (CPDDS)  
**Subject:** My Email Re: PUD-G11

Dear Ms. Axelrad,

I understand from Brit Probst, AIA, that you have included my email to Council Member Charlie Brown in the packet that will be distributed to all members of the City Council prior to tomorrow evenings discussion about PUD-G11.

Since I wrote the email to Councilman Brown, I have had a change in heart and sent him a follow-up email that read:

"Dear Charlie,

Since I wrote you last week about PUD-G11, I have had a chance to visit with numerous parties including the project architect, have read the letter to the Council from Shrine Preservation Partners that will be introduced tomorrow during your hearing, and have come to the conclusion that my first communication to you was based on inadequate information. I now believe that the process leading to the issue before the Council tomorrow night has been extremely fair and open. The proposal has been modified to take neighborhood concerns into consideration. And moreover, it makes appropriate and modest changes to an historic, deteriorating structure.

Best regards,

Jerry"

Ironically, this correspondence was my first ever with a member of the Denver City Government even

though I have lived in Denver for 35 years and have known numerous members of the City Council and all of the Mayors during that time. It frankly never occurred to me that my email to an individual member (or in this case, the three that I know - Brown, Brooks and Herndon) of the Council would be shared with the entire council and that my opinion as a citizen would be a matter of public record beyond the office of the individual member. Frankly, I believe that I have been drawn into the heart of the discussion which was certainly not my intent because I have friends on both sides of the issue.

Sincerely,

***Jerald B. Johnson, CEO***  
**The Johnson Consulting Companies Inc.**  
**8251 East 29th Avenue**  
**Denver, CO 80238**  
**Work (303) 399-1997**  
**Cell (303) 905-0227**

**From:** [Jeff Laws](#)  
**To:** [Shepherd, Susan K. - City Council District 1](#); [Faatz, Jeanne R. - City Council Dist #2](#); [Lopez, Paul D. - City Council Dist #3](#); [Lehmann, Peggy A. - City Council Dist #4](#); [Susman, Mary Beth - City Council](#); [Brown, Charlie - City Council District #6](#); [Nevitt, Chris - City Council Dist #7](#); [Brooks, Albus - City Council District 8](#); [Montero, Judy H. - City Council District #9](#); [Robb, Jeanne - City Council Dist. #10](#); [Herndon, Christopher J. - City Council District 11](#); [kniechatlarge](#); [denc - City Council](#); [Jeanne Laws](#); [Jeff Laws](#)  
**Cc:** [Nicolle Thompson](#); [Thompson, Maggie - City Council Operations](#); [Montano, Dana - City Council District #2](#); [Murphy, Megan K - City Council Operations](#); [Orrantia, Jesus - City Council](#); [Magana, Adriana - City Council](#); [Young, Diane - City Council District #4](#); [Grohskopf, Lori S. - City Council District 4](#); [Palmisano, Lucas W - City Council Operations](#); [Kline, Genevieve M. - City Council](#); [Simonet, Stacy B - City Council Aide](#); [Kerns, Valerie L. - City Council District #7](#); [Batchelder, Nathan D. - City Council District 7](#); [Montoya, Chy - City Council](#); [Micheau, Brande - City Council District 8](#); [Sandoval, Amanda P - City Council Operations](#); [Miguel, Nola J - City Council Operations](#); [Kimball, Nora D. - City Council District #10](#); [Scott, Susan W. - City Council Operations](#); [Anderson, Kathi - City Council Dist #10](#); [Schoultz, Amanda M - City Council Operations](#); [Pettis, Alan - City Council District #11](#); [Netsanet, Feven H - City Council Operations](#); [Brudzynski, Laura R - City Council Operations](#); [Aldretti, Susan K - City Council Operations](#); [Paterson, John A - City Council Operations](#); [Karen Harris](#); ["Robert Schmid" \(rcsair@me.com\)](#); ["Esther Kettering" \(eskettering@hotmail.com\)](#); [Dave Decker \(davebyersstreet@aol.com\)](#); [Basha \(bashacohen@aol.com\)](#)  
**Subject:** RE: CB 14-1075 - PUD G11 - Rezoning Application for El Jebel Shrine - 4625 West 50th Avenue and 5030 Vrain Street  
**Date:** Tuesday, January 20, 2015 12:57:09 PM

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Dear Denver City Council members:

I am writing on behalf of my wife Jeanne and I, as neighbors to the El Jebel Shrine.

I am not objecting to the PUD format to repurpose this site. Residential reuse is in the best interest of the surrounding neighbors and in the interest of the City of Denver to add this property to the tax rolls.

I am agreeable to a PUD format that honors the purpose of this effort, the preservation of the Shrine coupled with reasonable impact to preserve the sub-urban neighborhood context.

I understood and supported the fact that the preservation of the Shrine requires uncharacteristic density out of context with the surrounding neighborhoods.

My neighbors and Jeanne & I have maintained an extraordinary level of community involvement of the rezoning application and have agreed to accept the proposal for Sub-parcel B and C including: the uncharacteristic TU building form in Sub-parcel C, smaller lot sizes and greater lot coverages and setbacks, to help meet the economic need to preserve the Shrine.

Our concerns are three and we ask City Council to table consideration of this PUD until these issues are addressed and the applicant comes forward with design guidelines and a site plan for Sub-parcel A.

1. Our first concern, which should be paramount in this discussion, is that the preservation of the Shrine is not guaranteed or defined in this PUD. The guidelines for preservation are included, added only after the neighbors brought it to the attention of the Planning Board that Staff and the Applicant had initially "forgot" to include them. This was either an intentional lapse or a professional failure by the planning professionals. Nevertheless, these added guidelines required by Planning Board, only apply if the renovation takes place. Nothing requires it be accomplished. Our neighborhood has a very clear example in the Elitch Theatre of a historic structure that was "protected" as a part of a PUD, and whose

redevelopment was left till a later date when the economic feasibility was clear, and is now still sitting in much the same condition it was in 15 years ago- Unused, Unfunded, Unloved. Please, do not allow your vote tonight to be responsible for not preserving the Shrine.

2. Our second concern is the unknown density of the RH units proposed outside the Shrine or even the number of units inside the Shrine. No site plan for Sub-parcel A has been included in the PUD rezoning request, even though the applicant has offered several different and ever changing site plans for neighbor review in our numerous meetings. The objection to this lack of essential and fundamental element is always met with the response that site plans will be approved in Site Plan review. This leaves the public and the surrounding neighbors and this Council in the dark as to how many Shrine apartment units will be developed, how many RH units will actually be constructed, how the RH will lay out, how traffic patterns and public services will be impacted, what green spaces and amenities will be included, whether or not the private streets will be gated, what impact the development will have on the golf course, to name a few unanswered questions. This lack of site plan inclusion will grant the developer the advantage of being beyond the preview of this deliberative body and any concerned neighbors. It will only offer those of us concerned with preservation of the Shrine and our neighborhood the option to seek redress in the courts which is something this Council can forestall. The developer responded to my concern over this issue by amending the application from the Council bench at First Reading to limit the total number of units to 78 – that is supposedly 62 units in Sub-parcel A. (Note: the traffic opinion letter provided by applicant is in no way a professional study of the impact of 78 units but merely a purchased supporting document that could have just as easily supported fewer units.) Alarming, the PUD language for RH form could easily allow 62 RH units in Sub-parcel A *without any redevelopment of the Shrine*. Staff and the applicant will object that that is unrealistic and unreasonable and unfeasible, but the point of fact is that the language of the PUD, which will drive the site plan, does not define the actual number of Shrine apartments or RH units nor does it require the Shrine be redeveloped. Clearly, this issue could be easily resolved with a more professional planning approach and more willingness of the developer to keep the preservation of the building uppermost, as its name implies. What is not clear is the motivation by the Staff and applicant to rush this through with so many unknowns. Please, do not allow your approval tonight to be responsible for not preserving the Shrine.
  
3. Our third concern is the lack of design guidelines. The preservation of the Shrine has always been portrayed as requiring a redevelopment architecturally complimentary to the Shrine and it's existing residential neighbors. The applicant has made repeated representations of their intention to honor the Shrine and neighborhood character by implementing design guidelines. Many of my neighbors letters of support will attest to this, as will a review of testimony at Planning Board. My original letter of support, now withdrawn, was conditional on architecture design and construction standards, compatible with the neighborhood and made a part of the PUD. In response to this concern by neighbors, and under direct query from the Planning Board, the applicant's counsel repeatedly testified to the Planning Board that design guidelines would be developed in conjunction with the concerned neighbors and made a deed restriction to insure enforcement. Purportedly, this deed restriction will

be addressed upon transfer from the seller to the applicant. Unfortunately, nowhere in the PUD or in any other formal written agreement is this explicit promise addressed or required. The applicant has proffered a letter they claim to be design guidelines developed with neighbor input. This is an insincere and deliberate effort to dodge the requirement they themselves offered and agreed to. One neighbor offered some collateral material from her professional record portfolio as a means to begin dialogue. No other neighbor was offered input or engaged in any meaningful way to accomplish this important standard. The applicant has professional architects and designers under employ who could have easily engaged all the neighbors to construct meaningful architectural guidelines material and construction standards. Clearly, this is an unfulfilled promise that requires completion before you consider final approval. Please do not let your vote today endanger the preservation of the Shrine and the neighborhood.

I understand that a decision by Council to table consideration will delay the applicant. You have heard and will hear the hue and cry of the economic necessity as a justification for approving this application today. You may even hear the promise to address these issues after approval. Staff may even testify that the PUD actually addresses these issues.

I would ask this Council to carefully consider whether preservation is outweighed by economics. The applicant has seen fit to hurry this application in spite of its testified agreements and in spite of Councilperson Shepard's committee motion and in spite of the seasonal holiday.

I ask that Council table consideration of this application regardless of the economic protestations to insure the Shrine and our neighborhood and the City is preserved. Thank you.

Jeff & Jeanne Laws  
5086 Vrain Street  
Denver, Colorado

**From:** [Shepherd, Susan K. - City Council District 1](#)  
**To:** [Bartleson, Debra - City Council](#)  
**Subject:** FW: Support Letter for EL Jebel Shrine Rezoning  
**Date:** Tuesday, January 20, 2015 9:16:30 AM  
**Attachments:** [Letter of Support Shrine 2015.doc.docx](#)

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**From:** ccg@me.com [mailto:ccg@me.com]  
**Sent:** Tuesday, January 20, 2015 8:36 AM  
**To:** Shepherd, Susan K. - City Council District 1  
**Cc:** Clara Moreno  
**Subject:** Support Letter for EL Jebel Shrine Rezoning

Good Morning Susan,

This is to notify you of our full support for the re-zoning of the El Jebel Shrine property.

We are very excited about this project. The conversion of the site from vacant parking lots to new homes will improve the neighborhood and our city: it will boost property values, generate new net property taxes for the City and generate economic activity, including the creation of construction and indirect jobs. Most important, the PUD also proposes a reasonable and realistic approach to the preservation and reuse of the iconic Shrine building.

As life-long residents of North Denver we welcome and look forward to the improvement to our district.

Sincerely,

George and Clara Moreno