



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, consisting of a stylized, cursive 'J' followed by a loop and a trailing line.

Jerry Orten
President
303-250-9958

c: Bethany Gravell, The Kenney Group

From: [Bethany Gravell](#)
To: [Mike Harrington](#)
Subject: Ballpark Collective: Letter of Support
Date: Wednesday, November 17, 2021 7:42:47 AM

And Ballpark Collective's letter is in from Kenya! Also unedited from the sample I sent, but it is in!

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From: Ballpark Collective <mattv@ballparkcollective.com>
Sent: Wednesday, November 17, 2021 1:00 AM
To: Libby.Kaiser@denvergov.org
Cc: Bethany Gravell; Jerry Orten
Subject: 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

Total Control Panel

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To: [Remove](#) this sender from my allow list
mikeh@fillmoreproperty.com

From:
bethany@thekenneygroup.com

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January 5, 2022

Libby Kaiser and Andrew Webb
Community Planning and Development
201 W. Colfax Avenue
Denver, CO 80202

Denver City Council
City & County Building
1437 Bannock Street, Room 451
Denver, CO 80202

Re: Rezoning Application for 2000 Blake Street

Dear Ms. Kaiser, Mr. Webb and Honorable Members of City Council,

On behalf of the Colorado Rockies this letter is sent to communicate our concerns about the development planned for the property located directly across from Coors Field at 2000 Blake Street. We understand you are considering an application to rezone 2000 Blake Street from PUD/B-8-A to C-MX-8.

The intersection at 20th and Blake Street is iconic, bustling on game days, and a gateway into Denver, LoDo, and the Ballpark neighborhood. With Coors Field serving as a top tourist destination and catalyst for this part of Denver, the Rockies have a duty to urge development applicants in the “Coors Field Context Area” to meet high outcomes and raise the bar in terms of design, public space and amenities located along the 5280 Trail.

In our own development applications—most recently, for McGregor Square and Rockies Plaza at the corner of 21st and Blake—we conducted extensive neighborhood outreach and took input from the community to heart. We have committed to and delivered on large amounts of publicly accessible open/plaza space, volumes of custom design standards and guidelines at McGregor Square (with upper story step-backs, material and other requirements), and enhanced design and landscape standards for 21st and Blake. In instances where community members had input that fell outside of what the City could do in zoning, we have executed memoranda of understanding (MOU)/Good Neighbor Agreements regarding certain limitations on signage, noise and more.

2000 Blake Street is part of a current Chapter 59 PUD, adjacent to Coors Field and the Lower Downtown Historic District, located in the “Coors Field Context Area” (NE Downtown Neighborhoods Plan) and in close proximity to the Ballpark Historic District. Given this highly unique location, we are surprised and disappointed the application contains no supplemental design outcomes, agreements or standards. On the contrary, the application simply proposes the generic base C-MX-8 zone district which permits lot-line to lot-line development with 0’ setbacks, no upper story step-backs or mass reduction, and zero enhanced landscaping or streetscape features. This certainly doesn’t support the nearby 5280 Trail, and without any consideration to massing and design, will totally eliminate the view of the Coors Field Clock Tower as one travels west down 20th Street.

We acknowledge the different site-specific setback requirements at this intersection, and smaller nature of this site. At the same time, the community has worked hard to make Denver's Lower Downtown and Ballpark neighborhood exceptional from an urban design standpoint. Since the rezoning contemplated by the application would substantially increase the allowable buildable area, we have encouraged the applicant to commit to developing the site in a manner and design that contributes to and is compatible with the 5280 Trail and volume of pedestrian traffic and activity at and around the entry to Coors Field. We would be pleased to see an appropriate combination of building setback, corner relief, plaza area, and/or upper-story mass reduction required in connection with consideration of the Application.

We understand 2000 Blake Street is a great place for additional housing, density and goods and services that Denver needs. It is adjacent to new developments of scale and public spaces, multiple of our own doing. We have sought to lead by example with the way we have conducted outreach and incorporated community feedback and signed agreements into our own nearby projects. Unfortunately, we have come up empty in our efforts to engage the applicant in discussions.

With this application coming up for a public hearing and vote on January 18, 2022, we wanted to let City Staff and City Council know our thoughts and concerns. We hope you join in our desire to ensure the front door to Coors Field remains an iconic and inviting gateway into downtown and the Ballpark neighborhood.

Thank you for your time and consideration in reading this letter and for all you do for our City.

With regards,



Gregory D. Feasel
President & Chief Operating Officer

CC: Fillmore Capital



January 14, 2022

Re: 2000 Blake St. Rezoning

To: Denver City Council

The LoDo District, Inc. has met with Fillmore Capital on several occasions to discuss the 2000 Blake Project, and while we supported the rezoning application based on the images we've been presented, we do have concerns which we've raised with Mike and the Fillmore Capital team directly. However, new concerns have been raised by our neighbors – the Rockies. Our concerns are as follows:

- Contrary to our understanding, there is no indication that any communication between Fillmore Capital Partners and the Colorado Rockies Baseball Club, the staple of both the LoDo and Ballpark neighborhoods, has been attempted or taken place. We believe that meaningful dialogue and collaboration between the two parties is essential to the success of the development at 2000 Blake.
- We have not seen any meaningful community commitments from Fillmore Capital at a time when sustainable and inclusive community investment is more important than ever.
- Nothing prevents Fillmore Capital from redesigning the well-illustrated proposal that they have presented to the LoDo District, or even selling the rezoned property to another developer. This design shows upper story setbacks, a largely brick façade and active uses on the ground floor.
- While the LoDo District did not raise this issue, the Rockies make a good point in that the pedestrian volume at the corner of 20th and Blake is often intense. Some additional setbacks on 20th and Blake would be welcome to help accommodate this traffic and open up the view to the iconic Coors Field entrance façade.
- While we raised repeatedly the issue of the relationship between the 2000 Blake development and its north wall adjacent to the Rockies repurposed parking lot into a flexible park full of activities, nothing references this relationship.

With all of the above concerns in mind, as well as in recognition of the Rockies willingness to work with us during the McGregor Square stakeholder process and on our sign issues, we recommend that Council adds conditions to this rezoning to address the above concerns and/or requires a Memorandum of Understanding between Fillmore Capital Partners, the LoDo District, and the Rockies in which these concerns are addressed. Without the commitment to work out a



MOU or other conditions listed in the zoning from Fillmore Capital Partners, the LoDo District cannot support this rezoning.

Sincerely,

Fabby Hillyard, Chair
LoDo District Board of Directors

Dick Farley, Chair
LoDo District Urban Design Committee

Bar Chadwick, Chair
LoDo District Board of Directors

Ellen Wilensky, Chair
LoDo District Urban Design Committee