

**Outreach Summary Document
1055 Clermont Street, VA Hospital Redevelopment**

Project Overview: The redevelopment project at 1055 Clermont St aims to transform the former VA Hospital property into a vibrant community hub. This redevelopment of 8.25 acres expects to incorporate the best of the new adjacent 9th+Co development while respecting the rich history of the VA. With the intention of integrating residential, retail, and other mixed uses with a pedestrian forward plan to navigate the site, GM Development is working with the community to bring new life to the currently underutilized site.

This document summarizes the extensive public outreach undertaken to date for this exciting project. Throughout this outreach, the project team has presented the development holistically, explaining and soliciting feedback on the full extent of the development on the entire 8.25 acres of the 1055 Clermont project, of which the approximately 4 acres proposed for this zone change are a key component. As part of this outreach, discussion of the needed zone change included in this application was a key component. While the Community information Meeting discussed below was done as a requirement of the approved Large Development Review process for this site, the totality of these outreach efforts can be thought of as in support of this zone change as well.

Timeline:

We started engagement with RNOs with an introduction to the development team and a synopsis of the project in October of 2022. In May 2023, we invited and checked with the RNOs to avoid any potential conflicts (such as a community event) that would be held on the same night as the CIM to ensure maximum participation. After confirming the date, we emailed the RNOs the CIM invitation.

We mailed postcards notifying of the Community Information meeting for the related Large Development Review to 1500 property owners and tenants. We continue to provide updates and offers to meet with the RNO as part of our efforts to engage neighbors. Additionally, we respond to communication regarding concerns or questions with the project directly from the neighborhood or any constituent responses forwarded by City Council.

Outreach Efforts:

1. Community Information Meeting:

- Date: June 8, 2023
- Attendance: 90 people
- Purpose: Development staff presented proposed project details, answered questions, gathered community feedback, and addressed concerns. CPD staff was also present to answer technical questions about rezoning process. Development compiled list of concerns and questions, including considerations and updates as a result of community information meeting feedback, and submitted to CPD.

2. City Council Engagement:

- Meetings: Presented project, answered questions, and offered meetings to all council members. We met in person with 12 out of 13 council members or their council aide representatives, with one councilmember declining the meeting. Prior to their term ending, we also communicated with Councilmembers Debbie Ortega and Robin Kniech.
- Ongoing Communication: Maintained regular updates with Councilmember Sawyer and her council aides, representing the district of the redevelopment property. We respond to constituent concerns and questions forwarded by Councilmember Sawyer's office on ongoing and as needed basis.

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- 10/3/22 Intro email to development team;
 - 5/15/23 postcard on Community Information meeting mailed;
 - 5/4/23 email invitation to Community Information Meeting;
 - 10/24/23, 1/4/2024 one on one meetings
 - Total engaged: 13 council members and/or council aides
3. **Neighborhood Organizations:**
- Engaged with Required RNOs:
 - Inter-Neighborhood Cooperation
 - Bellevue-Hale
 - Strong Denver
 - DURA 9th Avenue Tax Increment Finance District
 - Engaged with Non-Required RNOs*:
 - Mayfair Neighbors Inc.
 - Mayfair Park Neighborhood Association
 - Congress Park Neighbors
 - Hilltop Neighborhood Association
 - East Denver Residents Council

We chose to engage with nearby RNOs that were not required by the city's notification process to show good faith and to demonstrate that the development team vision's to truly create a community hub.
 - Engaged with nearby neighbors:
 - Overture 9th and Co. Ongoing communication with constituents in the senior living residence that are located adjacent to the property. Development team is in the process of setting up a community meeting in the building to answer questions, address concerns and talk about next steps.
 - Development team continues to answer questions by the public who reach out from media coverage, rezoning sign, and website inquiries on an ongoing basis.
 - Purpose: Facilitated communication, provided project details, and sought input.
 - Type and date:
 - 10/3/22 Intro email to development team;
 - 5/15/23 postcard on Community Information meeting mailed;
 - 5/4/23 email invitation to Community Information Meeting;
 - 12/22/23 update on rezoning process, ask for letter of support and offer to meet or present at RNO meeting;
 - 1/4/24 follow-up to previous email
 - Total RNO engaged: 8 RNOs
4. **Direct Mail Campaign:**
- Mailed 1500 postcards to tenants and property owners notifying of rezoning and community information meeting.
 - Source of Address List: Provided by the city to ensure comprehensive coverage.
 - Total engaged: 1500

Next Steps:

1. **Feedback Incorporation:**
 - Analyze community feedback from meetings and communications.
 - Modify plans as needed to address concerns and align with community preferences.
2. **Continued Engagement:**

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- Maintain ongoing communication with Councilmember Sawyer and city officials.
 - Offer to meet and present in upcoming RNO meetings for continued dialogue with the community.
3. **Address Concerns:**
- Proactively address any concerns raised.
 - Provide transparent and timely responses to maintain community trust.

EXHIBIT G

Barton, Karl

Subject: 1055 Clermont (VA Hospital) Community Meeting
Location: Christ Church United Methodist (690 Colorado Blvd, Denver, CO, United States)

Start: Thu 6/8/2023 6:00 PM
End: Thu 6/8/2023 7:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Tate Carpenter

You are invited to a Community Information Meeting regarding redevelopment of property located at 1055 Clermont Street, location of the former Veterans Administration Hospital. During the meeting, we will present our development plan and answer questions about the project. This meeting is required by the City & County of Denver as part of the Large Development Review process. For questions or to request sign language interpretation, CART and foreign language interpretation, please contact us.

The meeting will be held at:
Christ Church United Methodist 690 Colorado Blvd, Denver
June 8, 6-7 p.m.
Applicant: Oz Architecture Email: cstarr@ozarch.com 303-695-7735

EXHIBIT G

Barton, Karl

From: Tate Carpenter <Tate@sewaldhanfling.com>
Sent: Tuesday, May 16, 2023 12:40 PM
Subject: Community Information Meeting VA Hospital

Hi there,

I recently took over Savannah Mantele's position at Sewald Hanfling Public Affairs wanted to inform you of an upcoming community information meeting regarding the redevelopment of the former VA hospital campus at 1055 Clermont. We sent postcards to nearby neighbors and signs have been posted around the site as of yesterday so if you receive any additional questions, please feel free to forward my way.

You are invited to a Community Information Meeting regarding redevelopment of property located at 1055 Clermont Street, location of the former Veterans Administration Hospital. During the meeting, we will present our development plan and answer questions about the project. This meeting is required by the City & County of Denver as part of the Large Development Review process. For questions or to request sign language interpretation, CART and foreign language interpretation, please contact us.

*The meeting will be held at:
Christ Church United Methodist, 690 Colorado Blvd, Denver
June 8, 6-7 p.m.
Applicant: Oz Architecture Email: cstarr@ozarch.com 303-695-7735*

Thank you!

Tate Carpenter
Local Affairs Associate
Sewald Hanfling Public Affairs
M: 406-579-5778

EXHIBIT G

Barton, Karl

From: Tate Carpenter <Tate@sewaldhanfling.com>
Sent: Monday, May 15, 2023 3:29 PM
To: info@renewdenver.org
Subject: DURA - 9th Ave Community Information Notification

Hello DURA,

Could you please forward this info to the following:

DURA 9th Avenue Tax Increment Finance District
DURA 9th Ave and Colorado Blvd Tax Increment Finance
District

I'm helping with the community engagement portion of the VA Hospital redevelopment. As part of the city's process, we are required to notify members of the community including the above entities with the following info:

You are invited to a Community Information Meeting regarding redevelopment of property located at 1055 Clermont Street, location of the former Veterans Administration Hospital. During the meeting, we will present our development plan and answer questions about the project. This meeting is required by the City & County of Denver as part of the Large Development Review process. For questions or to request sign language interpretation, CART and foreign language interpretation, please contact us.

The meeting will be held at:

*Christ Church United Methodist 690 Colorado Blvd, Denver
June, 6-7 p.m.*

Applicant: Oz Architecture Email: cstarr@ozarch.com 303-695-7735

Thank you!

Tate Carpenter
Local Affairs Associate
Sewald Hanfling Public Affairs
M: 406-579-5778

EXHIBIT G

Barton, Karl

From: Tate Carpenter <Tate@sewaldhanfling.com>
Sent: Tuesday, October 3, 2023 10:16 AM
To: Aviles, Nicole - CC Marketing and Communications Staff
Subject: Meeting Request: VA Site

Hi Nicole,

Could you send over a few in-person 30 min. options for this meeting?

What: The VA Site (1055 Clermont Street) has passed the Large Development Review and is making its way through the legislative process. The site is located in CW Sawyer's district.

Who: Tate/Josh from Sewald Hanfling and the VA Development Team

When: Next 2-4 weeks

Where: in-person preferred

Thanks!

Tate Carpenter
Local Affairs Associate
Sewald Hanfling Public Affairs
M: 406-579-5778

EXHIBIT G

Barton, Karl

From: Tate Carpenter <Tate@sewaldhanfling.com>
Sent: Thursday, May 4, 2023 1:23 PM
To: chazeah@gmail.com
Subject: Proposed Community Meeting - 1055 Clermont Street (former VA Hospital)

Hi Charles,

My name is Tate and I'm helping with the community outreach portion of 1055 Clermont Street – former VA Hospital redevelopment. The proposed development meets the city's threshold for a "large development review," which requires the developer (GME I, LLC and Oz Architecture) to hold a community information meeting where the public can learn about the project and the city's standards and procedures for evaluating the proposal. We are planning to host a community meeting on June 8, 6-7 pm at Christ Church United Methodist (690 Colorado Blvd, Denver), and part of that planning process involves making sure that Bellevue-Hale Neighborhood Association are invited and can attend. I've checked with Councilwoman Sawyer's office, and they didn't anticipate any conflicts with your RNO but just wanted to double check.

Thank you!

Tate Carpenter
Local Affairs Associate
Sewald Hanfling Public Affairs
M: 406-579-5778

EXHIBIT G

Barton, Karl

From: Ben Gearhart <gearhartmarion@gmail.com>
Sent: Tuesday, January 2, 2024 10:25 AM
To: Charles Moore; Josh Hanfling; Sam Edelson; Tate Carpenter
Subject: Re: Community Letter
Attachments: Screenshot 2024-01-02 at 10.22.29 AM.png.png; Screenshot 2024-01-02 at 10.22.58 AM.png.png

Please see attached on other text correspondence as well.

Thank you, Ben Gearhart Owning Broker Licensed, bonded, & insured--LMB100028119 NMLS: 379387 O 303.309.0060 M 303.910.7015 F 720.324.5069 Click to View Ben Gearhart's Profile www.capworksmortgage.com Please click this link for my online loan application This transmission is intended only for the use of the addressee and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by telephone, and return the original message to us at the above e-mail address, deleting all copies from your e-mail system. This electronic communicatio

On Tue, Jan 2, 2024 at 10:21 AM Ben Gearhart <gearhartmarion@gmail.com> wrote:

Please see below. Also, we have been corresponding via text as well with Dan. I will send you a screenshot of that also. As you know, the electric fence was a fools errand and our security efforts tend to be as well right now we are in search of a new security company as the other security company exited stage left last week, because there was a death in the leadership of the company. We have three security companies we have discussed and hope to have something inked by the end of today. Also, we have a message into our fence company to come up with other solutions as well as we are coordinating with the security to the north, as the VA has outsourced their security as well.

As we come up on the horizon of paying over \$1 million in property taxes this quarter, I would love to come up with some solutions to get a little bit more allocation of resources, considering we are a partner with the city.

Thank you, Ben Gearhart Owning Broker Licensed, bonded, & insured--LMB100028119 NMLS: 379387 O 303.309.0060 M 303.910.7015 F 720.324.5069 Click to View Ben Gearhart's Profile www.capworksmortgage.com Please click this link for my online loan application This transmission is intended only for the use of the addressee and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, or responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by telephone, and return the original message to us at the above e-mail address, deleting all copies from your e-mail system. This electronic communicatio

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----- Forwarded message -----

From: **Dan Wall** <dwalliii@gmail.com>

Date: Thu, Dec 28, 2023 at 9:32 AM

Subject: Re: Community Letter

To: Ben Gearhart <gearhartmarion@gmail.com>

Thanks Ben for the update. We're working on the meeting date & will let you know when it's scheduled so that you have time to fit it into your schedule.

Dan W

On Thu, Dec 28, 2023, 08:19 Ben Gearhart <gearhartmarion@gmail.com> wrote:

Dan,

We have reached out to our fence company to see if there's any other solutions in the ways to resecure. Also, we're looking at changing our security company ASAP and any referrals that you may have would be greatly appreciated. Also, I am more than happy to join a community meeting and discuss all of the dynamics and timelines so that we can get this to a safe place. Thanks for passing along this information.

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On Wed, Dec 27, 2023 at 4:36 PM <dwalliii@gmail.com> wrote:

Hi Ben,

I hope you had a pleasant holiday season with your family and friends. Well, it's not over yet as we have to watch the ball drop.

I need to bring you up to date on my efforts to plumb the depths of our residents concerning the Old Vet project next door. I've talked to 20 or so people thus far and as in most of life there's good news and bad news. The good news is that all of us would dearly like to see the reconstruction come to fruition as soon as possible. The bad news is that there is a virtually unanimous consensus that everybody here is just plain scared, uncomfortable, and many are talking of moving. The wake-up call was an armed robbery in October at our first floor garage of a couple getting out of their car. They were robbed at gunpoint. Thankfully nobody was hurt.

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None of us know where the bad guys came from, but a likely suspect is the Old Vet where it's obvious to all of us that the building is a Hilton for the homeless. Your efforts to deter these unfortunate human beings who don't have a place to lay their heads at night, have not been effective. Since I am on the SE corner on the 9th floor of our building I have a perfect bird's eye view of the situation. The two large gates in the fence near the parking garage are almost always open. I went down there several days ago and wired them shut. A day later they were open. There are huge holes cut into the fence just south of the two gates I mentioned and I personally saw one of the hotel residents using it for egress. Two days ago when I was working out in our south-facing gym I saw two individuals exit the Vet, one of them was pulling a two wheeled dolly with something very heavy on it. They turned south on Ash and a few minutes later a Subaru stopped to pick them up. It took two people to lift the covered load off the dolly. Recently we had a snow fall and the tracks through the snow are revealing. It's like seeing critter tracks in the forest when you snowshoe. Except these tracks were from two-legged critters. And there where wheel tracks in the snow as well. I am sending pictures separately by text as that's easier for me to do.

We hope to have a apartment-wide meeting soon to which you will be invited. I really hope you can attend, because people need to see and hear your thoughts and most of all they need to see an improvement in the security situation at the old hospital.

I know you've spent a lot of money trying to stop people from using the property as their homes, but it hasn't worked and frankly, the residents here are losing patience. It's a monster project and highly complicated and we understand that, but we hope we can work together to help one another achieve our mutual goals.

Thanks for your attention and concern.

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Thanks for your attention and concern.

Dan Wall

EXHIBIT G

Barton, Karl

From: Tate Carpenter <Tate@sewaldhanfling.com>
Sent: Thursday, May 4, 2023 3:38 PM
To: LaMone Noles
Subject: Re: Proposed Community Meeting - 1055 Clermont (former VA Hospital)

Great - thank you!

Tate Carpenter

Local Affairs Associate
Sewald Hanfling Public Affairs
M: 406-579-5778

From: LaMone Noles <monee41145@gmail.com>
Date: Thursday, May 4, 2023 at 3:18 PM
To: Tate Carpenter <Tate@sewaldhanfling.com>
Subject: Re: Proposed Community Meeting - 1055 Clermont (former VA Hospital)

Good afternoon Tate,

I plan to attend. Thank you for the invitation.

LaMone Noles
President, East Denver Residents Council
phone: 720-988-4433
Email: lamone4denver8@gmail.com

On Thu, May 4, 2023, 1:20 PM Tate Carpenter <Tate@sewaldhanfling.com> wrote:

Hi there,

I'm helping with the community outreach portion of 1055 Clermont Street – former VA Hospital redevelopment. The proposed development meets the city's threshold for a "large development review," which requires the developer (GME I, LLC and Oz Architecture) to hold a community information meeting where the public can learn about the project and the city's standards and procedures for evaluating the proposal. We are planning to host a community meeting on **June 8, 6-7 pm at Christ Church United Methodist** (690 Colorado Blvd, Denver), and part of that planning process involves making sure that adjacent RNOs are invited and can attend.

Thank you!

Tate Carpenter

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Local Affairs Associate

Sewald Hanfling Public Affairs

M: 406-579-5778

EXHIBIT G

Barton, Karl

From: Tate Carpenter <Tate@sewaldhanfling.com>
Sent: Thursday, January 4, 2024 2:29 PM
To: president@bellevuehale.org; jmsmayfair@gmail.com;
president@congressparkneighbors.org; info@denverhilltop.com;
debbietaylorrealtor@gmail.com; sjj7149@gmail.com
Subject: Re: VA Hospital Redevelopment Update + Next Steps

Hi RNOs,

Just bumping this request up to the top of your email thread post holidays. Please let me know if you have any questions.

We would greatly appreciate your support.

Tate Carpenter

Local Affairs Associate
Sewald Hanfling Public Affairs
M: 406-579-5778

From: Tate Carpenter <Tate@sewaldhanfling.com>
Date: Friday, December 22, 2023 at 9:28 AM
To: president@bellevuehale.org <president@bellevuehale.org>, jmsmayfair@gmail.com <jmsmayfair@gmail.com>, president@congressparkneighbors.org <president@congressparkneighbors.org>, info@denverhilltop.com <info@denverhilltop.com>, debbietaylorrealtor@gmail.com <debbietaylorrealtor@gmail.com>, sjj7149@gmail.com <sjj7149@gmail.com>
Subject: VA Hospital Redevelopment Update + Next Steps

Hi RNO leaders,

Before you check out for the holidays, on behalf of the development team, we wanted to provide you with a significant update on the redevelopment progress at the former **VA Hospital site located at 1055 Clermont Street**. You may recall, we last communicated with you regarding the community information meeting held on June 8, 2023. The community meeting was well attended at Christ Church United Methodist. Neighbors shared their enthusiasm for plans of the vacant VA building that will be preserved but repurposed, and had their questions answered. Since then, we are pleased to inform you that the development team has successfully passed the city's Large Development Review process, a crucial milestone in legislative process.

The next step in the process is the **rezoning of the site to C-MX-12**. Currently the property is zoned for a hospital campus. The proposed new zoning would allow for general mixed-use purposes including residential, retail, and office. This zoning designation aligns with the East Area Plan for the area and supports the overall goals of the community. The development team plans to file for the rezoning in Q1 of 2024. For those interested in viewing proposed renderings, visit: <https://www.gmdevco.com/projects-1/1055-clermont-st>.

In order to move ahead with the next phase of our project, we are in the process of preparing our rezoning request to the Denver Planning Board. This rezoning request will outline the details of our development plan, its benefits for the community, and the measures we have taken to ensure that the project aligns with the values and interests of the

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neighborhood. **We kindly request your formal support for our project by providing a letter of support.** The RNO's position is a critical component in the rezoning process, showcasing the backing of the local community. We believe that this collaboration will not only enhance the credibility of our proposal but also reinforce the positive impact our development will have on the neighborhood. I would be happy to provide a template letter of support – just let me know!

We understand the importance of keeping the community well-informed, and we remain committed to transparency throughout this process. If you have any questions or if there are specific details you would like to discuss further, please feel free to reach out. We would also be happy to present at your RNO meeting, meet one-on-one or answer any questions you or your neighbors have.

I'll circle back with each of you after the holidays. Thank you for considering our request, and we look forward to the possibility of working together to bring positive changes to the community!

Tate Carpenter

Local Affairs Associate

Sewald Hanfling Public Affairs

M: 406-579-5778

EXHIBIT G

Barton, Karl

From: Tate Carpenter <Tate@sewaldhanfling.com>
Sent: Wednesday, May 31, 2023 2:05 PM
To: DenverCouncil5@denvergov.org; amanda.sawyer@denvergov.org
Cc: bstone@ozarch.com; edelson@force7mgmt.com; rpetersen@ozarch.com; cstarr@ozarch.com; dmiller@ozarch.com; ben@modusrealestate.com; charles@modusrealestate.com; randall.phelps@kimley-horn.com; karl.barton@kimley-horn.com; Josh Hanfling; Fry, Logan M. - CC YA2246 City Council Aide Senior; Brigner, Owen - CC YA2245 City Council Aide
Subject: VA Hospital Community Meeting Next Week

Hi Councilwoman Sawyer,

We are about a week away from the VA Hospital Redevelopment Community Meeting (Thursday, June 8, 6-7 pm at Christ Church United Methodist) and I wanted to touch base with you and your office. We are looking forward to presenting this exciting development to the community!

1. Would you and/or one of your council aides like a few minutes to speak/welcome folks before we start the formal meeting?
2. The team (cc'd) includes GM Development, OZ Architecture, Kimley-Horn and Modus Real Estate. We would like to offer a briefing with you to discuss updates to the development. The meeting would provide us the chance to:
 - a. Share renderings and visualizations of the project
 - b. Discuss project goals, and how it aligns with community needs
 - c. Address any concerns or questions you may have and gather your valuable feedback

We understand your busy schedule and are flexible on the time and location of the meeting. Alternatively, if you have any specific requirements for the presentation or would like additional information prior to the meeting, please let us know.

Thank you!

Tate Carpenter

Local Affairs Associate
Sewald Hanfling Public Affairs
M: 406-579-5778

EXHIBIT G

Barton, Karl

From: Tate Carpenter <Tate@sewaldhanfling.com>
Sent: Friday, December 22, 2023 9:28 AM
To: president@bellevuehale.org; jmsmayfair@gmail.com;
president@congressparkneighbors.org; info@denverhilltop.com;
debbietaylorrealtor@gmail.com; sjj7149@gmail.com
Subject: VA Hospital Redevelopment Update + Next Steps

Hi RNO leaders,

Before you check out for the holidays, on behalf of the development team, we wanted to provide you with a significant update on the redevelopment progress at the former VA Hospital site located at 1055 Clermont Street. You may recall, we last communicated with you regarding the community information meeting held on June 8, 2023. The community meeting was well attended at Christ Church United Methodist. Neighbors shared their enthusiasm for plans of the vacant VA building that will be preserved but repurposed, and had their questions answered. Since then, we are pleased to inform you that the development team has successfully passed the city's Large Development Review process, a crucial milestone in legislative process.

The next step in the process is the rezoning of the site to C-MX-12. Currently the property is zoned for a hospital campus. The proposed new zoning would allow for general mixed-use purposes including residential, retail, and office. This zoning designation aligns with the East Area Plan for the area and supports the overall goals of the community. The development team plans to file for the rezoning in Q1 of 2024. For those interested in viewing proposed renderings, visit: <https://www.gmdevco.com/projects-1/1055-clermont-st>.

In order to move ahead with the next phase of our project, we are in the process of preparing our rezoning request to the Denver Planning Board. This rezoning request will outline the details of our development plan, its benefits for the community, and the measures we have taken to ensure that the project aligns with the values and interests of the neighborhood. **We kindly request your formal support for our project by providing a letter of support.** The RNO's position is a critical component in the rezoning process, showcasing the backing of the local community. We believe that this collaboration will not only enhance the credibility of our proposal but also reinforce the positive impact our development will have on the neighborhood. I would be happy to provide a template letter of support – just let me know!

We understand the importance of keeping the community well-informed, and we remain committed to transparency throughout this process. If you have any questions or if there are specific details you would like to discuss further, please feel free to reach out. We would also be happy to present at your RNO meeting, meet one-on-one or answer any questions you or your neighbors have.

I'll circle back with each of you after the holidays. Thank you for considering our request, and we look forward to the possibility of working together to bring positive changes to the community!

Tate Carpenter
Local Affairs Associate
Sewald Hanfling Public Affairs
M: 406-579-5778

Subject: GM Development New VA Site Owner Contact Info
Date: Monday, October 3, 2022 at 7:15:01 PM Mountain Daylight Time
From: Savannah Mantele
To: Savannah Mantele
BCC: president@bellevuehale.org, jmsmayfair@gmail.com, p2mulligan@aol.com, chazeah@gmail.com, president@congressparkneighbors.org, info@denverhilltop.com, mhughes2923@gmail.com, Sawyer, Amanda - CC Member District 5 Denver City Council, Brigner, Owen - CC YA2245 City Council Aide
Attachments: GM Development pays \$41M for former VA hospital campus in east Denver - BusinessDen.pdf

Hello neighbors,

On behalf of the new owners of the former VA hospital campus, I am reaching out to provide their contact information should you have any questions on the recent sale of the property. The site, located at 1055 Clermont Street in the Hale neighborhood, was sold in a public bidding process to GM Development on Friday 9/23. Sam Edelson, Ben Gearhart, and Charles Moore are Denver-based partners that have experience in repurposing existing structures for new life in addition to ground-up development. Please see attached or at this [link](#) for an article with more information. With the closing, the team is just beginning the stakeholder and community engagement process including your organizations.

As we move forward with the planning process for any potential future use, we look forward to engaging with you as an important voice. In the interim, if you have questions or concerns please feel free to reach out to GM at info@gmdevco.com or myself and I will be happy to facilitate.

Thank you,

Savannah Mantele
Sewald Hanfling Public Affairs
Mobile: 303.304.0031

EXHIBIT H

	Key	Required notification list	Community Organization/RNO	Commercial Residential										
	Organization	Contact Info #1	Contact Info #2	Contact Info #3	Intro email	Postcard of CIM	Email invite to CIM	One-on-One Meeting	Email update on rezoning	Email update on rezoning follow-up			Last Status	Notes/Email communication details
	REQUIRED ON NOTIFICATION LIST FROM CITY													
REQUIRED ON NOTIFICATION LIST FROM CITY	Inter-Neighborhood Cooperation	president@denverinc.org	excomm@denverinc.org			5/15/2023	5/4/2023							5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting
	Bellevue-Hale	president@bellevuehale.org	chazeah@gmail.com		10/3/2022	5/15/2023	5/16/2023		#####	1/4/2024				10/3/22 Intro email to development team; 5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting; 12/22/23 update on rezoning process, ask for letter of support and offer to meet or present at RNO meeting; 1/4/24 follow-up to previous email
	Strong Denver	denvervoters@gmail.com				5/15/2023	5/4/2023							5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting
	DURA 9th Avenue Tax Increment Finance District	info@renewdenver.org				5/15/2023	5/4/2023							5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting
	DURA 9th Ave and Colorado Blvd Tax Increment Finance District No. 2 and No. 3	info@renewdenver.org				5/15/2023	5/4/2023							5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting
	DURA 9th Ave and Colorado Blvd Tax Increment Finance District	info@renewdenver.org				5/15/2023	5/4/2023							5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting
	NOT REQUIRED ON NOTIFICATION LIST FROM CITY													
NOT REQUIRED ON NOTIFICATION LIST FROM CITY	Mayfair Neighbors Inc.	jmsmayfair@gmail.com			10/3/2022		5/16/2023		#####	1/4/2024				10/3/22 Intro email to development team; 5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting; 12/22/23 update on rezoning process, ask for letter of support and offer to meet or present at RNO meeting; 1/4/24 follow-up to previous email
	Mayfair Park Neighborhood Association	p2mulligan@aol.com			10/3/2022		5/16/2023		#####	1/4/2024				10/3/22 Intro email to development team; 5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting; 12/22/23 update on rezoning process, ask for letter of support and offer to meet or present at RNO meeting; 1/4/24 follow-up to previous email
	Congress Park Neighbors	president@congressparkneighbors.org			10/3/2022		5/16/2023		#####	1/4/2024				10/3/22 Intro email to development team; 5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting; 12/22/23 update on rezoning process, ask for letter of support and offer to meet or present at RNO meeting; 1/4/24 follow-up to previous email
	Hilltop Neighborhood Association	info@denverhilltop.com	mhughes2923@gmail.com		10/3/2022		5/16/2023		#####	1/4/2024				10/3/22 Intro email to development team; 5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting; 12/22/23 update on rezoning process, ask for letter of support and offer to meet or present at RNO meeting; 1/4/24 follow-up to previous email
	East Denver Residents Council	lamone4denver8@gmail.com					5/4/2023		#####	1/4/2024				10/3/22 Intro email to development team; 5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting; 12/22/23 update on rezoning process, ask for letter of support and offer to meet or present at RNO meeting; 1/4/24 follow-up to previous email
	Residential Building													
	REQUIRED ON NOTIFICATION LIST FROM CITY													
REQUIRED ON NOTIFICATION LIST FROM CITY	1500 tenants and property owners	Address list provided by the city				5/15/2023							Post cards mailed	Sent postcards notifying of community information meeting with addresses provided by City of Denver
	NOT REQUIRED ON NOTIFICATION LIST FROM CITY													
NOT REQUIRED ON NOTIFICATION LIST FROM CITY	Overture 9th and Co	dwalliii@gmail.com							1/3/2024					Ongoing communication with residents: in process of setting up a resident meeting to discuss project and concerns
	City Council													
	REQUIRED ON NOTIFICATION LIST FROM CITY													
REQUIRED ON NOTIFICATION LIST FROM CITY														
	Amanda Sawyer	Amanda.Sawyer@denvergov.org	Logan.Fry@denvergov.org	Owen.Brigner@denvergov.org	10/3/2022	5/15/2023	5/4/2023	10/24/23; 1/4/2024						Ongoing engagement with Councilmember Sawyer's office via phone and email including addressing constituent emails sent to her office. 10/3/22 Intro email to development team; 5/15/23 postcard on Community Information meeting mailed; 5/4/23 email invitation to Community Information Meeting;

[illegible]