

**From:** [Deborah Ortega - Councilwoman At Large](#)  
**To:** [Hopson, Mar"quasa R. - CC Council Clerk](#)  
**Subject:** FW: [EXTERNAL] Bill 20-1159  
**Date:** Friday, December 11, 2020 10:11:30 AM

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For the public record.



**Susan Aldretti**  
**Council Aide**  
**Councilwoman At-Large Debbie Ortega**  
Denver City Council  
1437 Bannock Street, Room 492  
Denver, CO 80202  
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line  
[susan.aldretti@denvergov.org](mailto:susan.aldretti@denvergov.org)

**From:** Liliana Flores Amaro <lfloresamaro@gmail.com>  
**Sent:** Monday, December 07, 2020 2:25 PM  
**To:** Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>  
**Cc:** Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>; dencc - City Council <dencc@denvergov.org>; District 9 <District9@denvergov.org>  
**Subject:** [EXTERNAL] Bill 20-1159

Dear Councilpersons C de Baca, Kashman, Ortega, and Kniech and city staff:

My name is Liliana Flores Amaro and I am calling as a neighbor in the Swansea neighborhood and a member of the GES Development Committee and the GES Coalition. **I am in opposition of the 3225 DeNargo St. 16 story rezone proposed for December 14th hearing** because I believe it is an extreme change in height and use that merits critical look at equity and urban development in this area. I hope you take the time to read the incoming letters and information from the GES Coalition about this project that shows the data in GES around involuntary displacement pressures and huge changes in the area that is impacting the stability and health of people in my neighborhood. Our communities, and communities across the City will be watching this re-zone to see how Council will continue to depend on extractive land use to obtain development that pushes our most vulnerable families from this City.

We have been let down both by CPD and HOST as far as pushing this project through without proper analysis of the impact nor working/speaking to the community. The Development agreement gives the impression that we are getting some affordability or equity but that is absolutely not the case. The affordability they are providing is not relevant to the need in this area, and was not agreed to by the community. If we as the City just accept whatever the developer is giving without pushing back--we will

never gain equitable outcomes.

GES's history has been intertwined with the history of industry in this city. This is an industrial site that has provided jobs in the community for a long time. Our communities need these types of jobs that light industrial zoning provides. Replacing them with luxury housing does not provide the type of jobs that support the local economy.

You have an opportunity to be responsive to the city's residents, to the folks that are trying to get by, many whose hardships have been magnified due to the pandemic. Ask yourselves, how does a 16 story luxury building help those folks in and in the surrounding communities as the plans currently stand now?

**Liliana Flores Amaro**

[lfloresamaro@gmail.com](mailto:lfloresamaro@gmail.com)

720-585-1234

**From:** [Deborah Ortega - Councilwoman At Large](#)  
**To:** [Hopson, Mar"quasa R. - CC Council Clerk](#)  
**Subject:** FW: [EXTERNAL] bill 20-1159  
**Date:** Friday, December 11, 2020 10:11:49 AM

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For the public record.



**Susan Aldretti**  
**Council Aide**  
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**From:** Carol Briggs <carol.briggs@aol.com>  
**Sent:** Friday, December 04, 2020 2:52 PM  
**To:** Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>  
**Subject:** [EXTERNAL] bill 20-1159

Councilmember Ortega

My name is Carol Briggs. I live in the Swansea neighborhood in district 9. I am member of the GES Development Committee and GES Coalition, which are collaborating with other neighborhood organizations, concerning developments affecting our neighborhoods. The other organizations include; Globeville First, E-SNA and EGS&P.

I oppose the rezone for 3225 Denargo St and therefore, OPPOSE bill 20-1159. This is a rezone to allow a 16 story market rate development of 300 units scheduled for hearing December 14<sup>th</sup>. **Please make this e-mail part of the public record.**

My opposition shared by my neighbors in the groups I mentioned are:

- \* This is a continuation of the City's pattern of redlining which is erasing our low income communities.
- \*The CPD and HOST have let us down in this process. The project is being pushed through without meaningful analysis of its impact and without meaningful work or communication with the community. CPD and HOST may have acted in a way to report accomplishing the required analysis and community engagement, however those actions have been without substance or honest give and take negotiations. The city departments appear to work very hard to ensure the developers meet all their goals while the voice of the community is just a check mark on a list of requirements. At all the rezone hearings I have attended the city employees state that the development meets the Comprehensive 2040 plan or whatever comprehensive plan was in effect. In all those hearings the community had testified to provisions of the development plan that were in direct conflict with the City's comprehensive plan or blueprint. The city departments are not elected officials with the mandate to represent their districts and the city residents. It is your actions, and those of the entire City Council, that will determine if the community voice is heard, or if the City will continue to line the pockets of developers, and work very hard to approve their plans at the expense of the most impacted communities and with only minimal compliance to the City comprehensive plan.

- \* This development plan is not in alignment with the Comprehensive Plan 2040. A 16 story, 300 unit market rate development is not equitable, affordable or inclusive, it is not authentic to Five Points or the adjoining neighborhoods, it WILL destroy the economic diversity in the area and the consequent displacement of low income neighbors is a health risk.

- \* The 3225 Denargo area is industrial. Keeping the area industrial and focusing on finding development that provides good industrial jobs to a zip code badly affected the COVID19 economic impact, as well as

health impact, will meet the vision of the Comprehensive 2040 plan. Industrial development will provide a high quality of life for the surrounding neighborhoods, maintain the historic authenticity of the neighborhood, make the area more economically vibrant and add to the health and activity of the neighborhood residents.

I hope your voice and vote will be used to prioritize the communities lived experience of how this development will undermine the vision of the 2040 Comprehensive Plan. Your voice and vote WILL set a standard for how large re-zones are considered and whether the City serves the developers or the community.

Please take the time to read the incoming letters and information from the GES Coalition that addresses the displacement pressures and huge changes in the area that impact stability and health of our neighborhoods.

Carol Briggs  
4027 Fillmore St  
708 391 7451

**From:** [Deborah Ortega - Councilwoman At Large](#)  
**To:** [Hopson, Mar"quasa R. - CC Council Clerk](#)  
**Subject:** FW: [EXTERNAL] To be part of the public record: NO to bill 20-1159  
**Date:** Friday, December 11, 2020 10:11:11 AM

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For the public record.



**Susan Aldretti**  
**Council Aide**  
**Councilwoman At-Large Debbie Ortega**  
Denver City Council  
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**From:** Rocio Torres <rociotorres5280@gmail.com>

**Sent:** Monday, December 07, 2020 7:04 PM

**To:** Sandoval, Amanda P. - CC Member District 1 Denver City Council

<Amanda.Sandoval@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council <Christopher.Herndon@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver City Council <Deborah.Ortega@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>

**Cc:** Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>; dencc - City Council <dencc@denvergov.org>; District 1 Comments <DistrictOne@denvergov.org>; Montano, Dana D. - CC YA3153 Administrator II <Dana.Montano@denvergov.org>; Chavez, Benjamin J. - CC YA2245 City Council Aide <Benjamin.Chavez@denvergov.org>; Mejia, Melissa - CC YA2245 City Council Aide <Melissa.Mejia@denvergov.org>; Rocha Vasquez, Daisy - CC YA2245 City Council Aide <Daisy.RochaVasquez@denvergov.org>; Gile, Kathleen O. - CC YA2246 City Council Aide Senior <kathy.gile@denvergov.org>; Kline, Genevieve M. - CC Senior City Council Aide District 4 <Genevieve.Kline@denvergov.org>; Cohn, Taylor - CC YA2245 City Council Aide <Taylor.Cohn@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Fry, Logan M. - CC YA2245 City Council Aide <Logan.Fry@denvergov.org>; Visser, Sara - CC YC1500 Administrative Support Assistant III <Sara.Visser@denvergov.org>; Fahrberger, Brent J. - CC Senior City Council Aide District 6 <Brent.Fahrberger@denvergov.org>; Carpenter, Tate E. - CC City Council Aide District 7 <Tate.Carpenter@denvergov.org>; Thompson, Maggie M. - CC Senior City Council

Aide District 7 <Maggie.Thompson@denvergov.org>; Banuelos, Anita - CC City Council Aide District 7 <Anita.Banuelos@denvergov.org>; Schoultz, Amanda M. - CC Senior City Council Aide <Amanda.Schoultz@denvergov.org>; Guillen, Bonnie K. - CC City Council Aide <Bonnie.Guillen@denvergov.org>; Hartman, Leya - CC YA2245 City Council Aide <Leya.Hartman@denvergov.org>; District 9 <District9@denvergov.org>; Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>; Gidfar, Mansur M. - CC WW1111 Contingent Worker <Mansur.Gidfar@denvergov.org>; St. Peter, Teresa A. - CC Senior City Council Aide District 10 <Teresa.St.Peter@denvergov.org>; Zukowski, Liz S. - CC Senior City Council Aide District 10 <liz.Zukowski@denvergov.org>; City Council District 10 <District10@denvergov.org>; Sotelo, Melissa N. - CC YA2246 City Council Aide Senior <Melissa.Sotelo@denvergov.org>; Kyle, Polly A. - CC Senior City Council Aide At Large <Polly.Kyle@denvergov.org>; Lowell, Christopher - CC City Council Aide At Large <Christopher.Lowell@denvergov.org>; Aldretti, Susan K. - CC Senior City Council Aide At Large <Susan.Aldretti@denvergov.org>; Grunditz, Naomi R. - CC City Council Aide District 1 <Naomi.Grunditz@denvergov.org>

**Subject:** [EXTERNAL] To be part of the public record: NO to bill 20-1159

Estimado concejales de Denver,

Mi nombre es Angelina (Rocio) Torres , y llamo como vecino del vecindario Swansea y miembro del Comité de Desarrollo de GES y de la Coalición de GES. **Estoy en contra de la rezonificación de 16 pisos de 3225 DeNargo St.** propuesta para la audiencia del 14 de diciembre porque creo que es un cambio extremo en altura y uso que merece una mirada crítica sobre la equidad y el desarrollo urbano en esta área. Espero que se tomen el tiempo de leer las cartas entrantes y la información de la Coalición GES sobre este proyecto que muestra los datos en GES sobre presiones de desplazamiento involuntario y grandes cambios en el área que está impactando la estabilidad y la salud de las personas en mi vecindario. Nuestras comunidades y comunidades en toda la ciudad estarán observando esta re-zona para ver cómo el Concejo seguirá dependiendo del uso de la tierra para obtener un desarrollo que empuje a nuestras familias más vulnerables de esta ciudad.

Nuestra ciudad no puede continuar con los patrones de exclusión que actualmente están borrando las comunidades de color de bajos ingresos en esta ciudad. Le pedimos que piense en una pregunta: ¿pondría un desarrollo de 16 pisos con más de 300 unidades a precio de mercado justo al lado de su vecindario más vulnerable al desplazamiento?

Hemos sido decepcionados tanto por CPD como por HOST en cuanto a impulsar este proyecto sin un análisis adecuado del impacto ni trabajar / hablar con la comunidad. El acuerdo de desarrollo da la impresión de que estamos obteniendo cierta asequibilidad o equidad, pero ese no es el caso en absoluto. La asequibilidad que brindan no es relevante para la necesidad en esta área y no fue acordada por la comunidad. Si nosotros, como ciudad, simplemente aceptamos lo que el desarrollador está dando sin retroceder, nunca obtendremos resultados equitativos. Creemos que esta propuesta no está alineada con el plan Integral 2040 que contiene 9 metas y 23 estrategias en torno a la equidad y que este proyecto está sentando un precedente para continuar sin abordar los problemas de equidad, ¡mientras obtiene derechos de tierras para 16 pisos!

**Angelina Torres**  
**5151 1/2 Milwaukee St**  
**Denver Co**

**80216**  
**720-266-8259**

My name is Angelina Torres and I am calling as a neighbor in Swansea neighborhood and a member of the GES Development Committee and the GES Coalition. I am in **opposition of the 3225 DeNargo St. 16 story rezone proposed for December 14th hearing** because I believe it is an extreme change in height and use that merits critical look at equity and urban development in this area. I hope you take the time to read the incoming letters and information from the GES Coalition about this project that shows the data in GES around involuntary displacement pressures and huge changes in the area that is impacting the stability and health of people in my neighborhood. Our communities, and communities across the City will be watching this re-zone to see how Council will continue to depend on extractive land use to obtain development that pushes our most vulnerable families from this City.

Our city can't continue to continue the patterns of redlining that are currently erasing low income communities of color in this City. We would ask you to think about a question--would you put a 16 story development with over 300 market rate units right next to your most vulnerable to displacement neighborhood?

We have been let down both by CPD and HOST as far as pushing this project through without proper analysis of the impact nor working/speaking to the community. The Development agreement gives the impression that we are getting some affordability or equity but that is absolutely not the case. The affordability they are providing is not relevant to the need in this area, and was not agreed to by the community. If we as the City just accept whatever the developer is giving without pushing back--we will never gain equitable outcomes.

We feel this proposal is not in alignment with the Comprehensive 2040 plan that contains 9 goals and 23 strategies around equity and that this project is setting a precedent to continue to not address equity issues, while getting land entitlements for 16 stories!

My community is suffering! 77% of us in GES are essential workers and we are over impacted by the COVI19 pandemic. 89% of our neighbors are paying over 50% of their incomes in rent (severely rent burdened) now during this pandemic.

**Angelina Torres**  
**5151 1/2 Milwaukee St**  
**Denver Co**  
**80216**  
**720-266-8259**