



Fred Glick  
3848 York Street  
Denver  
CO 80205

Sent by email: fred@innoabrd.com

May 22, 2024

**Re: Historic Denver Feedback on York Street Yards Rezoning**

Dear Mr. Glick

Thank you for presenting the above proposals to the Historic Denver preservation and policy committee on May 8th. We understand that an agreement has been reached between you and SKB, the owner of the York Street Yards campus, to rezone the overall campus site from Former Chapter 59 to I-MX-5. This also creates the new PUD-G 35. We understand that this rezoning facilitates a land transfer between yourself and SKB, enabling you to construct affordable housing on a site to the north of York Street Yards.

Historic Denver applauds the creation of new affordable housing, which is much needed throughout the city. We would also like to take this opportunity to note disappointment that no preservation policy tool is planned for the existing historic buildings at York Street Yards. Tools such as individual landmark designation and historic districting do not freeze buildings in time but protect the characteristics that make them special whilst allowing flexibility to adapt to future situations, subject to city design guidelines.

Without the implementation of a preservation policy tool, Historic Denver believes that the height and uses that are permitted under I-MX-5 will increase the risk of future demolition of the buildings at York Street Yards. We discussed that, should the buildings become threatened in the future, there will still be an opportunity for community members or Historic Denver to submit an owner-opposed application for landmark designation. However, this reinforces the reactive stereotype of preservationists when there was an opportunity for us to work together proactively to safeguard the future of these unique structures.

We acknowledge that SKB has invested heavily in the campus and has been an excellent custodian of the historic buildings. However, this rezoning increases the risk to the buildings, particularly if circumstances or ownership change in the future.

Historic Denver does not oppose this rezoning but would urge you and SKB to proactively consider the implementation of a preservation policy tool, which would prevent a more adversarial and reactive situation arising in the future.

Best wishes,

John Deffenbaugh  
President and CEO, Historic Denver

**Historic Denver**  
1420 Ogden St. | 303.534.5288  
Suite 202 | 303.534.5296 fax  
Denver, CO 80218 | [www.historicdenver.org](http://www.historicdenver.org)

CC.

Melanie Short, Board Chair, Historic Denver  
Barb Pahl, Committee Chair, Historic Denver  
Jenn Cappeto, City and County of Denver  
CM Watson, Denver City Council Representative  
John Olivier, SKB

**Historic Denver**  
1420 Ogden St. | 303.534.5288  
Suite 202 | 303.534.5296 fax  
Denver, CO 80218 | [www.historicdenver.org](http://www.historicdenver.org)

April 9, 2024  
Clayton United Registered Neighborhood Organization  
Clayton Neighborhood, Denver, CO



**Chelsea Bennouna**  
Senior City Planner  
Community Planning and Development  
City and County of Denver  
**Chelsea.Bennouna@denvergov.org**

Re: York Street Yards Rezoning - 3821-3897 Steele Street and a portion of 3840 York St.  
**Case #2023I-00202**

Ms. Bennouna,

On April 9, 2024, the Clayton United RNO met for the quarterly meeting. In the course of our meeting, we discussed the rezoning of York Street Yards to IMX-5 to allow for Denver's first LGBTQ friendly, affordable senior housing. After discussing the implications of this building, our members voted 11 for, 0 against, 0 abstaining to result in supporting as a neighborhood organization the rezoning of the entire York Street Yards complex to allow for the proposed senior center. There were no concerns raised by the neighbors in response to this rezoning request.

Please reach out if there are any questions or issues.

Regards,

Jes Driscoll  
Secretary  
Clayton United RNO  
claytonneighborhooddenver@gmail.com



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William Browning  
President and CEO  
Clayton Early Learning

April 26, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms. Bennouna,

As a member of the Park Hill community, I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards as well as the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses. Additional housing capacity within this community is a vital and necessary step to improve the community.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site. A pedestrian-friendly approach for this zone district allows for a strong fit for the community. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one. Here at Clayton, we know affordable housing is one of the key challenges facing our community today and this application will be significant in reducing that barrier.

Sincerely,

*William T Browning*

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Signature

William T Browning

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Name

3801 Martin Luther King Blvd

---

Denver CO 80205

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Address



May 6, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms. Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

The Gay, Lesbian, Bisexual and Transgender Community Center of Colorado is a 501(c)3 nonprofit organization doing business as The Center on Colfax. We are in talks with the developer for the affordable housing project proposed for 3897 Steele Street. As part of the project, The Center would provide supportive services for residents and other LGBTQ community members. The requested zoning change is needed to make sure that this important project can become a reality.

Sincerely,

Rex Fuller, CEO  
The Center on Colfax





July 30, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms. Bennouna,

On behalf of the Board of Directors of The Center on Colfax, we are writing to express our support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. We understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

The proposed project for this site would be LGBTQ-affirming, low-cost housing for senior citizens. The Center on Colfax is Denver's LGBTQ community center, serving the community for nearly 50 years. The mission of The Center is to engage, enrich, empower and advance the LGBTQ community of Colorado. If the zoning request is approved and the project moves forward, The Center would provide services at this new location. As a service provider for this new community, this project provides The Center the opportunity to expand its footprint by establishing the West of 50 Center for Creative Aging. The additional space provided by this project will allow The Center to further its reach into an underserved community and expand its services for the LGBTQ community that are in great demand.

One of The Center's most vibrant and active programs is West of 50, a program designed to serve older LGBTQ adults. West of 50 is a welcoming space where community members take engaging classes, try new activities, attend fun events, and find social support. West of 50 helps older adults find creative outlets as they age, creating meaningful engagement and helping members overcome social isolation. Like many people in Denver, older adults struggle with affordable housing. LGBTQ individuals often face additional hurdles to finding a safe and affordable place to call home. During a recent survey of Denver's LGBTQ community, housing was listed as one of the top concerns faced by the community. A 2018 survey by AARP indicates that LGBTQ community members face special fears when seeking housing, including fears that individuals may be refused access or face limited access to resources, or that they would be forced to hide their identity in order to secure housing.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits.

Thank you for your consideration,

*Amalia Sax-Bolder*

Amalia Sax-Bolder, Co-Chair

*Kyle Long*

Kyle Long, Co-Chair



Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

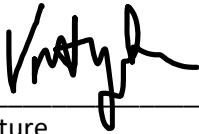
Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

I am the founder/executive director of New Cottage Arts, a music and art education nonprofit, and tenant at York Street Yards.

Sincerely,  
Victor Ngo-Smith



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Signature  
Victor Ngo-Smith

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Name  
3851 N. Steele Street, Unit 1488

---

Denver, CO 80205

---

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org


REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

  
\_\_\_\_\_  
Signature

4/21/24

Giselle Diaz Campagna -  
Executive Director at The  
GrowHaus

\_\_\_\_\_  
Name

\_\_\_\_\_  
\_3840 York St. Suite 210

\_\_\_\_\_  
\_\_Denver, CO 80205

\_\_\_\_\_  
Address

**Subject:** Rezoning application 2023i-00202  
**From:** Michael Henry <michael@lighthousewriters.org>  
**Date:** 8/3/2024, 10:48 AM  
**To:** Chelsea.Bennouna@denvergov.org  
**CC:** Fred Glick <fred@innoabrd.com>

August 3, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood, which is where Lighthouse also resides. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one. This is especially important to Lighthouse Writers Workshop, a non-profit literary center whose mission is to build community through creative writing and celebrate literature in all its forms.

Sincerely,

Michael Henry, MFA  
Executive Director  
Co-founder



Michael Henry, MFA | Executive Director  
(he, him, his)  
Lighthouse Writers Workshop  
3844 York Street, Denver, CO 80205  
303-297-1185 | [michael@lighthousewriters.org](mailto:michael@lighthousewriters.org)

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Rev. Duane Meissner

Name

\_\_\_\_\_  
Resurrection in the City Lutheran Church

\_\_\_\_\_  
3560 York St.

\_\_\_\_\_  
Denver, CO 80205

Address



# Mile High Ministries

913 N Wyandot Street  
Denver, CO 80204  
303.839.5198

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5.

Mile High Ministries built and operates affordable housing at Clara Brow Commons, across York Street to the west of York Street Yards. We are eager to see more affordable housing built in our neighborhood.

I understand this rezoning would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

Jeff Johnsen  
Executive Director  
Mobile: 720-275-0595

---

**From:** Steven Haden <steven.haden@envision-you.org>

**Sent:** Friday, August 2, 2024 7:53 AM

**To:** Chelsea.Bennouna@denvergov.org

**Cc:** Shannon Cox Baker <sbaker@pennrose.com>; Brad Barfield <brad.barfield@envision-you.org>; Rex Fuller <rfuller@lgbtqcolorado.org>

**Subject:** [External] Enthusiastic Support for Rezoning Application 2023i-00202

Chelsea Bennouna  
Senior City Planner  
Community Planning and Development  
City and County of Denver

Dear Ms. Bennouna,

I am writing to offer my enthusiastic support for the rezoning application 2023i-00202 concerning the York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand that this rezoning would permit building heights of up to five stories and allow a diverse range of uses, including residential developments.

This new zoning aligns well with the mixed-use character that the owners of York Street Yards have already cultivated on the site. The pedestrian-friendly intent and specific requirements of the I-MX-5 district make it an excellent fit for our neighborhood. The inclusion of affordable housing in the proposal is particularly commendable and will provide much-needed options for residents especially our LGBTQ+ community.

Thank you for your consideration.

Best regards,

*Steven*

Steven Haden, MSW, MBA

Founder || [Envision:You](#)

Founder & Chief Strategy Officer || [You:Flourish](#)

Pronouns: he/him/his\*

O (303) 214-2119 ext. 300

M (720) 930-1831

[LinkedIn Profile](#)

[Video Profile](#)

\*Sharing your pronouns and checking with others about what pronouns they use helps build welcoming spaces for transgender and gender diverse people.

Visit [Envision:You](#) now to discover how we are urgently addressing the critical mental health needs of LGBTQ+ individuals.

[Give Today](#)

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**Subject:** In support of Rezoning application 2023i-00202

**From:** David Miller <david.miller@bartoninstitute.org>

**Date:** 8/4/2024, 9:36 AM

**To:** "Chelsea.Bennouna@denvergov.org" <Chelsea.Bennouna@denvergov.org>

Dear Ms. Bennouna,

I am writing to express my strong support for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5.

The number one need in our city and our state right now is affordable housing. This zoning change will provide more affordable housing. It will also provide substantial public benefits and contribute to making the neighborhood more inclusive.

Thank you for your consideration.

Sincerely,

David Miller

**David Miller**

(he/him)

CEO

Barton Institute for Community Action

1114 W. 7th Avenue, Suite 215

Denver, CO 80204

(720)710-4031 | [david.miller@bartoninstitute.org](mailto:david.miller@bartoninstitute.org)

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# COLORADO HEALTH NETWORK

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INC.

August 2, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms. Bennouna:

I am writing to express Colorado Health Network's support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

Colorado Health Network is a statewide not for profit organization serving people affected by HIV and other health conditions. In addition to case management and supportive services, we provide housing assistance to clients and understand the need for additional housing for people of all ages, from all backgrounds.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Thank you for considering our letter of support. If you require any additional information or if there are further details we can provide, please feel free to contact me at [darrell.vigil@coloradohealthnetwork.org](mailto:darrell.vigil@coloradohealthnetwork.org)

Sincerely,



Darrell Vigil, MBA  
Chief Executive Officer  
Colorado Health Network, Inc.

July 30, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms. Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



Owen Ryan  
President & CEO  
Project Angel Heart



**Denver Office & Kitchen**

4950 Washington Street  
Denver, CO 80216  
303.830.0202

**Southern Colorado Office**

1625 West Uintah Street, Suite I  
Colorado Springs, CO 80904  
719.323.0084



Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
[Chelsea.Bennouna@denvergov.org](mailto:Chelsea.Bennouna@denvergov.org)

7/30/2024

re: Rezoning application 2023i-00202

Dear Ms. Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

Rudolph "Rudy" Gonzales  
President & CEO





Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org  
REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am reaching out to express my heartfelt backing of the above-referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and various uses, including residential uses.

The proposed zoning adjustment aligns with the diverse array of functions the proprietors of the York Street Yards have introduced to the location. Furthermore, the pedestrian-friendly nature and stipulations of this zoning classification make it a suitable match for the community. The inclusion of affordable housing in the proposal stands to yield significant public advantages, fostering inclusivity within our neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Robert 'Bob' Dorshimer".

Robert "Bob" Dorshimer MA.Ed CAS  
Chief Executive Officer  
Mile High Behavioral Healthcare

4242 Delaware St  
Denver CO 80216

**LIFECHANGING** Comprehensive, integrated care.

P.O. Box 919 | Aurora, Colorado 80040 | [MileHighBehavioralHealthcare.org](http://MileHighBehavioralHealthcare.org) | Executive offices (720)975-0155 | F (720)975-0157  
Behavioral health (303)825-8113 | F (303)825-8166 | Family Preservation Center (303)318-4242 | Housing (303)341-9160 | F (303)343-3907

**ADOLESCENT BEHAVIORAL HEALTH | ASPEN MIRACLE CENTER | COLFAX COMMUNITY NETWORK  
COMITIS CRISIS CENTER | THE DENVER ELEMENT | FAMILY PRESERVATION CENTER | MILE HIGH INTEGRATED CARE  
MIRACLES | TRANSCEND | TRANSGENDER CENTER OF THE ROCKIES**

**Subject:** York Street Yards Rezoning--Support

**From:** Heidi Aggeler <aggelerheidi@gmail.com>

**Date:** 7/17/2024, 10:43 PM

**To:** Amanda.Sandoval@denvergov.org, Jamie.Torres@denvergov.org, diana.romerocampbell@denvergov.org, flor.alvidrez@denvergov.org, shontel.lewis@denvergov.org, Chris.Hinds@denvergov.org, paul.kashmann@denvergov.org, Amanda.Sawyer@denvergov.org, kevin.flynn@denvergov.org, Serena.gonzales-gutierrez@denvergov.org, Sarah.Parady@denvergov.org, stacie.gilmore@denvergov.org  
**CC:** Chelsea.Bennouna@denvergov.org, Fred Glick <fred@innoabrd.com>

Dear Denver City Council Members,

I am writing to express strong support for the rezoning of the York Street Yards site to I-MX-5, to enable development of much-needed affordable housing, coupled with services for LGBTQ+ residents.

I write as a former member of Denver Planning Board, a current Denver resident and volunteer, a national expert in housing markets and affordable housing, and a consultant who specializes in housing equity.

I recently conducted focus groups with adults at The Center on Colfax, as part of fair housing research required by HUD. I heard from these residents that they feel more comfortable, and safer, living in Denver than surrounding jurisdictions--because Denver offers a more inclusive environment, free from discrimination. Their biggest challenge was finding affordable housing. The rezoning of this area to enable development of affordable housing for seniors would help fill a very large gap in affordable housing in Denver.

Seniors are a fast growing segment of the population--even in a "young" city like Denver--and they are increasingly facing challenges with housing costs. Seniors drive the growth in homelessness in many cities.

And--the York Street Yards area would benefit tremendously from more residential energy, which can most easily be achieved through increased density.

Please support this well-thought-out plan for new affordable housing. It is a wonderful concept that addresses many needs in the city--affordable housing for seniors, expanded support for LGBTQ+ residents, increased "foot traffic" to support the businesses in York Street Yards--and demonstrates Denver's ongoing commitment to inclusive and affordable housing.

Heidi Aggeler



April 22, 2024

Chelsea Bennouna  
Denver Zoning Administration  
201 West Colfax Avenue  
Suite 205  
Denver, Colorado 80202

**Re: York Street Yards Rezoning - Case Number 2023:00202**

Dear Ms. Bennouna,

I am writing this letter in support of the York Street Yards rezoning application which is seeking to change the rezoning of the York Street Yards property and the quad behind 3840 York Street to I-MX-5. This is an Industrial Mixed-Use district which generally allows heights to be up to five stories.

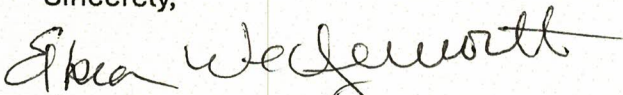
The rezoning of this property is critical to the future of neighborhood and the community at large because we have been working for years to implement additional affordable housing development and other infrastructure improvements. This project will continue to support the realization of the development of Colorado's first LGBTQt-affirming senior affordable housing project.

The larger parcel will enable a better affordable housing project which can serve both seniors and families, along with a service provider also being co-located on the site.

On behalf of the Clayton neighborhood residents, businesses, and other stakeholders, I trust the judgment and expertise of the Denver Zoning Administration, Denver Planning Board, and the Denver City Council in deciding the best outcome for the rezoning project.

Please vote **YES** on the York Street Yards rezoning request and invest in the future of our community. As a northeast Denver native, and as a Whittier neighbor, I support this rezoning application.

Sincerely,



Hon. Elbra Wedgeworth

April 25, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

*Michelle Jeske*

*Brad Jeske*

Michelle and Brad Jeske  
3446 Josephine St  
Denver, CO 80205

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



Signature

Sanford Justus Lacewell

Name

3621 Monroe St

Denver, CO 80205

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

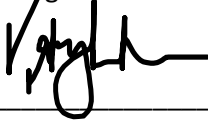
Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

I am a resident of the Clayton neighborhood where this rezoning is being applied.

Sincerely,  
Victor Ngo-Smith



---

Signature  
Victor Ngo-Smith

---

Name  
3420 N Jackson Street

---

Denver, CO 80205

---

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Frederick Sol', with a stylized, flowing script.

Frederick Sol

3520 Columbine St  
Denver, Colorado 80205

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

  
Signature

CHRIS PETERSON  
Name

3220 CLAYTON ST.  
DENVER, CO 80205  
Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



Signature

ABIGAIL CARROLL PETERSON

Name

3220 CLAYTON

80205

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



Signature

Alejandro H. Galaza

Name

3359 N Steele St.

Denver, 80205

Address

**From:** [Allan Babcock](#)  
**To:** [Rezoning - CPD](#)  
**Cc:** [City Council District 9](#)  
**Subject:** [EXTERNAL] York Street Yard Rezoning  
**Date:** Monday, April 29, 2024 3:11:09 PM

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Hello,

I am a resident of the Clayton Neighborhood, living at Bruce Randolph and York. I am writing in question to the York Street Yards 2023i-00202 Rezoning application. This is for the properties at 3821-3897 Steele Street and a portion of 3840 York St.

I recall the rezoning application for the original development that would be located to the east side of these properties. I am in support of the affordable housing being proposed, originally on the east side, now on the west side of the property. I have concerns that this process is bypassing the Large Development Review. The intent of that process is to prevent changes to properties of this scale from harming the neighborhood. A broad rezoning without limitations on what could and couldn't be built does not align with the city's rules on this. Particularly the question of the size of the property.

"Is the gross land area of the project more than five acres or three blocks? Or will it result in the creation of three or more blocks?" - From the dever large development review website.

I wasn't able to make it to the rezoning meetings hosted by the property owners, I was out of town. However, we did receive the postcard with the notice of the meeting, so I do feel they are working earnestly. I have a number of questions about this project that I would like to see CPD explore. Generally, I'm concerned with a large rezoning that provides no guidance on why it is needed or what would be accomplished with the re-zoned property.

- The rezoning application mentions the meetings that took place with CPD. What were the outcomes of those meetings?
- What type of neighborhood connectivity would the site provide to improve the connection to clayton? Right now the property is fully fenced off on the south side.
- These properties and buildings feel like unique structures in denver. Does some type of limitation, perhaps less than full historical preservation, help maintain the character?
- Would the East side of the property provide a sufficient connection to the transit connection that a re-development of the west side would have provided?
- Why does the whole property require rezoning if it is separate lots?

Thank you! I look forward to seeing the city work with the developer to ensure they meet the community's needs.

**From:** [Alex Nelson](#)  
**To:** [Bennouna, Chelsea - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] REF: Rezoning application 2023i-00202  
**Date:** Tuesday, April 23, 2024 4:49:38 PM

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[Report Suspicious](#)

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
[Chelsea.Bennouna@denvergov.org](mailto:Chelsea.Bennouna@denvergov.org)  
REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing as a Clayton resident, DPS teacher, union member and father to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

I live a few blocks from this site at 3423 Milwaukee St, Denver, CO 80205 and I believe this is exactly the kind of housing proposal that will improve the neighborhood and provide opportunity to others in Denver. This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and take another step forward toward the pedestrian-friendly intent and requirements of this zone district make it a good fit for myself and my family. We need more affordable housing in the Clayton Neighborhood so I request that you please move forward and recommend approval of this rezoning request.

Sincerely,

Alex Nelson  
3423 Milwaukee St  
Denver, CO 80205

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

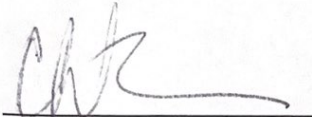
REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

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This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



Signature

Christy Estrada-Bryan

Name

3650 Elizabeth St

Denver, CO 80205

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

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Sincerely,

Ellery Love  
Signature

Ellery Love.  
Name

2604 E 37 Ave  
Denver CO 80205  
Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

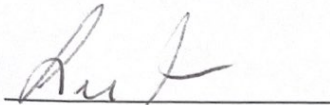
REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



Signature

LEE GOLDMAN

Name

2604 E 37<sup>TH</sup> AVE

DENVER CO 80205

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

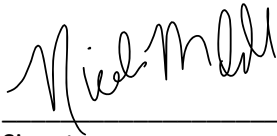
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This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

**As a local resident and home owner in the Clayton neighborhood, and as a business and commercial building owner in the nearby Cole neighborhood, I could not speak more highly of this plan and the people behind it.**

Sincerely,



Signature

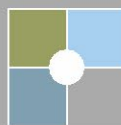
Nicole McCall

Name

3638 Elizabeth Street

Denver, CO 80205

Address



contract  
furnishings

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
[Chelsea.Bennouna@denvergov.org](mailto:Chelsea.Bennouna@denvergov.org)

REF: Rezoning application 2023i-00202

Dear Ms. Bennouna,

As a local property and business owner, I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

I am particularly excited for the opportunity to create programs and access for our ageing LGBTQ Community. Nothing like this development exists in Colorado! Please help this dream for our LGBTQ community become a reality.

Sincerely,

*Christopher K. M. Leach*

Christopher K. M. Leach  
CEO, Contract Furnishings, Inc.  
Honorary Board Member, The Center on Colfax

3115 E 40<sup>th</sup> Ave.  
Denver CO 80205  
[leachc@contractdenver.com](mailto:leachc@contractdenver.com)  
cell: 303-204-1591

from one office to one thousand chairs.

[www.contractdenver.com](http://www.contractdenver.com)

**From:** [Jason Hornyak](#)  
**To:** [Bennouna, Chelsea - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning application 2023i-00202 - support  
**Date:** Monday, April 22, 2024 10:21:21 AM

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REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

My name is Jason Hornyak, I live in the Montclair neighborhood and rent an office space adjacent to York Street Yards. I am also a former RNO President (Chaffee Park), where I spearheaded the city's first ever community-led full-neighborhood zoning change to legalize ADUs. I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

It is commonly agreed upon that we are living through an historic housing shortage, not just in Denver, but nationwide. In order to solve this problem, we, as a society, must pull every lever we can in order to provide new housing options, especially to those who need them most. The denial of a 100% Affordable housing complex that will serve an historically marginalized community would go against the city's stated values.

I understand the city's concerns about the potential loss of the economically productive industrial space, but forcing their hand with more complex zoning parameters will create more harm than benefit in downstream effects. If the worst thing that happens (which appears extremely unlikely anytime soon based on the profitability of YSY in its current form) is that hundreds of new homes are built for people in a former industrial area, then I would still consider that a massive win for the city and its future generations. It wasn't that long ago that a municipal ballot initiative to "save open space" won with the campaign message that the people would rather see housing built on former industrial sites than empty lots. If the city is working to preserve the industrial lots, and the voters are working to preserve the empty lots, then we will continue to doom our city with self-inflicted housing scarcity.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

Jason Hornyak  
736 Niagara St Denver, 80220

**Subject:** REF: Rezoning application 2023i-00202  
**From:** Jason Hornyak <jasonthornyak@gmail.com>  
**Date:** 7/12/2024, 10:41 AM  
**To:** Chelsea.Bennouna@denvergov.org  
**BCC:** fred@innoabrd.com

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5.

I work in an office adjacent to the quad at 3840 N York and patronize many of the businesses at YSY regularly. I know first-hand the importance of this growing district of the city and believe that bringing it into a mixed use zone would allow other more people to benefit from it as well.

It wasn't that long ago that this whole property was effectively inactive from a public perspective. Just 5 years ago, it was closed-off warehouses or private work areas (with the occasional late-night semi-legal party that I may have attended, which I'm mentioning to prove my intimate knowledge of the space), but now YSY has proven their intent to make this property into a vibrant social and economic hub for the area with public facing businesses. The mixed use zone district would benefit this by helping to pedestrianize an area that is ready to open itself up to people in a way that a pure industrial zone cannot.

I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses. Housing is good, and housing near productive economic and commercial areas is even better, especially if that housing is affordable and targeted toward historically marginalized communities.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

I realize that the main issue here gets down in the weeds of our zoning code. If CPD doesn't like their own zone districts, then I think it should be up to CPD to make the necessary adjustments rather than put the onus on properties. If we want to bring parcels out of Ch59 and into the modern code, then why are we making it so hard to do?

Sincerely,

Jason Hornyak  
736 Niagara St  
Denver, CO

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

Maya Blasingame  
Signature

Maya Blasingame  
Name

2525 Wewatta Way Apt 102  
Denver 80216  
Address

**From:** [Charlotte Conway](#)  
**To:** [Bennouna, Chelsea - CPD CE0429 City Planner Senior](#); [fred@innoabrd.com](mailto:fred@innoabrd.com)  
**Subject:** [EXTERNAL] REF: Rezoning application 20231-00202  
**Date:** Wednesday, May 1, 2024 2:22:09 PM

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[Report Suspicious](#)

REF: Rezoning application 2023i-00202

Dear Ms Bennouna and Mr. Fred Glick

I am a resident of Denver, Colorado and I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

Charlotte Conway  
2720 Stout St. Denver, CO 80205

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

**REF: Rezoning application 2023i-00202**

Dear Ms. Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses. This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The outdated Chapter 59 zoning is cumbersome to modern development patterns and antithetical to the city's goals to prioritize active transportation and attainable housing, over private vehicle parking.

The proposed affordable housing enabled by the rezoning will provide substantial public benefits and contribute to making Denver more affordable and inclusive.

Sincerely,

A handwritten signature in black ink that reads "Elyse Appelgate". The script is cursive and fluid.

Elyse Appelgate, MURP

936 Lipan Street  
Denver CO 80204

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

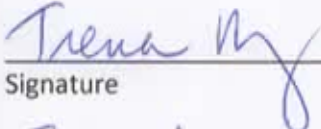
REF: Rezoning application 2023i-00202

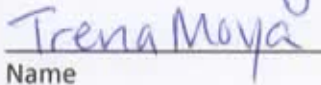
Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

  
Signature

  
Name

  
Address

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

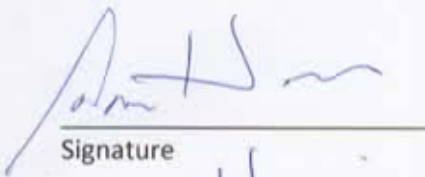
REF: Rezoning application 2023I-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



Signature

Don Harris

Name

3516 N Gaylord St

Denver, CO 80205

Address

April 25, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my personal support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the City's climate goals, and for more walkable, rollable neighborhoods.

The proposed affordable housing will provide substantial public benefits and contribute to helping make Denver a more livable city.

Sincerely,

Gerald Horner

2523 California Street  
Denver, CO 80205

**From:** [David Pardo](#)  
**To:** [Bennouna, Chelsea - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning application 2023i-00202  
**Date:** Monday, July 8, 2024 1:46:54 PM

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Dear Ms Bennouna,

I am writing to let you know that I very much support the rezoning application for York Street Yards and the quad at 3840 N York Street to I-MX-5, as someone who lives nearby. This would allow building heights of five stories across the site and various uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site. The pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

David Pardo  
3463 Walnut St, Denver, CO 80205

**Subject:** Rezoning Application 2023i-00202

**From:** DEAN PRINA <deanprina@comcast.net>

**Date:** 7/27/2024, 6:25 PM

**To:** "Chelsea.Bennouna@denvergov.org" <Chelsea.Bennouna@denvergov.org>

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning Application 2023i-00202

Dear Ms. Bennouna,

I am a 45-year resident of Denver, and I served the community as a general pediatrician in private practice. I have always had a deep interest in our city, and today I am writing to express my strong support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N. York Street to 1-MX-5. I understand that the rezoning would allow building heights of five stories across the site and a wide variety of other uses, including residential uses. One of the residential uses would allow the creation of Colorado's first LGBTQ+ senior affordable housing.

As you know, this is a burgeoning neighborhood with much room for wonderful development. This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

I encourage you to support this rezoning and bring about these important neighborhood changes.

Respectfully,

Dean M. Prina, M.D.  
2229 Tamarac Street  
Denver, CO 80238  
303-324-6315

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

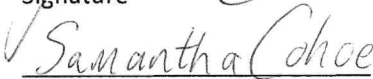
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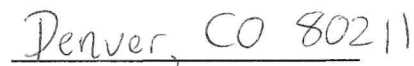
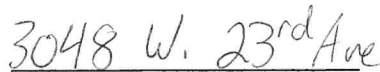
Sincerely,



Signature



Name



Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org


REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shea Shelby', written over a horizontal line.

Signature

Shea Shelby

Name

2422 Tremont Pl.

Apt. 304 Denver, CO 80205

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,



---

Signature

Brad Clark

---

Name

2533 N. Emerson St.

---

Denver, CO 80205

---

Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org


REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

  
Signature

Caleb Cohoe  
Name

3048 W 23rd Ave  
Denver, CO 80211  
Address

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

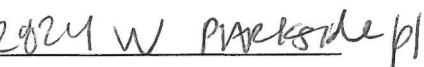

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

  
Signature

  
Name

  
  
Address

Brian Kotch  
2728 N York St  
Denver, Colorado 80205  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

am in favor of the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This rezoning would allow for five-story structures and a broad range of uses, including residential. It aligns with the existing mix of uses and promotes pedestrian-friendly development. The affordable housing proposed will offer valuable benefits and contribute to neighborhood inclusivity.

Sincerely,

A handwritten signature in blue ink, appearing to be 'BK', is written over a horizontal line. The signature is stylized and extends to the right.

Brian Kotch  
2728 N York St  
Denver, Colorado 80205  
United States

Dani Hall  
9856 Lane St.  
Thornton, Colorado 80260  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I wish to support the rezoning of York Street Yards and 3840 N York Street to I-MX-5. The rezoning would facilitate five-story buildings and a mix of uses, including residential. It fits well with the current site usage and encourages a pedestrian-friendly atmosphere. The proposed affordable housing will offer significant benefits and contribute to a more inclusive neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Dani Hall", is written over a horizontal line.

Dani Hall  
9856 Lane St.  
Thornton, Colorado 80260  
United States

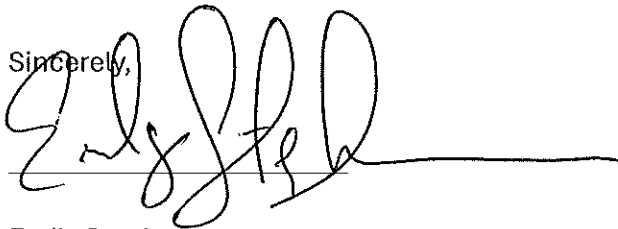
Emily Stephens  
8123 1st Ave  
Arvada, Colorado 80007

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I would like to express my support for the rezoning of York Street Yards and the area at 3840 N York Street to I-MX-5. The proposed zoning allows for five-story buildings and a broad range of uses, including residential. This zoning is well-suited to the existing mix of uses and promotes pedestrian-friendly development. The addition of affordable housing will provide valuable benefits to our community and foster inclusivity.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emily Stephens', followed by a long horizontal line extending to the right.

Emily Stephens  
8123 1st Ave  
Arvada, Colorado 80007

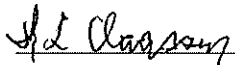
Frank Claassen  
22425 E Plymouth Cir  
Aurora, Colorado 80016  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing in favor of the rezoning proposal for York Street Yards and 3840 N York Street to I-MX-5. This change would permit five-story structures and a variety of uses, such as residential. This zoning reflects the current mix of uses and promotes a walkable environment. The planned affordable housing will offer significant benefits and contribute to a more inclusive neighborhood.

Sincerely,



---

Frank Claassen  
22425 E Plymouth Cir  
Aurora, Colorado 80016  
United States

Haven Daye  
3771 S Danube Cir  
Aurora, Colorado 80013  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I wish to support the rezoning of York Street Yards and 3840 N York Street to I-MX-5. The rezoning will enable five-story buildings and various uses, including residential. It is a good fit for the current use mix and the pedestrian-focused nature of the area. The inclusion of affordable housing will enhance public benefits and promote inclusivity in our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Haven Daye', written over a horizontal line.

Haven Daye  
3771 S Danube Cir  
Aurora, Colorado 80013  
United States

Kate Maestas  
9315 E Center Ave, Apt 10D  
Denver, Colorado 80247  
United States

Wednesday, August 7, 2024

REF: Rezoning application.2023i-00202

I am writing to support the rezoning application for York Street Yards and 3840 N York Street to I-MX-5. This change would facilitate five-story buildings and a range of uses, including residential options. It aligns with the current mix of uses and promotes a pedestrian-friendly atmosphere. The affordable housing proposed will offer substantial benefits and contribute to a more inclusive neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Kate Maestas". The signature is written in black ink and is positioned below the word "Sincerely,".

Kate Maestas  
9315 E Center Ave, Apt 10D  
Denver, Colorado 80247  
United States

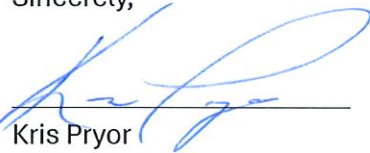
Kris Pryor  
2551 Larimer Street  
Denver, Colorado 80205  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing to express my support for the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This rezoning change will allow for five-story buildings and a diverse range of uses, including residential. This zoning fits with the existing mix of uses and supports a walkable neighborhood. The proposed affordable housing will offer significant benefits and help make our community more inclusive.

Sincerely,



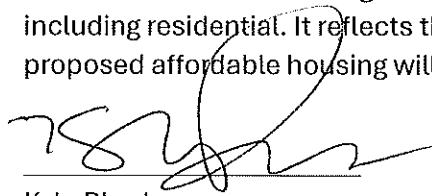
Kris Pryor  
2551 Larimer Street  
Denver, Colorado 80205  
United States

Kyle Rhodes  
1975 19Th St Apt #5043  
Denver, Colorado 80202  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing to show my support for the rezoning application for York Street Yards and 3840 N York Street to I-MX-5. This zoning change will facilitate five-story structures and a range of uses, including residential. It reflects the current use mix and supports a walkable environment. The proposed affordable housing will deliver significant benefits and enhance community inclusivity.

A handwritten signature in black ink, appearing to read 'KR', is written over a horizontal line.

Kyle Rhodes  
1975 19th St Apt #5043  
Denver, Colorado 80202  
United States

Lisa Altman  
1818 N Marion Street #905  
Denver, Colorado 80218  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am in favor of the rezoning application for York Street Yards and 3840 N York Street to I-MX-5. This change would permit five-story buildings and a variety of uses, including residential. It is consistent with the current site usage and promotes a walkable environment. The addition of affordable housing will offer valuable benefits and support an inclusive neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Altman", with a horizontal line underneath.

Lisa Altman  
1818 N Marion Street #905  
Denver, Colorado 80218  
United States

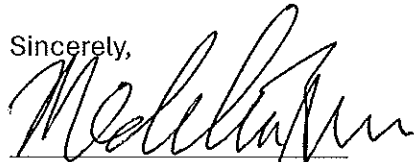
Madeleine Zeichner  
580 S Williams Street  
Denver, Colorado 80209  
United State

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I wish to express my support for the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This rezoning would allow for five-story structures and diverse uses, including residential. It reflects the existing use mix and supports pedestrian-friendly goals. The proposed affordable housing will deliver significant benefits and contribute to a more inclusive community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Madeleine Zeichner', written over a horizontal line.

Madeleine Zeichner  
580 S Williams Street  
Denver, Colorado 80209  
United State

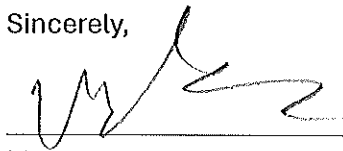
Mathew von Grabill  
1600 Lowell Blvd  
Denver, Colorado 80204  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing to express my support for the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This rezoning would enable the development of five-story buildings and a range of uses, including residential. It aligns with the existing mix of uses and promotes a walkable, neighborhood-friendly setting. Affordable housing will offer important benefits and help make the community more inclusive.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mathew von Grabill', written over a horizontal line.

Mathew von Grabill  
1600 Lowell Blvd  
Denver, Colorado 80204  
United States

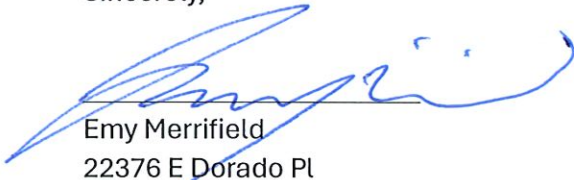
Emy Merrifield  
22376 E Dorado Pl  
Aurora, Colorado 80015-6506  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing to support the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This change will allow for five-story structures and various uses, including residential. It aligns with the current mix of uses and the pedestrian-friendly nature of the zone. Affordable housing will bring important public benefits and support neighborhood inclusivity.

Sincerely,



Emy Merrifield  
22376 E Dorado Pl  
Aurora, Colorado 80015-6506  
United States

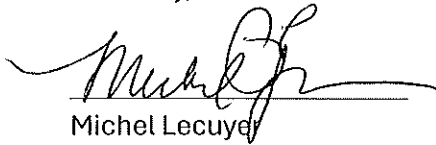
Michel Lecuyer  
1175 N Emerson Street  
Denver, Colorado 80218  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing to express my support for the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This rezoning will allow for five-story structures and a range of uses, including residential. This change aligns with the existing use mix and the pedestrian-friendly goals of the zone. The proposed affordable housing will provide substantial benefits and help make our community more inclusive.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michel Lecuyer', written over a horizontal line.

Michel Lecuyer  
1175 N Emerson Street  
Denver, Colorado 80218  
United States

Mitchell Hernandez  
3773 Walnut St. #401  
Denver, Colorado 80205  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am in favor of the rezoning proposal for York Street Yards and 3840 N York Street to I-MX-5. This change would allow for five-story structures and a diverse mix of uses, including residential. It is consistent with the current use patterns and supports a pedestrian-friendly environment. The inclusion of affordable housing will provide substantial benefits and contribute to a more inclusive neighborhood.

Sincerely,



---

Mitchell Hernandez  
3773 Walnut St. #401  
Denver, Colorado 80205  
United States

Mitchell Martini  
2101 Market St. Apt. 432  
Denver, Colorado 80205  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing to show my support for the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This zoning change will facilitate the construction of five-story buildings and accommodate various uses, including residential. It matches the existing use of the site and promotes a walkable, neighborhood-friendly atmosphere. Affordable housing will deliver valuable benefits and enhance inclusivity.

Sincerely,



Mitchell Martini  
2101 Market St. Apt. 432  
Denver, Colorado 80205  
United States

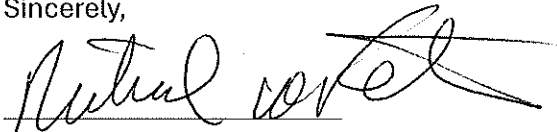
Richard vonFoerster  
1318 Lafayette St.  
Denver, Colorado 80218  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I wish to support the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This rezoning will enable five-story buildings and a variety of uses, including residential. It aligns with the current use mix and supports a pedestrian-friendly environment. The proposed affordable housing will provide important benefits and foster a more inclusive community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard vonFoerster', written over a horizontal line.

Richard vonFoerster  
1318 Lafayette St.  
Denver, Colorado 80218  
United States

Sam Kupernik  
10433 W 62nd Ave  
Arvada, Colorado 80004

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing to endorse the rezoning of York Street Yards and 3840 N York Street to I-MX-5. This rezoning will enable the construction of five-story buildings and support various uses, including residential. It aligns with the diverse uses present and supports a walkable, neighborhood-friendly environment. The proposed affordable housing will enhance community benefits and promote neighborhood inclusivity.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam Kupernik", is written over a horizontal line.

Sam Kupernik  
10433 W 62nd Ave  
Arvada, Colorado 80004

Tyler Johnson  
3299 BRIGHTBON BLVD  
Denver, Colorado 80216  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am writing to convey my support for the rezoning of York Street Yards and 3840 N York Street to I-MX-5. The rezoning would allow for five-story structures and a variety of uses, including residential. It matches the existing use of the site and supports a walkable neighborhood. Affordable housing will provide key benefits and contribute to a more inclusive community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Johnson', is written over a horizontal line.

Tyler Johnson  
3299 BRIGHTBON BLVD  
Denver, Colorado 80216  
United States

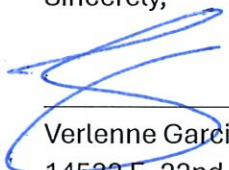
Verlenne Garcia  
14532 E. 22nd Pl  
Aurora, Colorado 80011  
United States

Wednesday, August 7, 2024

REF: Rezoning application 2023i-00202

I am in favor of the rezoning proposal for York Street Yards and 3840 N York Street to I-MX-5. This change would allow for five-story buildings and accommodate diverse uses, including residential. It is consistent with the current mix of uses and promotes pedestrian-friendly development. The addition of affordable housing will bring significant benefits and foster inclusivity in our neighborhood.

Sincerely,



---

Verlenne Garcia  
14532 E. 22nd Pl  
Aurora, Colorado 80011  
United States

Emilio Sena  
1925 Larimer St #308  
Denver CO 80202

Aug 8, 2024

I am writing to give my support for referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 W York Street to J-MX-5. I understand this will allow building heights of 5 stories across the site and a variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Thanks You  
Emilio Sena

To whom it may concern,

"I am writing to express my support for the rezoning application for the rezoning of York Street Yards and the quad at 3840 N. York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one."

Thank you,

*Jo Ann Zvares*

August 3, 2024

Rezoning Council  
City of Denver, CO

Dear Sir or Ma'am,

I am writing to strongly support THE REZONING of YORK STREET YARDS and THE QUAD, located at 3840 N. York Street, so that this land can be rezoned to the category: I-MX-5.

For years, I have participated in the West of Fifty Program (WOF) at The Center, i.e., the LGBTQAI+ Center of Denver. I therefore know very well the needs of our LGBTQ WOF participants who are in their 50s, 60s, 70s, 80s, and even 90s. Many of us are in need of affordable housing. And it is particularly important that this sector of Denver residents gets our needs met *via a community-centered* program. Given that one of the projected uses of the York Street Yards is to create residences for low-income LGBTQ Elders and a second is to have West-of-Fifty programming integrated into this space, two of the goals of this project can be met simultaneously.

Another significant aspect of the projected use of land/space of the York Street Yards is that it has a pedestrian-friendly intent. This is crucial for our Elders, many of whom are now living in spaces that do not have areas where they can regularly take *safe walks* and participate in *outdoors activities*. The rezoning – if granted – would definitely reflect a mix of uses that the owners of the York Street Yards have brought to the site.

All in all, the rezoning that would allow the York-Street-Yards Proposal to go into effect would not only benefit low-income LGBTQ Elders, but it would also benefit the City of Denver by enhancing and further integrating *Diversity, Equity, and Inclusion* into our city.

Thank you for your attention to these important issues.

*Kathleen Kelleher*

Kathleen Kelleher

(303) 623-3642

[kathleen\\_kelleher@comcast.net](mailto:kathleen_kelleher@comcast.net)

8.9.24

To Whom This May Concern:

I AM WRITING IN SUPPORT OF THE REZONING APPLICATION OF THE YORK STREET YARDS AND THE QUAD AT 3840 N. YORK STREET TO I-MX-5. THIS WOULD ALLOW THE BUILDING OF A MIX-USE BUILDING THAT MIGHT CONTAIN SHOPS, RESIDENCES AND OTHER PUBLIC USES. AFFORDABLE HOUSING WILL PROVIDE MANY BENEFITS FOR THIS PARTICULAR NEIGHBORHOOD, AND SHOULD THIS RE-ZONING OCCUR, I WOULD BE A FREQUENT VISITOR AND USER OF THE PLANNED CHANGES.

Thank you for your consideration.

Sincerely,

MARY SILK

1035 N. FRANKLIN ST.

#10F

DENVER CO 80218

Hello,

*I am writing to express my support for the rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.*

*This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one."*

Thank you,

Michael King

Hello,

I am writing to express my support for the rezoning application for the rezoning of York Street Yards and the quad at 3840 N. York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zoning district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one. I can't see this as anything but a Win-Win.

Miriam Swihart

Michael van Dalsem  
8515 Willows Place  
Parker, CO 80134  
[mlvd1953@q.com](mailto:mlvd1953@q.com)

August 13, 2024

Dear Persons,

I write in support of the rezoning application regarding the rezoning of York Street Yards and the quad at 3840 York Street to I-MX-5. It is my understanding that this rezoning would allow building heights of five stories across the site and a wide variety of uses, including residential use.

This zoning will reflect the mix of uses the owners of the York Street Yards have brought to the site, including the intent for the site to be pedestrian friendly. The various requirements of this rezoning make it a good fit for the neighborhood and the proposed affordable housing will provide substantial benefits to the general public. The proposed use afforded by the rezoning contributes to making this an inclusive neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Michael van Dalsem". The signature is fluid and cursive, with the first name "Michael" being the most prominent part.

Michael van Dalsem

Hello,

I am writing to support the rezoning application for York Street Yards and the quad at 3840 N York Street to I-MX05. I understand this would building height of five stories across the site and a wide variety of uses, including residential uses.

This is so important because this will allow low-income and homeless LGBT+ seniors to secure housing and live dignified lives.

I am 65 and am fortunate to have my own home because of my military service. But so many of my friends, who survived HIV, gay bashings, and the horrors that go along with just being LGBT+ in American society, either are homeless or are on the verge of being homeless.

I have one friend who worked hard his entire life, only to have made some not-so-poor financial decisions – and not he is homeless. Another friend must now work three jobs just to make ends meet, and as he ages, he truly questions how long he will be able to live. These are real-life stories that need to be addressed with (at the very least) stable housing here in Denver.

Please assist these deserving LGBT+ people who have served and continue to serve their community (everyone) who just need help being able to sleep at night.

Thank you. Please feel free to reach me anytime.

Prudencio S Gallegos  
955 Eudora, Unit 902E  
Denver CO 80220  
720-312-6789  
[samgallegos@comcast.net](mailto:samgallegos@comcast.net)

To Whom It May Concern:

I am writing this letter to call your attention to the urgent and desperate need for LGBTQ senior housing. I have lived in Colorado my whole life and have experienced many LGBTQ people, especially those over the age of 55, who do not have access to housing resources that are specific to the needs of the LGBTQ community. Some of my thoughts that can create barriers for the elder LGBTQ community are:

1. Many LGBTQ elder individuals lack substantial social security income or marriage benefits;
2. Many have struggled with addictions and at times experience homelessness;
3. Many LGBTQ elders have increased healthcare needs, because many did not seek early routine check-ups as required due to a limited number of gender-specific healthcare providers;
4. Many have struggled with social isolation, expulsion from jobs, organizations and family ostracism;
5. Elder LGBTQ can be frequently targeted for crime, especially hate crimes.

In closing, the need for safe, affordable housing has rapidly escalated within the LGBTQ elderly community. LGBTQ adults have non-available resources that would provide any hope. The value of human dignity is a fundamental principle of human rights. LGBTQ elders have unique needs that crisis response systems currently are not prepared to meet. Now is the time to take action. As stated by the famous Italian artist and sculptor, Michelangelo, "There is no greater harm than that of time wasted".

Sincerely,

Sandra Ewing

Steve Calcagno  
3001 FOX ST. 102  
Denver, CO 80202

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5.

I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one. Thank you for the support!

Steve Calcagno

Avis Blankenship  
2050 South Acoma Street  
Denver, Colorado 80223

7 August 2024

Jason Eaton-Lynch  
Director of Elder Services  
The Center on Colfax  
1301 East Colfax Avenue  
Denver, Colorado 80218

Dear Mr. Eaton-Lynch,

I am writing to express my support for the rezoning application for the rezoning of York Street Yards and the quad at 3840 North York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

I appreciate your consideration of this important matter.

Sincerely,

Avis Blankenship  
720.829.8132

Keith Romero  
295 East Speer Blvd, #318  
Denver, CO 80203  
Romero\_keith@yahoo.com  
(773) 899-8173

**Re:** Rezoning Application for York Street Yards

August 14, 2024

To Whom It May Concern:

My name is Keith Romero, and I'm a "West of 50" group member at the Center on Colfax. I'm writing to you to provide my avid support for a re-zoning of York Street Yards and the quad at 3840 North York Street to I-MX-5 to accommodate an income-restricted 50+ community. While our group will not be an owner, we will partner with the developers for programming. Affordable housing in Denver very difficult to find, and the need for affordable, income-restricted, for older adults is even more critical given our aging populations in the city and surrounding communities.

I do understand that this would allow building heights of five stories across the site to accommodate a mixed-use, residential, development. If our application is approved, the new zoning would not in any way compromise the quality of life in the neighborhood given the pedestrian-friendly concepts and intent of the developers/owners. I believe that it would serve to energize and enhance the community in various ways, while also addressing the lack of affordable housing for older adults, including safe and affordable options that are inclusive and welcoming to older members of the LGBTQ+ community.

Thank you in advance for your thoughtful consideration.

Warm Regards,

Keith Romero  
(773) 899-8173



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Suite 200  
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September 30, 2024

Chelsea Bennouna, Senior City Planner  
Community Planning and Development  
City and County of Denver  
[Chelsea.Bennouna@denvergov.org](mailto:Chelsea.Bennouna@denvergov.org)

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,

A handwritten signature in black ink, appearing to read "Santhosh".

Santhosh Ramdoss  
President & CEO, CIO  
Gary Ventures Inc.



October 9, 2024

**SENT VIA EMAIL**

Mayor Mike Johnston  
Councilor Amanda Sandoval  
Councilor Kevin Flynn  
Councilor Jamie Torres  
Councilor Diana Romero Campbell  
Councilor Amanda Sawyer  
Councilor Paul Kashmann  
Councilor Flor Alvidrez  
Councilor Shontel Lewis  
Councilor Darrell Watson  
Councilor Chris Hinds  
Councilor Stacie Gilmore  
Councilor Serena Gonzales-Gutierrez  
Councilor Sarah Parady

Cathy Reynolds City Council Chamber  
1437 Bannock Street, Room 450

***Re: Denver City Council's consideration of rezoning the York Street Yards to allow for the development of LGBTQ+ affirming affordable senior housing***

Dear Denver City Councilmembers,

I am writing today to share the ACLU of Colorado's support of the rezoning request for the York Street Yards to allow for the development of LGBTQ+ affirming affordable senior housing.

We understand some of the concerns of councilors around there not having been a Large Development Review process. We agree that the Large Development Review process is important in ensuring communities are supported throughout development, and that is exactly one of the reasons we support this rezoning effort. Currently, York Street Yards is not required to undergo any Large Development Review process for any development that occurs within that zoning type. Allowing this rezoning would not only ensure more supportive housing for LGBTQ+ older adults, but also would ensure consideration of Large Development Review for any future development of the York Street Yards. While we understand the desire for Large Development Review in this instance, we are unaware of any current development plans beyond the LGBTQ+ affordable senior housing, which would mean utilizing city resources to create a

plan for development that is theoretical and would likely need to be redone for any future development plans. With such a small parcel being developed, and the Development Review Committee determining that this particular development did not meet the criteria for Large Development Review, we believe this rezoning not only supports a real need and gap in affordable housing, but also opens up the ability for future development in York Street Yards to not go unchecked, as could happen easily under the current zoning of the land.

Entering a Large Development Review process that was not seen as necessary by the Development Review Committee, for such a relatively small development of affordable housing, would further delay the development of this project another 18-24 months and would probably cost well over \$100k in architectural, engineering and consultant fees. Without any planned development, nothing in the Large Development Review plan would actually be implemented and it is most likely that when a redevelopment was finally proposed they would have to redo the whole thing to reflect the actual development plan. We do not view this as a responsible use of taxpayer resources or city capacity. We believe that the necessity of access to this type of housing development is too great to further delay the project for the sake of creating a theoretical plan that will almost certainly never be fully realized.

LGBTQ+ elders are two times more likely than their cisgender and heterosexual peers to be single, and four times less likely to have children. Because of this, community for LGBTQ+ elders is paramount to their stability and health outcomes. Safety and competency within housing is so important for this community, and ensuring an affirming housing space that is competent to their needs, and allows them to be in immediate community to those with similar backgrounds, histories, and support will allow better outcomes for these individuals, specifically for trans elders who face consistent and ongoing discrimination in many settings, including nursing home and assisted living facilities, which without housing options like the proposed, become one of their only options to get the level of care so many of our LGBTQ+ elders need. This development will allow an affirming space for community members and allies, and will help make sure that LGBTQ+ elders get to age in the setting of their choice. The ACLU of Colorado hopes that City Council will approve the rezoning request so that this project may move forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anaya', with a stylized, flowing script.

Anaya Robinson  
Senior Policy Strategist  
ACLU of Colorado