



August 9, 2022

City and County of Denver  
Community Planning and Development, Planning Services  
201 W. Colfax Ave, Dep't 205  
Denver, CO 80202

**RE: Rezoning Request, Letter of Support  
3500 – 3600 Park Avenue W**

Dear Applicable Case Manager, Denver Planning Board, City Council, Community Planning & Development, and Other Interested Parties:

On behalf of the Board of Directors of the Denver North Business Association, I am writing this letter in support of the proposed rezoning of 3500 – 3600 Park Ave W, Denver CO 80216 from I-B to C-MX-8.

On July 10, 2022, members of the Colorado Coalition for the Homeless presented at our board meeting to share their development philosophy and history of the organization. The Colorado Coalition for the Homeless intends to redevelop the site in its entirety and create a supportive, multi-family affordable housing community within Globeville neighborhood under a new C-MX-8 zoning designation. We understand the rezoning process is the first step to developing detailed design plans and look forward to continued collaboration.

As a business association, we are excited about the housing opportunities this development will bring to the area. This project stands to benefit the Globeville neighborhood and the nearby communities.

We believe this rezoning request aligns with our organizational mission and will encourage redevelopment that is consistent with our neighborhood goals and values. We offer this letter of support to assist the Colorado Coalition for the Homeless in their rezoning application and we look forward to a sustainable and appropriate development on the property. We sincerely thank you for your consideration and hope you'll support this project request. Please do not hesitate to contact us with questions or more information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeremy Stern", written in a cursive style.

Jeremy Stern, President  
Denver North Business Association



9/16/2022

Max Lubarsky  
Housing Developer  
Colorado Coalition for the Homeless

Sent by email

**Re: 3500 to 3600 Park Avenue West – Support for Rezoning Proposal**

Dear Mr. Lubarsky

We write to express our support for the rezoning proposal associated with the above site. We understand that it is proposed to rezone the site from I-B to CMX-8, enabling the creation of affordable multifamily residential accommodation. Such accommodation is very much needed in this area and across Denver.

We look forward to seeing this development come to life in the near future.

Regards,

John Deffenbaugh, Senior Director of Strategy & Projects  
RiNo Art District, BID, GID

CC.

Charity Von Guinness, Executive Director, RiNo Art District  
Sarah Kaplan, Senior Development Project Administrator, City and County of Denver