



2/25/2021

Dear Denver City Council Members:

On behalf of the 2020/21 Board of Directors of the East Evans Business Association (EEBA) we support the Carvana redevelopment project at 4700 East Evans Avenue from I-MX-3 to S-MX-8A (Case #: 2020i00098).

We believe the S-MX-8A zone district being proposed by Carvana includes urban design requirements which would make the area around the property a safer and more pedestrian-oriented environment. Also, with proximity to I-25 and neighboring properties and developments with similar heights I believe this rezoning would be within the character of our existing neighborhood.

We believe that the stake holders of Carvana will be collaborative partners for the good of our business corridor and supportive to our business climate in general.

We strongly urge the City Council to support this rezoning which will spur much needed improvement of a vacant site and this section of the East Evans corridor as a whole.

The EEBA Board of Directors,  
8200 E Pacific Place, Suite 402  
Denver, CO 80231



Dear Denver City Council Members:

As a business owner and resident in the East Evans corridor I am writing in support of the Carvana redevelopment project at 4700 East Evans Avenue from I-MX-3 to S-MX-8A (Case #: 2020i00098).

I have long been an advocate of our community and purposeful improvements that will enhance the quality of life in SE Denver. As past President of the Cook Park Neighborhood for 12 years, a founder of the East Evans Business Association (EEBA) and present Board President, I have dedicated my volunteerism to support the improvement of our community and additionally, to be aware of proposed movements that may be a detriment to our community.

In the last 6 month I have done my due diligence by attending two meetings that we have coordinated with Carvana and the EEBA and have visited their Tempe location. In my opinion the S-MX-8A zone district being proposed by Carvana includes urban design requirements which would make the area around the property a safer and more pedestrian-oriented environment. Also, with proximity to I-25 and neighboring properties and developments with similar heights I believe this rezoning would be within the character of our existing neighborhood.

Finally, Carvana has demonstrated a willingness to proactively become a valuable member of our community and could potentially be used as a gateway to this section of the East Evans corridor. This gateway concept has the potential to lift up our community and support and partner with other local businesses.

I strongly urge the City Council to support this rezoning which will spur much needed improvement of a vacant site and this section of the East Evans corridor as a whole.

Nancy Barlow  
President, Barlow Advertising & Design, Inc  
Neighbor and President of the East Evans Business Association

6560 E Colorado Dr., Denver 80224

2-26-21

Dear Denver City Council Members:

As property owners on East Evans Avenue, we support the Carvana redevelopment project at 4700 East Evans Avenue from I-MX-3 to S-MX-8A (Case #: 2020i00098).

We believe the S-MX-8A zone district being proposed by Carvana includes urban design requirements which would make the area around the property safer and more pedestrian friendly. During a recent trip to Phoenix we were able to look at the Carvana located near Sky Harbor airport. It was attractive and very well maintained. This proposed property would be a great landmark for the East Evans exit off of I-25, in additions to an attractive entrance to the street/community.

To that end, we strongly urge the City Council to support this rezoning which will spur much needed improvement of a vacant site and this section of the East Evans corridor.

Richard and Jill Butterly  
Carpet One Floor & Home  
5125 East Evans Ave  
Denver, CO 80222

Dear Denver City Council Members:

I am writing today in support of Carvana's proposed rezoning application at 4700 East Evans Avenue from I-MX-3 to S-MX-8A (Case #: 2020i00098).

I have personally seen the Carvana car vending machines while on a business trip to Phoenix, AZ. I was so impressed by their stunning visual presence - beautifully lit up, clean, and setting an innovative tone for the surrounding area.

After driving by the languishing giant hole at the corner of I-25 and Evans for so many years, imagining a bright new landmark at the entrance to our business district represents an exciting opportunity for our city.

To that end, I strongly urge the City Council to support this rezoning which will spur much needed improvement of a vacant site and this section of the East Evans corridor as a whole.

Sincerely,

Pamela Walshe

Neighbor, 1316 S. Elm Street, Denver, CO

Co-Founder, The LoVVe Project: Neighbors supporting Neighbors in Virginia Village

From: **Michael Griffin** <[michael@madisoncommercial.com](mailto:michael@madisoncommercial.com)>

Date: Thu, Jan 7, 2021 at 9:23 AM

Subject: Zoning amendment Carvana

To: Jo Ryan <[jo.ryan@carvana.com](mailto:jo.ryan@carvana.com)>, Steve Iskhakov <[HighlineAutoInc@gmail.com](mailto:HighlineAutoInc@gmail.com)>

Hello,

I am writing to express my support of the Zoning Amendment proposed on the corner of I-25 and E. Evans Ave. I own the property adjacent to the subject property, previously operating as the German Language School at 2111 S. Dahlia St. Denver. For too long the subject property has been an unsightly gateway to our neighborhood. The proposed Zoning Amendment from Industrial to Suburban Mixed Use is a welcome change that will eliminate the opportunity for a strictly industrial application to purchase and utilize that space and will provide for a more street friendly product. We are excited about the prospects of this new development and are looking forward to the positive change.

Thank you for recognizing this as an opportunity to improve our neighborhood.

## Michael Griffin

Commercial Real Estate Advisor



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501 S. Cherry St., Suite 350, Denver, CO 80246





Jo Ryan <jo.ryan@carvana.com>

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## Zoning Amendment Application - Support from a Neighbor

1 message

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**John Eddy** <JEddy@westerncon.com>

Wed, Jan 6, 2021 at 9:06 AM

To: Jo Ryan <jo.ryan@carvana.com>

Cc: Cara Wegner <cara.wegner@carvana.com>, Kyle Olsen <kyle.olsen@carvana.com>

Good Morning,

I am writing to express my support of the Zoning Amendment proposed on the corner of I25 and Evans. I own a home on E Jewell, a few short blocks away from the proposed development. For too long the lot in question has been an unsightly dirt-hole waiting for development. A similar lot now exists opposite I25. As a result, visitors to the Virginia Village and greater South Denver area have two large vacant dirt lots as their "welcome sign" to the neighborhood. The proposed development and zoning modification from Industrial (current) to Mixed Use (proposed) is a welcome change that will eliminate the opportunity for a strictly industrial application to purchase and utilize that space – dragging the neighborhood backwards in terms of value to the city's residents. As the city grows, it follows that the zoning of the city developed in parallel, else the lot in question (and my neighborhood) would still be occupied by horses, cattle, and crops.

Thank you sincerely for recognizing the opportunity in our neighborhood and guiding the area into the future.

Regards,

John Eddy

General Manager ■ Airports & Transportation

303.868.8739



**From:** [Sarah Murphy](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** [EXTERNAL] Rezoning Request for 4760 E Evans Ave  
**Date:** Tuesday, January 5, 2021 7:59:11 PM

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Dear Denver Zoning,

I'm emailing today to object to the rezoning request for 4760 E Evans Avenue by Carvana. While the proposed rezoning is a good step forward for the site considering it's proximity to light rail and the Colorado Center station serviced by several bus routes, the request to build a Carvana at the site is contradictory to creating a mixed use site within proximity to transit. Their application states that they are requesting the zoning change so that it can be a mixed use site, but they are proposing a single use function, a car dealership, which doesn't help with redevelopment of the neighborhood as they state nor does it create a true mixed-use neighborhood as they state it will. The primary function of Carvana is vehicular based and completely out of scale for the neighborhood (a multi-story car elevator). The intersections of Evans and I-25 as well as Evans and Dahlia are already congested and adding a business focused on vehicle pick up will only add to the congestion of these intersections.

Please do not support the change of zoning request for the site at 4760 E Evans as it is not a true change to a mixed use site as they are trying to sell it as. It is a change that would allow a multi-story car elevator benefitting the owners of Carvana, not enhancing the neighborhood.

Sincerely,

Sarah Murphy, Architect  
Resident of Virginia Village, District 6, neighborhood adjacent to the site at 4760 E Evans Ave.

Of note on the application:

- The proposed Zone Map Amendment (Rezoning) will serve to spur redevelopment in this area, and is consistent with the City's vision for this neighborhood. In addition to the Blueprint Denver, approval of this proposal will also satisfy various goals of the Denver Comprehensive Plan 2040.

- The proposed rezoning is consistent with the goals and strategies of the adopted Denver Comprehensive Plan 2040. - Equitable, Affordable, and Inclusive Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (pg. 28). - Approval of this rezoning request will allow for a true mixed-use neighborhood at an intersection of an interstate highway and a major arterial. Further, the change in zoning will facilitate redevelopment of a blighted property in a prominent location of the City. - Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54). - The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place and will encourage transit ridership due the Property's location near the Colorado Station. The requested S-MX-8A zone district broadens the variety of uses and architectural building type allowing residents to live, work and play in an area served by transit. Therefore the rezoning is consistent with Denver Comprehensive Plan 2040 recommendations.

[https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/20i/completed-app/2020I00098\\_app\\_102920.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/20i/completed-app/2020I00098_app_102920.pdf)