From: Paterson, John A. - CC Senior City Council Aide At Large
To: Hopson, Mar"quasa R. - CC Council Clerk
Subject: FW: [EXTERNAL] Email in support of the rezoning of 3225 Denargo
Date: Tuesday, November 24, 2020 2:27:17 PM
Attachments: CREA GES Community Benefits Agreement.pdf

Hi Mar'quasa:

The E-mail below and attached Community Benefits Agreement were sent to this office and District 6 regarding rezoning of 3225 Denargo, we are sharing it with the Council's record of this matter. Please let me know if I need to do anything else.

Thanks,

Jack

Jack Paterson, Aide
Deborah "Debbie" Ortega
Councilwoman At-Large
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
720.337.7713 Phone
John.Paterson@denvergov.org | Dial 3-1-1 for City Services |

From: Tai Beldock <tai@ericomotorsports.com>
Sent: Monday, November 23, 2020 5:53 PM
To: Paterson, John A. - CC Senior City Council Aide At Large <John.Paterson@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>
Subject: [EXTERNAL] Email in support of the rezoning of 3225 Denargo

Dear Councilwoman Ortega and Councilman Kashman,

Please accept this letter in support of the rezoning of 3225 Denargo. As a business owner, property owner and concerned citizen I don't want to watch 3225 Denargo become yet another casualty of the City Council's inability to participate in successful negotiations. If nothing is done, then it simply remains an underdeveloped, underutilized property surrounded by homeless tents. We need to find compromise on the affordable housing front or risk losing opportunities that can add units to our already low inventory. Negotiations regarding the number of units that developers should be required to supply are no longer based on reasonable wants and needs. Instead they have become contentious

situations that are leaving us with nothing on the table to offer the residents of Denver. I also fear that Denver might start to get a reputation as “developer-unfriendly”, which could be a real detriment to our City.

During the November 16th City Council meeting, Councilwoman Cde Baca is on record stating twice that Cypress Real Estate Advisors did not reach out to the community for input. After listening to this, I personally reached out to Cypress to confirm this accusation. Not only did I find it to be false, it was in fact a blatant lie. Chase Hill, Cypress Real Estate Advisors, has records of dozens of Zoom calls and emails with local residents and RNOs including the Globeville, Elyria, Swansea coalition. My findings, based on emails and conversations with Mr. Hill indicate that he has gone above and beyond what any other developer has done in RINO to include affordable housing in his project. In fact most of the recent projects include 7-8% of the units as affordable, with a few exceptions at 10%. Cypress has offered 15% which equates to a $20mil investment. There are also several other items he has offered up, which are included in the attached document.
Mr. Hill sent this document to the Globevill, Elyria Swansea coalition weeks ago, which further proves that he did reach out to the surrounding community.

Councilwoman Cde Baca brought up another false claim that the 3225 Denargo redevelopment would eliminate jobs. There are only 5 employees at this business. The owner is 70 years old. Regardless of whether it is Cypress or another owner, this property owner is shutting down his business and intends to sell the property. The number of jobs that will be created with a 650 unit development, far exceeds the current five positions. Also none of those current five employees are from the Globeville, Elyria or Swansea neighborhoods.

Another important point to bring up is that the current contract that Mr. Hill has with the property owner is due to expire on 12/21/20. If City Council does not approve this rezoning, the deal will be dead and thus requiring everyone to return to the drawing board. This has been going on since May 2020. Chase has met with Councilwoman Cde Baca and

the Globeville, Elyria, and Swansea Coalition on a few different occasions, but neither will budge, even after Cypress acquiesced and gave them 15% affordable units vs the original offer of 10%. During their last conversation Mr. Hill was told that unless he agreed to their terms of 50% affordable units that he no longer needed to talk to them. That is not the way adult negotiations work. He also told me that he had been very hesitant to return my call. He has been harassed by several of Councilwoman Cde Baca's supporters. He did quite a bit of research on me to ensure that I wasn't some sort of "spy", before returning my call. No developer should have to be harassed for simply trying to conduct official business. This project does meet the City's criteria for a legally zoned project. Mr. Hill's emails thoughtfully lay out the economics of making 15% of his units affordable. I am impressed that he is able to both add this many units and secure the financing needed to bring the project to fruition. I can't help but wonder if another developer would even try this hard. If this project were to be rejected by Council, I wonder how long we would be waiting for a government-subsidized developer to come along and build the 50% affordability that the community is advocating? Given how COVID has destabilized our national economy, I would venture that if this deal doesn't happen this property might end up going in a direction that could lead to zero affordable units.

In conclusion I am going to come full circle to where I started, which is the need to find compromise on the affordable housing front or risk losing opportunities that can add units to our inventory. Cypress is not only meeting the criteria imposed by the City to bring this project out of the ground, but also showing a willingness to be a steward of the community. Their actions show true due diligence and a spirit of compromise. Now it is time for City Council to do the same.

Thank you for your time and consideration.

Sincerely,

--

Tai Beldock
The Boss Lady

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