



August 3, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that the Ballpark Collective Registered Neighborhood Organization is informed and supportive of the efforts of the Denargo Market rezoning of 3225 Denargo Street to DM6. In meeting with the project design team, we feel their organization is in line with our goals to continue to protect and improve the safety, health, welfare, and quality of life in the neighborhood.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Van Sistine", is written over a horizontal line.

Matthew J. Van Sistine
Executive Director
Ballpark Collective



August 21, 2020

Brandon Shaver, Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Application No. 2020I-00055

Dear Mr. Shaver,

On August 11, 2020, the Board of Directors of the Elyria-Swansea-Globeville Business Association met with representatives of 3225 Denargo Street to understand their rezoning request.

We understand they are proposing a change from I-B, UO-2 to C-MX-16, and that the development would provide approximately 5,800 SF of retail along the ground level, along with 326 residential units for lease. We appreciate that they are voluntarily proposing an affordable housing agreement to reserve a total of 10% of the units for households at 60% and at 80% of the area median income. We believe the broader business and residential community will benefit from this rezoning, and we support their application.

Please feel free to contact me at 303-956-8572 should you have any questions.

Sincerely,

Larry Burgess, President
Elyria-Swansea-Globeville Business Association

City and County of Denver Planning

Board

Denver, Colorado

Dear Planning Board:

It is truly exciting to write this letter of support on behalf of the Denargo Market Residential Developments (DM3/DM4/DM6) located at 2520 Wewatta Way, 2600 Wewatta Way, and 3225 Denargo Street. I have had the opportunity to discuss with them how their projects will be integrated into our community and help with our neighborhood plan. I must say the Denargo Developments are willing to step up and integrate into our neighborhood by supporting our neighborhood efforts in expanding the Early Childhood Education program at Garden Place Elementary school by allowing the school to use the facilities at their developments as part of the gym class academic curriculum where the students would use there pickleball court, and outdoor amenity area.

This is just one example of how the Denargo Developments will enable the community to sustain the quality of life that is badly needed in District 9. The Denargo Developments went a step further and is willing to help out UCAN with its environmental clean plan for the neighborhood on an annual basis. This is the type of partnership public/private that we need throughout the City of Denver.

If you any questions regarding the content of this letter please feel free to reach out to me directly.

Armando Payan

President of UCAN

Cc/Candi Cede Baca City Council

Andrea Renteria Principal Garden Place Elementary School

November 19, 2020

Libby Kaiser, Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Support of Application No. 2020I-00055

Dear Ms. Kaiser,

We are writing to express our support of Application No. 2020I-00055 to update the zoning to C-MX-16 in alignment with the redevelopment occurring in the area and furthering City Plans to bring increased focus to the South Platte River. The zoning update will bring the parcel that is identified as a High Residential Density areas in Blueprint Denver in line with the City's housing goals to thoughtfully accommodate the expected growth in Denver by bringing in additional housing units to areas that can absorb increased density.

Today, November 19, 2020, residents who are members of CityLive – a platform that engages center city and downtown residents – met with representatives of 3225 Denargo Street to understand their rezoning request. We understand they are proposing a development that would provide approximately 5,800 SF of retail along the ground level, along with 326 residential units for lease. The project will bring much needed housing and vitality to the area.

Creating a robust residential community in our center city is vital to the future of our city. The decreasing affordability of housing in the center city threatens the economy and the quality of life of our residents and employees. It is imperative that we continue to update zoning in our center city to allow and encourage the development of additional housing.

We are amazed to hear that they are including completely voluntary commitments to include affordable units to the project. This commitment to reserve a total of 15% of the units for households at 60% and at 80% of the area median income is a major additional benefit to the center city.

For these reasons, we are in support of this rezoning application.

Please feel free to contact me at 301.606.0876 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'BD', with a long horizontal line extending to the right.

Britt Diehl
Program Lead, CityLive
Manager, Executive Office & Special Projects
Downtown Denver Partnership

A river is more than an amenity, it is a *treasure*
- Justice Oliver Wendell Holmes



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EXECUTIVE DIRECTOR
Jeff Shoemaker

TO: The Members of City Council – City & County of Denver
FROM: Jeff Shoemaker, Executive Director, The Greenway Foundation
RE: 3225 Denargo St. Rezoning
DATE: November 30, 2020

Dear Members,

For over four decades, The Greenway Foundation, (TGF) has been a leading champion to revitalize the South Platte River watershed within the City and County of Denver and well beyond. One of TG's longstanding goals has been, based on its Founder, my father Joe Shoemaker, has been to realize his vision that ".... One day, the best place to live, work and play in Denver will be along the South Platte River...."

This 46+ year goal speaks to why I am reaching out to you in support of Cypress Real Estate Advisors' (Cypress) rezoning application and project at 3225 Denargo Street from I-B to C-MX-16.

The stretch of the South Platte River (River) adjacent to the Cypress project has not yet received the level of "river evolution" that other neighborhoods adjacent to this area of Denver have enjoyed. Projects such as Cypress will be another catalytic opportunity to accelerate said evolution of our River.

Cypress has committed to a 15% affordable housing agreement that will bring 49 units of affordable housing between 60-80% AMI to the neighborhood, emphasizing Cypress' commitment to listen to the needs of the City and the community.

It is for these reasons and beyond that TGF supports Cypress's application to thoughtfully rezone their property at 3225 Denargo Street from I-2 to C-MX-

Thank you considering this outreach. I also, personally, thank your individual and collective service to our City and its citizens in particular during this daunting times.

With Regard;

Jeff Shoemaker
Executive Director

A river is more than an
amenity, it is a *treasure*
- Justice Oliver Wendell Holmes



Cc: Libby Kaiser, Community Planning and Development



December 8th, 2020

To Denver City Council and CPD Staff,

This letter is to register YIMBY Denver's formal support for the rezoning at Denargo Market. The rezone request is in compliance with earlier area plans and the recent Blueprint Denver and is harmonious with both the adjacent structures and with the larger neighborhood context. Passing this rezoning will create hundreds of units of much needed housing as well as walkable amenities for the residents of this part of town, all without removing any naturally occurring affordable housing.

Critically, this rezoning contains contributed below market rate units that will provide stable homes in Denver for essential workers close to their jobs. YIMBY Denver believes it is important to distinguish between a market rate project where affordable housing has been contributed and projects that leverage taxpayer subsidies to provide those units. Demands to increase affordability thresholds beyond what the developer can feasibly finance will lead to no units at all, further straining the affordable housing market.

There's a dire need for affordable housing and a very limited pool of city, state, and federal subsidies. Without the provision of additional market rate housing the pressure on land prices will continue to rise and building more affordable housing will become more difficult. As such it's critical to leverage market rate developments to provide affordable housing. An affordable housing policy dependent on mandating all projects use LIHTC funding is destined for failure. If you aspire to make Denver an affordable place for everyone, projects like this must play a role, and there is no reason to deny this rezoning which is compliant with existing area plans and Blueprint Denver.

The Board of YIMBY Denver



12/10/2020

Denver City Council
City & County Building
1437 Bannock St., Room 451
Denver, CO 80202

Re: 3225 Denargo Street – Rezoning Application

Dear City Council Members,

We write with regard to the rezoning application by Cyprus Real Estate at 3225 Denargo Street, scheduled for consideration by City Council on December 15th, 2020.

We were part of a virtual meeting on December 7th, 2020 with Councilwoman CdeBaca, Cyprus Real Estate and the GES coalition to discuss the project. We support our partners in the GES coalition with regard to their views on affordability and working on ways to solve the problem of displacement of established residents and communities, a trend that is particularly pronounced in District 9.

The experiences of other cities in the US and around the world that have experienced the community displacement now so prevalent in Denver illustrate that a robust policy framework is central to sustaining existing communities and creating mechanisms to help steward an equitable future. Recent discussions on this development and others indicate that such a policy framework is lacking in Denver.

An affordable housing policy that is specific in content, consistent in application, and appropriate to its point in time provides the development industry with a clear benchmark from which to build financing and physical proposals. Private interests can be harnessed for community benefit at the very outset.

We are concerned that such a policy does not exist in Denver. We appreciate the state-level obstacles at play, particularly the 'Telluride' ruling, and are committed to working with Council members and community groups to identify how affordability objectives can be formalized in a policy that is appropriate to the needs of Denver. The absence of clear policy intent drives an unstable development market and is detrimental to delivering affordable housing, to providing permanent shelter to those living on the city's streets, and to creating designs of quality and longevity that will contribute positively of Denver.

Developments that we have seen that successfully deliver a lower AMI with sufficient unit quantities feature a complex capital budget with financial support from the City and County of Denver, federal tax credits, and dedicated partnerships to achieve true affordability.

With regard to the specific 3225 Denargo Street industrial property site, we believe that there is a limit to the level of affordability that is achievable in development that is 100% privately funded when the policy baseline is opaque. The developer has raised the percentage quantity from previous proposals to 15% which is commendable, particularly given the absence of a defined legislative policy context. Without the creation of a more robust affordable housing

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artwork by @detour303

policy framework, we are concerned that key sites will become vacant as their original industrial uses are less and less sustainable.

We look forward to collaborating with neighborhood partners and Council to further to progress these aspirations.

Yours sincerely

A handwritten signature in black ink, consisting of the letters 'T' and 'W' followed by a stylized flourish.

Tracy Weil
Executive Director, RiNo Art District

CC.
Nola Miguel – GES Coalition
Chase Hill – Cyprus Real Estate
Adam Wallace – Cyprus Real Estate

From: [Nola Miguel](#)
To: [Bustos-Giron, Debra P. - HOST Deputy Director of Housing Opport](#); [Johnston, Andrew C. - HOST Fiscal Administrator III](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Aguilar, Irene - DEDO Administrator III](#); [Globeville First](#); [Drew Dutcher](#); [Sandra Ruiz](#); [Alfonso Espino](#); [Robin Reichhardt](#)
Subject: [EXTERNAL] Working on a CBA for lower affordability @3225 DeNargo
Date: Tuesday, October 27, 2020 4:16:21 PM

Hello Debra and Andrew!

We wanted to let you know that we are working on an agreement for the CBA to get lower affordability at 3225 DeNargo. We are asking for 30-50AMI levels looking at more of an income averaging approach to what they are offering (15% at 80 and 60AMI).

We are the GES development Organizing Committee (including GES Coalition, Globeville First, Elyria Swansea Neighborhood Association, EGS and Partners), Reclaim the Eastside, and we are also staying in touch with the RiNo Arts District on our results.

From our perspective, 60-80% is higher income than the majority of people in the neighborhood, thus still causes gentrification and is not addressing and rather continuing to cause involuntary displacement.

It is our understanding from the LUTI committee today that the Development Agreement is not finalized. We would like to make sure that you are aligned with our agreement as residents of the area and not negotiating something that does not serve the needs in the neighborhood. We believe that a change from an industrial property to a 16 story building merits a significant portion of deep affordability.

We currently oppose the rezone based on what is being offered.

Thank you,

Nola

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Nola Miguel, MSW, nola@gescoalition.com
GES Coalition Organizing for Health and Housing Justice
<https://www.gescoalition.com>
Office: 3455 Ringsby Ct., suite 131, Denver CO, 80216
Mail: PO Box 16132, Denver, CO, 80216
720-282-3186--office
303-596-6425 cell

Globeville, Elyria-Swansea Coalition Organizing for *Health and Housing Justice*

November 16, 2020

Dear City Council,

We would like to request the following letter to be a part of the record for **bill 20-1159**, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville.

Any extraordinary ask for a change in land use entitlements, such as a change in use and 16 stories height, right now in our City should be justified with an extraordinary benefits package to protect the surrounding communities health and wellbeing. **Similar developments and investments to this project have skyrocketed the rent gap and property taxes more than 500% in Globeville and Elyria-Swansea since 2007, more than three times greater than the City average, exacerbating historic racial health disparities (inequities).** The well-being and stability of our neighborhoods matters, and unless this project helps to alleviate and not exacerbate the problem, we will be opposed to this rezone, and we will also urge our community partners to stand in opposition.

Because of this, the GES Coalition, partners and neighbors currently oppose the proposed rezone for this site without a proper Community Benefits Agreement. The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisors) as well as City Council to postpone setting a date for the rezone hearing in order to potentially reach a CBA. A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

At this point, without a developed equity agreement with the surrounding neighborhood, the few amounts of committed affordable units is not enough and the overall project would exacerbate involuntary displacement and the need for affordable units more than help it. Keeping industrial zoning at this site would maintain jobs and stability of this area.

Instead of bringing an unfinished negotiation before council, we would like to request a 90 day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA. Without this time, we feel we would be unable to come to an agreement that would bring the equitable process needed for such a drastic change in use and height requested in this entitlement change; and would stand in opposition to this extreme rezone.

Signed,
The GES Coalition
Organizing for Health and Housing Justice

Globeville, Elyria-Swansea Coalition Organizing for *Health and Housing Justice*

August 27th, 2020

Dear Denver City Council Members,

Please see the below evidence, categorized under the rezone criteria, that supports the Globeville Elyria Swansea Organizing Development Committee position to “DENY the C-MX-16 rezone” for the proposal 3225 Denargo “Denargo Market”.

The following are the **conditions** that we would like to see attached to this re-zone regardless of the owner:

- 1.) A “Transformative project” process that **includes an “Anti-displacement action plan”** in the neighborhoods, led by the City and completed before the Site Development Plan is approved in order to inform the site plan and design.
- 2.) Commit and adhere to **“Regenerating a Vision of Equity, Health and Affordability”** outlined in the last two pages of this letter. If adding these conditions is not possible, we feel the proposed C-MX-16 zoning would be harmful to the neighborhoods and ask City Council members to not approve this change in the zoning code.
- 3.) Furthermore, a Community Benefits Agreement should be developed and signed with a Five Points neighbor-led group, the GES Coalition and GES Registered Neighborhood Organization, and the developer before the Site Development Plan is approved by the City (see outline of sample agreement in attachments).
- 4.) Finally, a full traffic/construction impact analysis reported on to the neighborhood before any construction is started on the site.

Does the rezoning further public health, safety and welfare?

NO. THIS PROJECT WILL WORSEN INVOLUNTARY DISPLACEMENT IN THE SURROUNDING AREAS.

- This project, being mostly market rate, will worsen involuntary displacement of Five Points, Globeville and Elyria-Swansea residents. **Market rate units are known to negatively impact surrounding low-income communities...** *“the impact of new development in a neighborhood is usually the opposite because it increases demand (for that neighborhood) by more than it increases supply.”* <https://shelterforce.org/2016/03/10/why-we-must-build/>
- **“Studies show that market-rate housing development is linked to the mass displacement of neighboring low-income residents.** Such displacement occurs even when low-income housing is not directly demolished and destroyed to make way for new development—because it operates through indirect and exclusionary means, such as “price shadowing”. Market-rate housing production causes significant price impacts in surrounding neighborhoods, raising area rents and real estate

Globeville, Elyria-Swansea Coalition Organizing for *Health and Housing Justice*

taxes. These price impacts have resulted in higher housing cost burdens for low-income residents, and their displacement.

- On the question of affordability, none of the planned units at this site have been agreed to be below market rate by this Developer. The developer states that they “may” take on an adjacent site that has a small affordability component, but that is not this proposal that would create over 300 units. Zero affordability is an insult to this City and the surrounding communities who wish for development to stop passing them by and leaving them unable to benefit from new developments. The ongoing excuse we heard from the developer that there is no other affordable housing in RiNo is unacceptable, **creating an exclusive all market rate community should never be an option.** This site is literally surrounded by homelessness and neighborhoods facing mass displacement. *How is this project supporting the health and wellbeing of the most vulnerable in the community it is developing in?*
- Although this rezoning request is being named by the developer as a technicality, the City Council should be examining these proposals in current day context and not continuing the patterns that have already excluded and displaced surrounding neighbors. **No entitlements should be given to projects that do not support the health and wellbeing of the surrounding neighborhood.**
- The benefit of this project to neighbors, as stated by the developer, is the potential for retail that the community could utilize. Yet the ongoing patterns of redlining and RiverNorth area retail are **not inclusive to the needs or desires of the surrounding neighborhoods**, and without affordable housing as part of this development, the retail and other “assets” listed by the developer will be exclusive to those that can afford them.

Outlining Community Concerns

- There is a concern from residents in the Five Points, Globeville, and Elyria-Swansea neighborhoods that **no meaningful outreach was done by the developer of the property** in order to come to meaningful and impactful community benefits. Only one call was made between the developer and five different neighborhood groups and RNOs from the surrounding neighborhoods. **Nothing commented on that call has been followed up on by the developer; NO FOLLOW UP was done with these groups.**
- The proposed changes to zoning, which would allow for more density, have no commitment to affordability. **Communities cannot be built to last if density sacrifices affordability.** The intent to densify in our city should be done so with the intent of increasing affordability of rental units, not to increase profit margins. *Had the developer approached the surrounding communities of GES and Five*

Globeville, Elyria-Swansea Coalition Organizing for *Health and Housing Justice*

Points with intent to collaborate, a realistic number could have been come up with together that could address the issues of affordability and an equitable planning process. Since this was not the case, the community will NOT support the rezoning request. We ask that City Council support our position and reject this rezone application.

- No consideration has been made by the developer, or the city on how to best serve the surrounding homeless population near the site as part of this development. Rather than being an inclusive process that aimed at alleviating both displacement and homelessness in the area, this project proposal as it stands, would only worsen the situation in the nearby communities.
- Considering the COVID-19 health crisis has increased homelessness coupled with the pending Eviction crisis which will intensify homelessness and displacement pressures, **this and any future development projects that have little to no affordability should be categorically rejected in favor of developing affordable, stable long term mixed housing** that is strategically planned and implemented in an equitable manner (see last two pages).
- “Benefits” are not for the community; no relevance or alignment with community needs or culture. Exclusive retail and dog parks were not envisioned with our communities input; nor is there an explicit commitment to include the community moving forward on these or other choices to be made through the development process.

The City of Denver needs to do more to enforce affordability and equitable planning

If we are hearing that we need BOTH deeper affordability and more units (also bigger for families) then why isn't the city asking for that from developers instead of letting them keep figuring it out based on the "Math that works for them. The City has invested in the 38/Blake station, in Brighton Blvd improvements, in TIF areas that have taken tax dollars away, and in new parks and streets and development in River North. All of these public improvements have added to the value of the property at DeNargo and **it is absolutely the City's right to be able to ask for affordable housing or benefits for the people that will be impacted by this project.**

- The 38th/Blake height incentive has NOT been effective in providing affordable housing and property values within a 0.25-mile and 0.50-mile of the station increased by an average of \$1.1 million and a percent change of 260 percent. Public infrastructure projects need to have equity policy put in place to ensure that these projects are not displacement of the neighbors they are intended to serve.

Globeville, Elyria-Swansea Coalition Organizing for *Health and Housing Justice*

- The city needs concrete measures of affordability to test developments on, with metrics that make sense on a neighborhood geographic context (such as neighborhood median income (AMI based on immediate area instead of the whole of Denver).
- The City needs measures to prevent displacement, promoting equity in place, and increasing access to affordable units for low-earning families in neighborhoods vulnerable to displacement.
- Rezoning to allow for more stories on a building should be a tool used to create affordable housing, not to create more units that drive the price of rent and property taxes higher in the surrounding neighborhoods.
- As outlined in Blueprint Denver (Pg. 30), **this rezoning request FAILS to improve access to opportunity in terms of creating more equitable access to quality-of-life amenities, health and quality education.** It absolutely FAILS to address reducing vulnerability to displacement for the surrounding populations, AND would in-fact *increase displacement pressures*. **The developer's proposal FAILS to expand housing diversity, which BLUEPRINT Denver correctly points out as important in order to “enable more inclusive and diverse communities.”** (Pg. 40) This development would promote the same homogenous housing stock that already exists in RINO, which has shown over the past 10 years to be limited to a young, white, middle-upper class population. Any development that asks for a re-zoning to build more units, should in turn provide a diverse, and truly affordable (50% AMI or less) housing stock.

REGENERATING A VISION OF HEALTH, EQUITY AND AFFORDABILITY

A considerate, responsible developer should be considering the health, equity and affordability of neighbors that they will be developing next to, not future neighbors that are not there yet (attracting gentry). **We ask that city council DENY this rezoning request for the current or future developers UNLESS, they (current and/or future developers of the property) embrace, accept and adhere to the following asks that have been developed by organized communities across North Denver:**

1. **Sign a Community Benefits Agreement** with an organized body composed of 2/3 Five Points/GES residents INCLUDING those most vulnerable in the neighborhood (homeless, renters facing displacement, families, non-english speaking) to address the following points below:
2. **Commit to increase affordability of units** in order to address the extraordinary circumstances of the neighborhood by providing affordable units (and affordable unit sizes) that match and are proportionate to

Globeville, Elyria-Swansea Coalition Organizing for *Health and Housing Justice*

critical neighborhood displacement pressures and housing needs. Make at least half the units affordable (under 80% AMI) and half of those affordable units between (30-50% AMI). Prioritize developing larger unit sizes for low-earning families.

3. **Commit to meaningful and ongoing community participation** in order to form community oversight and transparency of the development, including decision and review about topics the community names as relevant in the agreement.

4. **Commit to establishing a Neighborhood Affirmative Marketing effort** to make sure that existing and interested Five Points & GES neighbors have the first opportunity to apply for affordable rental units. Make a commitment to significantly reduce or eliminate application fees and security deposits for current OR former residents previously displaced from these communities.

5. **Commit to making a donation to a community-defense fund** in order to support legal costs (for prevention of eviction and foreclosure, pre-eviction and lease termination) for neighbors in Five points or other nearby neighborhoods who are jeopardized with involuntary displacement.

6. **Commit to give preference to local businesses facing displacement pressures** by including a commitment to: providing a no-compete clause for existing local businesses; bringing in no chain businesses; offering available retail space first to existing local businesses.

7. **Commit to donating land** to grassroots, neighborhood-based projects that are supporting and developing community stewardship of perpetual affordable housing and other community amenities.

Signed by,

Organized neighbors that form the **Globeville Elyria Swansea Organizing Development Committee** including organizational membership from:

Globeville Elyria Swansea Coalition Organizing For Health and Housing Justice

Globeville First

Elyria-Swansea Neighborhood Association

Project Voyce

November 16, 2020

Dear City Council,

I, Alma Urbano-Torres, as someone who resides in Swansea neighborhood and works in Globeville, would like to request the following letter to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville.

Any extraordinary ask for a change in land use entitlements, such as a change in use and 16 stories height, right now in our City should be justified with an extraordinary benefits package to protect the surrounding communities health and wellbeing. **Similar developments and investments to this project have skyrocketed the rent gap and property taxes more than 500% in Globeville and Elyria-Swansea since 2007, more than three times greater than the City average, exacerbating historic racial health disparities (inequities).** The well-being and stability of our neighborhoods matters, and unless this project helps to alleviate and not exacerbate the problem, we will be opposed to this rezone, and we will also urge our community partners to stand in opposition.

Because of this, the GES Coalition, partners and neighbors **currently oppose the proposed rezone for this site** without a proper Community Benefits Agreement. The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisors) as well as City Council to **postpone setting a date for the rezone hearing in order to potentially reach a CBA.** A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

At this point, without a developed equity agreement with the surrounding neighborhood, the few amounts of committed affordable units is not enough and the overall project would exacerbate involuntary displacement and the need for affordable units more than help it. Keeping industrial zoning at this site would maintain jobs and stability of this area.

Instead of bringing an unfinished negotiation before council, we would like to request a 90 day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA. Without this time, we feel we would be unable to come to an agreement that would bring the equitable process needed for such a drastic change in use and height requested in this entitlement change; and would stand in opposition to this extreme rezone.

Signed,

Alma Urbano-Torres

**5151 ½ Milwaukee St
Denver Co 80216**

aurbano6@gmail.com

Phone #: 303-763-0989

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

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

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

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

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

Liliana Flores Amaro
lfloresamaro@gmail.com
720-585-1234

Councilmember CdeBaca,

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

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

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

* This is a continuation of the City's pattern of redlining which is erasing our low income communities.

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

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

* The 3225 Denargo area is industrial. Keeping the area industrial and focusing on finding development that provides good industrial jobs to a zip code badly affected the COVID19 economic impact, as well as health impact, will meet the vision of the Comprehensive 2040 plan. Industrial development will provide a high quality of life for the surrounding neighborhoods, maintain the historic authenticity of the neighborhood, make the area more economically vibrant and add to the health and activity of the neighborhood residents.

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

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

Carol Briggs
4027 Fillmore St
708 391 7451

Dear Members of City Council,

The Elyria and Swansea Neighborhood Association has met several times recently with the Cypress Real Estate Advisers regarding the rezoning of 3225 Denargo Street in Five Points from I-B, UO-2 to C-MX-16, DO-7.

We would like to request the following letter to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville:

Any extraordinary ask for a change in land use entitlements, such as a change in use and 16 stories height, right now in our City should be justified with an extraordinary benefits package to protect the surrounding communities health and wellbeing. **Similar developments and investments to this project have skyrocketed the rent gap and property taxes more than 500% in Globeville and Elyria-Swansea since 2007, more than three times greater than the City average, exacerbating historic racial health disparities (inequities).** The well-being and stability of our neighborhoods matters, and unless this project helps to alleviate and not exacerbate the problem, we will be opposed to this rezone, and we will also urge our community partners to stand in opposition.

Because of this, the Elyria and Swansea Neighborhood Association, along with GES Coalition, and partners and neighbors, **currently oppose the proposed rezone for this site without a proper Community Benefits Agreement.** The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisors) as well as City Council to postpone setting a date for the rezone hearing in order to potentially reach a CBA. A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

At this point, without a developed equity agreement with the surrounding neighborhood, the few amounts of committed affordable units is not enough and the overall project would exacerbate involuntary displacement and the need for affordable units more than help it. Keeping industrial zoning at this site would maintain jobs and stability of this area.

Instead of bringing an unfinished negotiation before council, **we would like to request a 90-day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA.** Without this time, we feel we would be unable to come to an agreement that would bring the equitable process needed for such a drastic change in use and height requested in this entitlement change; and would stand in opposition to this extreme rezone.

Drew Dutcher
President
Elyria and Swansea Neighborhood Association
303-349-4360

Dear Members of City Council,

The Elyria and Swansea Neighborhood Association has met several times recently with the Cypress Real Estate Advisers regarding the rezoning of 3225 Denargo Street in Five Points from I-B, UO-2 to C-MX-16, DO-7.

I would like to request the following letter to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville:

Any extraordinary ask for a change in land use entitlements, such as a change in use and 16 stories height, right now in our City should be justified with an extraordinary benefits package to protect the surrounding communities health and wellbeing. **Similar developments and investments to this project have skyrocketed the rent gap and property taxes more than 500% in Globeville and Elyria-Swansea since 2007, more than three times greater than the City average, exacerbating historic racial health disparities (inequities).** The well-being and stability of our neighborhoods matters, and unless this project helps to alleviate and not exacerbate the problem, we will be opposed to this rezone, and we will also urge our community partners to stand in opposition.

Because of this, the Elyria and Swansea Neighborhood Association, along with GES Coalition, and partners and neighbors, **currently oppose the proposed rezone for this site without a proper Community Benefits Agreement.** The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisers) as well as City Council to postpone setting a date for the rezone hearing in order to potentially reach a CBA. A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

At this point, without a developed equity agreement with the surrounding neighborhood, the few amounts of committed affordable units is not enough and the overall project would exacerbate involuntary displacement and the need for affordable units more than help it. Keeping industrial zoning at this site would maintain jobs and stability of this area.

This entire process is very reminiscent of the property at 2535 E 40th Avenue (Application 2018I-00072). A process that was dictated by the developer. A developer that said they had a tight timeline and deadline to get the rezoning application approved. The same developer that has not done anything to that property since the hearing almost 2 years ago. The city should take the time to consider the various stakeholders and provide ample room for the necessary conversations to be had between neighborhood groups and developers. **It is embarrassing that the City of Denver is not driving these conversations or in control of the process.**

Instead of bringing an unfinished negotiation before council, **we would like to request a 90-day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA.** Without this time, we feel we would be unable to come to an agreement that would bring the equitable process needed for such a drastic change in use and height requested in this entitlement change; and would stand

in opposition to this extreme rezone.

-Laird Horigan

(215)205-6710
4126 Clayton Street
Denver, CO 80216

November 16, 2020

Dear City Council,

I Selena Piña, and we at Reclaim The East Side RNO, would like to request the following letter to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville.

Any extraordinary ask for a change in land use entitlements, such as a change in use and 16 stories height, right now in our City should be justified with an extraordinary benefits package to protect the surrounding communities health and wellbeing. Similar developments and investments to this project have skyrocketed the rent gap and property taxes more than 500% in Globeville and Elyria-Swansea since 2007, more than three times greater than the City average, exacerbating historic racial health disparities (inequities). The well-being and stability of our neighborhoods matters, and unless this project helps to alleviate and not exacerbate the problem, we will be opposed to this rezone, and we will also urge our community partners to stand in opposition.

Because of this, the GES Coalition, partners and neighbors currently oppose the proposed rezone for this site without a proper Community Benefits Agreement. The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisors) as well as City Council to postpone setting a date for the rezone hearing in order to potentially reach a CBA. A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

At this point, without a developed equity agreement with the surrounding neighborhood, the few amounts of committed affordable units is not enough and the overall project would exacerbate involuntary displacement and the need for affordable units more than help it. Keeping industrial zoning at this site would maintain jobs and stability of this area.

Instead of bringing an unfinished negotiation before council, we would like to request a 90 day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA. Without this time, we feel we would be unable to come to an agreement that would bring the equitable process needed for such a drastic change in use and height requested in this entitlement change; and would stand in opposition to this extreme rezone.

Signed,

Selena Piña

She/Her/Hers & They/Their/Them

LGBTQIA+ Community Activist, Chican@ Scholar, & Homeless Advocate

Secretary, Reclaim The East Side

EastsideTrailblazers@gmail.com

Selenapina@gmail.com

November 16, 2020

Dear Denver City Council,

I, Vanessa Quintana, and we, the Reclaim the Eastside RNO, would like to request the following letter to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville.

Any extraordinary request to change in land use entitlements, should be justified with an equally extraordinary benefits package to protect the surrounding communities' health and wellbeing. Certainly, a change in use and 16 stories height increase warrants a justification with documentation of a commitment in equity. **Similar developments and investments to this project have led to expanding the rent gap and astronomical property taxes more than 500% in Globeville and Elyria-Swansea since 2007, which is more than three times greater than our city's average, exacerbating historic racial health inequities.** The well-being and stability of our neighborhoods matters. Until the project proposal reflects a community benefits package that actively contributes to solving the housing insecurity of the East Side, then I feel compelled to reject the rezone plan. This development will contribute to the economic and housing displacement of my community, thus, I encourage our community partners to stand in opposition.

Because of this, the GES Coalition, partners and neighbors currently oppose the proposed rezone for this site without a proper Community Benefits Agreement. The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisors) as well as City Council to postpone setting a date for the rezone hearing in order to potentially reach a CBA. A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

Without a developed equity agreement with the surrounding neighborhood, the too few committed affordable units does not suffice a standard of equity comparable to what the East Side deserves. The overall project would exacerbate involuntary displacement and the need for affordability more than it does to help be a solution. Keeping industrial zoning at this site would maintain jobs and stability within our community.

Instead of bringing an unfinished negotiation before council, we would like to request a 90 day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA. Without this time, we are unable to come to an agreement that would allow for an equitable process to approve a drastic change in use and height as requested in this entitlement change; and would stand in opposition to this rezone.

Respectfully,

Vanessa Quintana, MPP
President, *Reclaim the East Side RNO*
720-462-0490 | vanessa.quintana2020@berkeley.edu

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

Estimado concejales de Denver,

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

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

Hemos sido decepcionados tanto por CPD como por HOST en cuanto a impulsar este proyecto sin un análisis adecuado del impacto ni trabajar / hablar con la comunidad. El acuerdo de desarrollo da la impresión de que estamos obteniendo cierta asequibilidad o equidad, pero ese no es el caso en absoluto. La asequibilidad que brindan no es relevante para la necesidad en esta área y no fue acordada por la comunidad. Si nosotros, como ciudad, simplemente aceptamos lo que el desarrollador está dando sin retroceder, nunca obtendremos resultados equitativos

Creemos que esta propuesta no está alineada con el plan Integral 2040 que contiene 9 metas y 23 estrategias en torno a la equidad y que este proyecto está sentando un precedente para continuar sin abordar los problemas de equidad, ¡mientras obtiene derechos de tierras para 16 pisos!

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

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

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

neighborhood?

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

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

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

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