

January 16, 2017

denc@denvergov.org  
City and County Building  
1437 Bannock St., Rm. 451  
Denver, CO 80202

**Re: Zoning Proposal for 4211 Inca Street - RNO Letter of Support**

To the Members of Denver City Council:

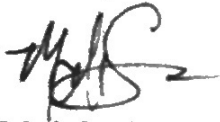
The Planning and Community Development (PCD) Committee of the Sunnyside United Neighbors, Inc (SUNI) met with Billy Wang of 4211 Inca, LLC (Applicant) regarding the property for sale at 4211 Inca Street at their regularly scheduled meeting on October 13, 2016. During this meeting, Applicant presented his plan for the property, in which he is seeking a change from the current I-A zoning to C-RX-8 zoning. He presented a plan for an 8 story, 84 residential unit building with a mix of commercial and retail space on the ground floor. Prior to this meeting, Applicant had also sought the input from neighbors who live in the immediate vicinity and has written support from many of these neighbors. He had also met with Niles Emerick, Chair of the East Sunnyside Committee (a sub-committee of the SUNI PCD Committee) on numerous occasions to discuss his project. Based on these meetings and Applicant's efforts to reach out to the immediate neighbors, the East Sunnyside Committee voted unanimously (six in favor, zero against) to recommend a position of support for Applicant's project to the SUNI PCD Committee.

On October 13, 2016, Applicant presented his project to the SUNI PCD Committee at its regularly scheduled meeting. A vote of PCD Committee Members in attendance was held, quorum was met with 8 members voting for, 1 against, and 4 abstaining for a recommendation of support for the project from the SUNI Board of Directors. After discussion, the SUNI Board of Directors held a vote at its regularly scheduled meeting on October 17<sup>th</sup>, 2016 and a recommendation of support for the current application for re-zoning was passed unanimously with a quorum of 6 votes in favor of support, based on the contingency that Applicant and the SUNI Board of Directors establish and maintain a Memorandum of Understanding (MOU) and Restrictive Covenant (Covenant) regarding the project. This contingent support was shared with Denver Community Planning and Development in an email letter dated November 14, 2016.

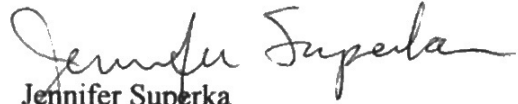
**On January 13<sup>th</sup>, 2017, Mr Wang and the SUNI Board of Directors agreed to said MOU and Covenant. The Covenant shall be filed on the property upon 4211 Inca LLC (or assigns) closing on the subject property. SUNI will continue to work with Applicant and his partners to meet the needs of the newly developing East Sunnyside area within the guidelines of the 41<sup>st</sup> and Fox Station Plan adopted by the City of Denver.**

On behalf of the SUNI PCD Committee, SUNI Board of Directors, and most importantly, the neighbors of the Sunnyside neighborhood, we support the Applicant's project and believe it will improve an area of Sunnyside that has been blighted and underdeveloped for many years.

Sincerely,



Mark Stroh  
Chair, SUNI Planning and Community  
Development Committee



Jennifer Superka  
President, Sunnyside United  
Neighbors, Inc.

encl:

4211 Inca Simple MOU regarding rezoning to C-RX-8.pdf  
4211 Inca Covenant (Exhibit A to MOU).pdf  
4211 Inca Exhibit A to Covenant Property.pdf  
4211 Exhibit B to Covenant - DZC Use Table.pdf  
4211 Inca EXHIBIT C to Covenant - DZC 7.3.5.4.pdf

cc:

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Amanda Sandoval - Amanda.Sandoval@denvergov.org  
Courtland Hyser, Denver Community Planning and Development Department - courtland.hyser@denvergov.org  
Billy Wang, 4211 Inca, LLC - sophiumdev@gmail.com  
Niles Emerick, SUNI Board Member, SUNI PCD Co-chair - naemerick@gmail.com