

Reference #
16597795

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
26-0391: A bill for an ordinance changing the zoning classification for 3232 Larimer Street in Five Points. / 26-0391: Un proyecto de ordenanza que cambia la clasificación de zonificación para 3232 Larimer Street en Five Points.

First Name / Nombre
Mitchell

Last Name / Apellido
Vogel

I am a resident of: / Soy residente del:
District 9 / Distrito 9

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

As a resident of district 9 and an avid racquet sports player, I am writing to express my strong support of the rezoning proposal.

This change is a good idea for the city on several levels: first, the site in question has been vacant for some time in a prime location in the heart of the Larimer Street / RiNo corridor, and would be much more useful to the community if occupied. The city would do well to unblock the rezoning applicants in pursuing the business that they think will be successful in this location, which is indeed in an expensive and competitive area.

Second, pickleball is a very social, inclusive, and accessible sport. A pickleball facility in this location would provide a third space for the local community that is easily walkable and accessible via public transit. It would provide a social option in the art district which doesn't necessarily entail alcohol, and adds a much needed outdoor physically active recreation option to the local neighborhood. As a tennis and pickleball player living at 35th and Lawrence, I find that the tennis court at Curtis Park is always occupied, and the closest outdoor pickleball option at the MLK courts is a car ride away. By enabling the applicants to put a new option for racquet sports here, the city will reduce car dependency and further improve an area which is a priority for development around public transit, thereby supporting the city's climate goals.

The only reason I am aware of that someone could object to this proposal is that pickleball courts can be noisy. However, with reasonable time limits on hours of play, that risk can be contained. Additionally, this is already generally a very noisy area due to the many bars and restaurants on Larimer Street, so the surrounding community including myself is largely adapted to noise and composed of people who chose to live in a very active urban environment. So, I don't think that this is reason to block the rezoning proposal.

Lastly, as a longtime resident of this area, the ebbs and flows of business and development have been very active in recent years. The closure of Infinite Monkey Theorem and some other local bars/restaurants like Blue Moon was sad to see, but this is balanced against the continued pace of new residential buildings opening and being built. The city should be open to reinvention of existing uses for sites like 3232 Larimer Street, and should have a high bar to rejecting reasonable requests for zoning adjustments from young entrepreneurs looking to give the community a place for social racquet sports.

Sincerely,
Mitchell Vogel
3447 Lawrence St

Finish Time
2026-05-18 14:17:36

Reference #
16598422

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
26-0391: A bill for an ordinance changing the zoning classification for 3232 Larimer Street in Five Points. / 26-0391: Un proyecto de ordenanza que cambia la clasificación de zonificación para 3232 Larimer Street en Five Points.

First Name / Nombre
Samantha

Last Name / Apellido
Peterson

I am a resident of: / Soy residente del:
District 1 / Distrito 1

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:

I support the proposed rezoning for 3232 Larimer Street because it would provide meaningful benefits to the surrounding community and local economy. The rezoning would allow for the development of a pickleball facility, which support a family-friendly, widely popular, and rapidly growing recreational activity that encourages community engagement and social connection. This project would also support a women-owned small business, contributing to local entrepreneurship and economic diversity within the area. In addition, the location would improve accessibility to pickleball for residents who may not own a vehicle or may otherwise face transportation barriers when traveling to more distant facilities. The development is also likely to increase foot traffic for neighboring small businesses, creating positive economic spillover effects for the surrounding commercial area. Finally, this project would help support the continued growth and activation of the re-emerging Five Points district, contributing to its development as a vibrant and community-oriented neighborhood.

Finish Time
2026-05-18 14:55:50

Dear Denver City Council,

I'm writing in support of the proposed rezoning of 3232 Larimer St from R-MU-30 with waivers to I-MX-3, DO-7.

This rezoning feels aligned with the vision and evolving character of RiNo and Larimer Street. The proposal supports the kind of dynamic mixed-use environment that helps local entrepreneurs, artists, and small businesses grow while preserving the creative and industrial identity that makes the neighborhood unique.

I especially support the emphasis on pedestrian-oriented development and active ground-floor uses that contribute to a more walkable, vibrant Larimer corridor. Thoughtful mixed-use spaces create opportunities for community connection, strengthen neighboring businesses, and help foster a safer and more active streetscape.

Projects like this also contribute to the long-term sustainability and resilience of the district by allowing flexible, community-serving uses that can adapt to the neighborhood's changing needs while still honoring its roots. The addition of green space and modern business and community uses will further enhance the area for residents, visitors, and local businesses alike.

Most importantly, I support this rezoning because the individuals behind the project are local entrepreneurs who are clearly committed to being thoughtful neighbors and active community partners. Their investment in relationship-building and creating spaces that contribute positively to RiNo reflects the collaborative spirit that has long defined the neighborhood.

Thank you for your consideration and for supporting thoughtful growth that strengthens Denver's creative and entrepreneurial communities.

Sincerely,
Claire Lewis