

2099 Chestnut Vacation Objections  
Property Owners within 200 Ft

2017-VACA-0000014  
City Council 19-0776

#	Owner Name	Owner Address Line 1	Owner City	Owner Sta	Owner Zip	Object?
1	PACIENZA,GEORGE	2900 INCA ST UNIT 5	DENVER	CO	80202-1873	Y
2	CLICKNER,DAVID W	2900 INCA ST UNIT 4	DENVER	CO	80202-1873	Y
3	GOEDERT,JOHNATHAN E	2900 INCA ST UNIT 3	DENVER	CO	80202-1873	Y
4	BRODEY,ZACHERY L	2900 INCA ST UNIT 8	DENVER	CO	80202-1873	N
5	BERRY,SOPHIE HONOR VOS	2900 INCA ST UNIT 27	DENVER	CO	80202-1875	Y
6	THAANUM,NEAL	2900 INCA ST UNIT 28	DENVER	CO	80202-1875	Y
7	MEPT METRO APARTMENTS LLC	PO BOX 92129	SOUTHLAK	TX	76092-0102	
8	CHESTNUT PLACE LLC	1133 RACE ST 4B	DENVER	CO	80206	
9	SNOVER,TYLER J	2900 INCA ST UNIT 10	DENVER	CO	80202-1874	Y
10	RUCKER PROPERTIES LLC	2319 FOUNTAIN WAY	SAN ANTO	TX	78248-1937	Y
11	WHITE,KIMBERLY A	2900 INCA ST UNIT 2	DENVER	CO	80202-1873	Y
12	BLACKBURN,BRIAN	2900 INCA ST UNIT 1	DENVER	CO	80202-1873	Y
13	INCA 29 BROWNSTONES ASSOCIATION INC	2180 W STATE ROAD 434 ST	LONGWOC	FL	32779-5042	Y
14	O'CONNOR,RACHEL	2900 INCA ST UNIT 6	DENVER	CO	80202-1873	Y
15	POOLE,ERIC	161 S HUMBOLDT ST	DENVER	CO	80209-2515	
16	BLAKE 27 URBAN BROWNSTONES ASSOCIATION /	775 SHERMAN ST	DENVER	CO	80203	Y
17	HURON PROPERTIES LLC	150 S BELLAIRE ST	DENVER	CO	80246-1013	Y
18	HUBERT,JAMES	2900 INCA ST UNIT 9	DENVER	CO	80202-1873	
19	MB INCA LLC (Haldorson)	9200 E LOST HILL DR	LONE TREE	CO	80124-6748	Y
20	GILES,BRANDON	2900 INCA ST UNIT 11	DENVER	CO	80202-1874	Y
21	BLAKE 27 URBAN BROWNSTONES ASSOCIATION	1235 N ST	LINCOLN	NE	68508-2008	



A. BARRY HIRSCHFELD

May 31, 2019

Brittany Pirtle  
Operations Coordinator  
City of Denver Department of Public Works  
201 West Colfax Avenue, Department 507  
Denver, CO 80202

Re: Project # 2017-VACA-0000014  
2099 Chestnut Street

Dear Brittany,

I believe the Vacation of the Right-of-Way at 2099 Chestnut Street deserves more study. The proposed hotel to occupy the site, after the vacation, may not be the most welcoming way to enter Union Station North, a community of some 4,000 condominiums and rental units consisting of ten RNOs joining together to fly the Union Station North flag. I own the property at 2907 Huron Street which provides services to Union Station North residents. An 8-story, 192-unit Courtyard by Marriott hotel may not present itself as an inviting use of the property.

Brittany, if you check your records, I think you'll find the owner of the property contiguous to the ROW, who filed for the vacation back in 2017, planned a less imposing gathering place that would be more appealing to the neighborhood. I'm not sure another hotel adds anything to the surroundings with a 12-story, 233-room Hilton Garden Inn just opening right across the street at 1999 Chestnut Place. It will take a shoehorn to squeeze this proposed hotel onto such a small lot, further compromised by greater density, increased congestion and, from what I understand, the need for the developer to be granted a variance to provide only 18 parking spaces instead of the 96 normally required.

With all this in mind, a better use of this property may be a pocket park. I've spoken with Gordon Robertson from Denver Parks about the City's appetite for such a park. He expressed interest as there is really no neighborhood space in USN to walk dogs, have a picnic, congregate and recreate.

It now appears to be a fait accompli and a disservice to the community when the contiguous land owner ends up with the ROW land free-of-charge, combines it with their land and immediately sells it to a developer for a healthy profit, completely ignoring what might be in the best interests of the neighborhood who has, in effect, been paying the taxes and the upkeep of the ROW land. I don't question the ability of the developer to build a good product, but I'm wondering if the proposed hotel might be too imposing on the neighborhood, especially with only two means of ingress and egress to and from Union Station North.

Brittany, I'm interested in supporting my neighbors who are directly affected by the vacation. If the calls I have been receiving are any indication, I'm not sure this plan will be highly favored. I look forward to our continuing dialogue, but presently need to voice my objections and the fact that the USN neighbors themselves may have a "technical use" for the property.

Thank you for your consideration,

A. Barry Hirschfeld  
Manager of Huron Properties LLC

**From:** Brian Blackburn <bblackburn@gmail.com>  
**Sent:** Wednesday, June 5, 2019 5:47 PM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Subject:** [EXTERNAL] Project number: 2017-VACA-0000014  
**Attachments:** 2099 Chestnut Vacation Request - Blackburn 2900 Inca Street Unit 1.pdf; 2099 Chestnut Vacation Request - Blackburn 2900 Inca Street Unit 1.docx  
**Categories:** Issues

**AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL**

June 5, 2019

Eulois Cleckley  
Public Works – Executive Director  
Attention: Right-of-Way Services  
201 W Colfax Ave, Dept 608  
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Brian Blackburn, and I'm a resident of the city of Denver and I've lived in Union Station North (previously Prospect) for years. I am the owner of 2900 Inca Street Unit 1 and received the letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my home.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chesnut and W.29<sup>th</sup> Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20<sup>th</sup> Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Brian Blackburn  
2900 Inca St. Unit 1  
Denver, CO 80202  
bblackburn@gmail.com  
213-804-3100

June 5, 2019

Eulois Cleckley  
Public Works – Executive Director  
Attention: Right-of-Way Services  
201 W Colfax Ave, Dept 608  
Denver, CO. 80202

Project number: 2017-VACA-0000014  
Area of proposed vacation: The ROW area adjacent 2099 Chestnut PL

Dear Eulois,

My name is David Clickner, I've been a resident of the city of Denver since October 2004. And, primary resident/owner of 2900 Inca St. #4 since June 2007. Over my 12 years of calling the Union Station North (previously Prospect) neighborhood my home, I've seen much growth, lots of change and various challenges. I'm writing you regarding the letter dated 5-17-19 asking if I have an objection to the proposed vacation (project number 2017-VACA-0000014), which is located within 200 ft. of my home.

I **100% oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- I highly value every greenspace, open space and public right of way resources available to me and others.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal), though it's often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for "Union Station North." The caring residence in the neighborhood worked very hard to establish the neighborhood as Union Station North. And, work hard to maintain and police the area.
- The ROW includes the only B-Cycle station within 3+ blocks. In recent time, it's also become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW setback on the west side of Chestnut and W.29<sup>th</sup> Ave. is matched to a smaller degree on the East side of the street.
- The Union Station North neighborhood is a densely populated area. I and other residence find the right-of-way space to be valuable and irreplaceable asset.
- The gentrification taking place in the Union Station North neighborhood is overwhelming, alarming and concern for myself and others.

I ask that you please help the Union Station North residence in this important matter and assist in our desire to oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL).

Regards,

David W. Clickner  
2900 Inca St. #4  
Denver, CO. 80202  
[davidclickner@hotmail.com](mailto:davidclickner@hotmail.com)  
(303) 877-6207

**From:** george.pacienza@gmail.com  
**Sent:** Thursday, June 6, 2019 2:14 PM  
**To:** Pirtle, Brittany H. - PW CA2379 Operations Coordinator; PW Engineering Regulatory & Analytics  
**Cc:** George Pacienza  
**Subject:** [EXTERNAL] "Objection to Project number: 2017-VACA-0000014"  
**Attachments:** Significant points of the ROW Vacation adjacent to 2099 Chestnut.pdf  
**Categories:** Issues

**AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL**

June 5, 2019

Eulois Cleckley  
Public Works – Executive Director  
Attention: Right-of-Way Services  
201 W Colfax Ave, Dept 608  
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is George Pacienza, and I am the owner of **2900 Inca St Number 5, Denver 80202** and received the letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my home.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29<sup>th</sup> Ave. is matched to a smaller degree on the East side of the street.

**I have attached a .pdf of clarifications of this ROW objection that I believe need to be considered in making your determination.**

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and

public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20<sup>th</sup> Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

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- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

George and Margaret Pacienza  
2900 Inca St Unit 5  
Denver, CO. 80202  
George.pacienza@gmail.com  
630-926-2892

*George Pacienza*  
2900 Inca St Unit 5  
Denver, CO 80202  
H 720.502.4385  
M 630.926.2892

**From:** Jessica Rosa Rucker <jrosarucker@gmail.com>  
**Sent:** Wednesday, June 5, 2019 7:29 PM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Cc:** Clyde Rucker  
**Subject:** [EXTERNAL] Objection to Project number: 2017-VACA-0000014  
**Categories:** Issues

**AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL**

June 5, 2019

Eulois Cleckley  
Public Works – Executive Director  
Attention: Right-of-Way Services  
201 W Colfax Ave, Dept 608  
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Jessica Rucker, my husband Clyde Rucker and I are the owners of 2900 Inca #7 and received the letter dated 5/17/2019 asking if we have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my home.

We **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- We highly value every greenspace, open space and public right of way resources available to us.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
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- The ROW Setback on the West side of Chestnut and W.29<sup>th</sup> Ave. is matched to a smaller degree on the East side of the street.

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We appreciate your consideration, and hope that you can appreciate our position.

Regards,

Jessica & Clyde Rucker

2900 Inca #7

Denver, CO. 80202

[jrosarucker@gmail.com](mailto:jrosarucker@gmail.com)

[ruckerhouse@gmail.com](mailto:ruckerhouse@gmail.com)

210-378-5547

**From:** GOEDERT, JONATHAN E <jg8506@att.com>  
**Sent:** Thursday, June 6, 2019 4:42 PM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Cc:** goedert2000@yahoo.com  
**Subject:** [EXTERNAL] AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL  
**Attachments:** 2099 Chestnut Vacation Request - 2900 #3.docx  
**Categories:** Issues

**AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL**

June 6, 2019

Eulois Cleckley  
Public Works – Executive Director  
Attention: Right-of-Way Services  
201 W Colfax Ave, Dept 608  
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Jon Goedert and I'm a resident of the city of Denver and I've lived in Union Station North (previously Prospect) for years. I am the owner of 2900 Inca St. Unit 3 and received the letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my home.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
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landscaping and privately maintained) serve as an important entry and exit to 20<sup>th</sup> Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
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Regards,

Jon Goedert  
2900 Inca St. Unit #3  
Denver, CO 80202  
[Goedert2000@yahoo.com](mailto:Goedert2000@yahoo.com)  
720-210-3911

**Jon Goedert**  
Strategic Sales Account Lead MDU- Connected Communities  
**AT&T Connected Communities**  
161 Inverness Drive West, Englewood, CO 80112  
m 310-343-5785 | [jg8506@att.com](mailto:jg8506@att.com)

**From:** kimberly white <white.kimberly22@gmail.com>  
**Sent:** Wednesday, June 5, 2019 10:55 PM  
**To:** Pirtle, Brittany H. - PW CA2379 Operations Coordinator; PW Engineering Regulatory & Analytics  
**Subject:** [EXTERNAL] AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL  
**Categories:** Issues

June 5, 2019

Eulois Cleckley

Public Works – Executive Director

Attention: Right-of-Way Services

201 W Colfax Ave, Dept 608

Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Kimberly White and I am the owner of 2900 Inca st #2 and received the letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my home.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.

- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
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- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Thank you for your consideration,

Kimberly White

2900 Inca unit #2

Denver, CO. 80202

[white.kimberly22@gmail.com](mailto:white.kimberly22@gmail.com)

720 371-4538

**From:** Marisa Haldorson <mhaldorson@abpetroleum.com>  
**Sent:** Thursday, June 6, 2019 9:13 AM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Subject:** [EXTERNAL] Objection to Project number: 2017-VACA-0000014  
**Categories:** Issues

**AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL**

June 5, 2019

Eulois Cleckley  
Public Works – Executive Director  
Attention: Right-of-Way Services  
201 W Colfax Ave, Dept 608  
Denver, CO 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Marisa Haldorson, and I am the owner of 2900 Inca Street Unit 29. I received a letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' of my home.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North.
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other important modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29<sup>th</sup> Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area which is getting increasingly more dense. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space,

common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro - is set back with landscaping and privately maintained) serve as an important entry and exit to 20<sup>th</sup> Street from Union Station North and is virtually the only open space relieve we have to enjoy.

The first time my neighbors and I were notified of the Vacation of the ROW came in the form of a letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Thank You,

Marisa Haldorson

2900 Inca Street Unit 29  
Denver, CO 80202

[mhaldorson@abpetroleum.com](mailto:mhaldorson@abpetroleum.com)

(720)937-3009



Virus-free. [www.avast.com](http://www.avast.com)

**From:** Neal Thaanum <nethaanum@gmail.com>  
**Sent:** Thursday, June 6, 2019 8:43 AM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Subject:** [EXTERNAL] Objection to Project number: 2017-VACA-0000014  
**Categories:** Issues

June 5, 2019

Eulois Cleckley

Public Works – Executive Director

Attention: Right-of-Way Services

201 W Colfax Ave, Dept 608

Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Neal Thaanum, and I am the owner of 2900 Inca St Unit 28, and received the letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my home.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

I highly value every greenspace, open space and public right of way resources available to me.

The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood. The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.

This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.

The ROW includes the neighborhood marquee signage for Union Station North

The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.

The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under

review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
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- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Neal E. Thaanum, MBA  
SSgt / USMC / Ret  
Teradata Corporation / Engineer Lead  
2900 Inca St #28  
Denver, CO 80202  
[nethaanum@gmail.com](mailto:nethaanum@gmail.com)  
303-408-4291

**From:** george.pacienza@gmail.com  
**Sent:** Thursday, June 6, 2019 8:52 AM  
**To:** Pirtle, Brittany H. - PW CA2379 Operations Coordinator; PW Engineering Regulatory & Analytics  
**Cc:** Brian Blackburn; Brooks, Albus - CC XA1404 Member Denver City Council  
**Subject:** [EXTERNAL] "Objection to Project number: 2017-VACA-0000014" i  
**Categories:** Issues

June 6, 2019

Eulois Cleckley  
Public Works – Executive Director  
Attention: Right-of-Way Services  
201 W Colfax Ave, Dept 608  
Denver, CO. 80202

Project number: 2017-VACA-0000014

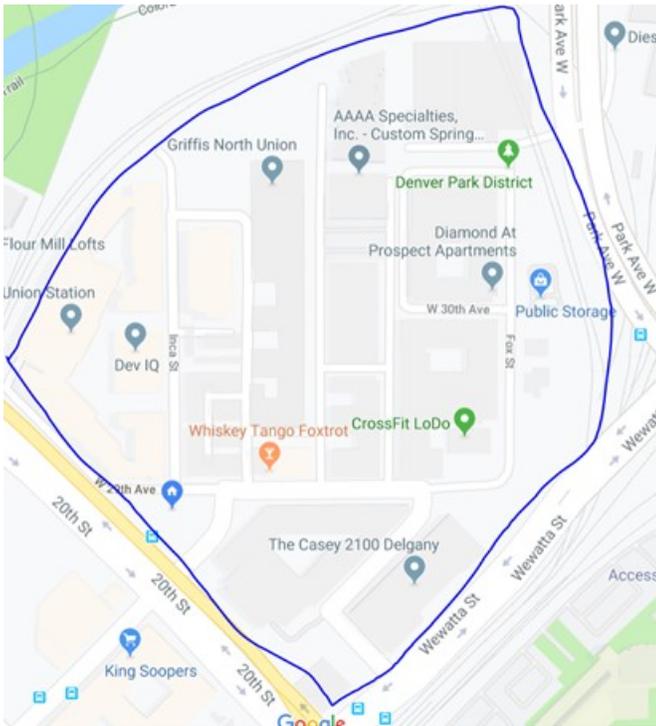
Dear Eulois,

My name is George Pacienza, and I am the President of the **Inca29 Brownstones Association** (also representing **Blake 27 Urban Brownstones Association**) and we received letters dated 5/17/2019 asking if we have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which common property is located within 200 feet of the ROW. In fact, 19 of the 21 letters the City sent to landowners within the 200 foot radius of the ROW were addressed to Owners/Residents of the Inca 29 Brownstones townhomes and the association.

We **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- We highly value every greenspace, open space and public right of way resource available to us.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood and is the Core of the neighborhood... where we congregate, hold outdoor meetings, and hosted the USN grand opening (Pictures attached)
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29<sup>th</sup> Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area (over 4,000 residents in the small area outlined in Blue) and getting denser.



The USN RNO has been active for the past 4 years and we have forged a strong Business/Resident/Apartment owner organization that has improved the signage, renamed the neighborhood, and increased the value of the neighborhood to its residents and the City. The residents of our 29 townhomes are active members in the RNO and the community.

With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find *this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available.* This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20<sup>th</sup> Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
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- Invitation to provide input on landscape plan and drive-thru design
- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)

- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

*George Pacienza, President Inca 29 Brownstones Association HOA*  
2900 Inca St Unit 5  
Denver, CO 80202  
H 720.502.4385  
M 630.926.2892

**From:** Rachel Ross O'Connor <rachelross5@gmail.com>  
**Sent:** Thursday, June 6, 2019 4:37 PM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Subject:** [EXTERNAL] AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL  
**Categories:** Issues

June 6, 2019

Eulois Cleckley

Public Works – Executive Director

Attention: Right-of-Way Services

201 W Colfax Ave, Dept 608

Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Rachel O'Connor, and I am the owner of 2900 Inca st. unit 6 and received the letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my home.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.

- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29<sup>th</sup> Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20<sup>th</sup> Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

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We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Rachel O'Connor

2900 Inca St. unit 6

Denver, CO. 80202

[rachelross5@gmail.com](mailto:rachelross5@gmail.com)

720-341-6134

**george.pacienza@gmail.com**

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**From:** Richard Barshney <richard.barshney@gmail.com>  
**Sent:** Thursday, June 6, 2019 2:44 PM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Subject:** [EXTERNAL] Objection to Project number: 2017-VACA-0000014  
**Categories:** Issues

**AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL**

June 5, 2019

Eulois Cleckley

Public Works – Executive Director

Attention: Right-of-Way Services

201 W Colfax Ave, Dept 608

Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Richard Barshney, and I'm a resident of the city of Denver and I've lived in Union Station North (previously Prospect) for years. I am the owner / resident of 2960 Inca Street, Unit 201.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.

- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29<sup>th</sup> Ave. is matched to a smaller degree on the East side of the street.

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The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

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We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Richard Barshney

2960 Inca St. Unit 201

Denver, CO. 80202

[richard.barshney@gmail.com](mailto:richard.barshney@gmail.com)

303-489-5324

**george.pacienza@gmail.com**

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**From:** Brandon Giles <bgiles@eagleautomation.com>  
**Sent:** Thursday, June 6, 2019 6:56 AM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Cc:** Stephanie Giles  
**Subject:** [EXTERNAL] Objection to Project number: 2017-VACA-0000014  
**Attachments:** 2099 Chestnut Vacation Request Objection - Brandon Giles - 6-6-19.pdf  
**Categories:** Issues

Dear Eulois, please see attached our objection to the proposed Vacation request for 2099 Chestnut.

Best,

Stephanie and Brandon Giles

--

**Brandon Giles**  
Eagle Automation  
CEO  
(720) 443-2030  
[bgiles@eagleautomation.com](mailto:bgiles@eagleautomation.com)  
[www.eagleautomation.com](http://www.eagleautomation.com)

**george.pacienza@gmail.com**

---

**From:** Stephen Berry <sberry192@gmail.com>  
**Sent:** Thursday, June 6, 2019 9:44 AM  
**To:** PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator  
**Cc:** Sophie Berry  
**Subject:** [EXTERNAL] Objection to Project number: 2017-VACA-0000014  
**Categories:** Issues

**AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL**

June 6, 2019

Eulois Cleckley

Public Works – Executive Director

Attention: Right-of-Way Services

201 W Colfax Ave, Dept 608

Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

Our names are Stephen and Sophie Berry, and we are residents of the city of Denver and I've lived in Union Station North (previously Prospect) for years. We are the owners / residents of 2900 Inca St Units 17 and 27, Denver, CO 80202.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.

- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17<sup>th</sup> and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
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The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

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