

## The La Alma Lincoln Park Neighborhood Association

“LPNA” is a City of Denver registered neighborhood organization. We strive to represent the interests of and build relationships between our ~7000 residents as well as business owners, students, and community stakeholders, and to share the pride in our sense of place. Our neighborhood extends from Colfax to W 6th Ave and the Platte River (I-25) to Speer Boulevard.

October 16, 2024

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

RE: Letter of Support – Ball Campus Rezoning (24-1140), Old City Hall View Plane Amendment (24-1141), Ball Campus Development Agreement (24-1142), River Mile Development Agreement Amendment (24-1143), Arena Trust Agreement (24-1144), and the Ball Metro District Service Plan (24-1169)

Dear Denver City Council Members:

La Alma Lincoln Park Neighborhood Association, a Registered Neighborhood Organization with the City of Denver, is pleased to offer our unconditional support for Council Bills 24-1140, 1141, 1142 and 1143 and Council Resolutions 24-1144 and 1169 in support of the rezoning and redevelopment of the Ball Arena Campus.

Our neighborhood is incredibly excited about the potential of this project to bring housing, jobs, and entertainment opportunities to our neighborhood, as well as helping to reconnect us to downtown and to Sun Valley. As a pro-neighbor organization, we always support more neighbors in and around our community.

We are proud of our Community Benefits Agreement negotiating team securing the inclusion of at least 1,080 affordable housing units, ensuring that 18% of both rental and ownership units are Income-Restricted Units (IRUs). With affordability guarantees spanning 99 years, this long-term commitment will help out neighborhood's ongoing housing crisis, especially when combined with the large number of market rate units which will help bring down the high rents in our neighborhood through additional supply. We are also excited about the project's focus on creating multi-bedroom units, especially two- and three-bedroom apartments, ensures that families are included in affordable housing options.

The economic opportunities presented by this project are substantial, with a focus on promoting diversity in both the workforce and local business community. KSE's plan to allocate a significant portion of its contracting to small, minority, and women-owned businesses (SBE/MBE/WBE) demonstrates a commitment to fostering local entrepreneurship. Moreover, the creation of pop-up retail spaces and business development funds will further promote opportunities for minority- and women-owned enterprises.

Additionally, the infrastructure improvements, public art investments, and cultural initiatives, such as a community art space and childcare center, will provide lasting value for the entire city. The development of public parks and safe pedestrian and bicycle paths will enhance connectivity, making the Ball Arena project a cornerstone of urban revitalization.

La Alma Lincoln Park Neighborhood Association strongly urges the Denver City Council to support this rezoning initiative, finally closing this hole in the fabric of our city by turning these parking lots into homes and neighbors.

Sincerely,



Nolan Hahn

President and Member of the Board

The La Alma Lincoln Park Neighborhood Association

[www.laalmalincolnpark.org](http://www.laalmalincolnpark.org)



October 14, 2024

Denver City Council  
1437 Bannock Street, Room 451  
Denver, CO 80202

Dear Councilmembers,

As a leading nonprofit developer and manager of affordable housing with its headquarters in Denver, Mercy Housing is deeply invested in solving Denver's housing crisis. On behalf of Mercy Housing, I am writing to urge Denver City Council to vote in favor of Council Bills 24-1140, 1141, 1142, and 1143, and Council Resolutions 24-1144 and 1169, in support of the rezoning and redevelopment of the Ball Arena Campus. This redevelopment presents a rare and critical opportunity to address Denver's housing crisis by providing much-needed affordable housing adjacent to two major light rail stations and the employment and educational centers of Downtown Denver and the Auraria Higher Education Center.

Kroenke Sports & Entertainment (KSE) has committed to ensuring that 18% of the residential units in this development, both rental and ownership, will be income restricted. This translates into at least 1,080 affordable housing units that will remain affordable for 99 years, making a long-lasting impact on housing accessibility. Additionally, KSE and community partners have allocated \$1.1 million from the project's Community Investment Fund to support tenant eviction assistance, down payment aid, and emergency support for the residents of these income-restricted units. These commitments demonstrate KSE's dedication to addressing not just affordability but also long-term housing stability. Stable housing leads to stronger communities, better health outcomes, and improved educational attainment, all of which align with the city's broader goals.

Furthermore, KSE's commitment to building 50 permanent supportive housing units at 30% of the Area Median Income (AMI) specifically targets individuals experiencing or emerging from homelessness. This kind of deeply affordable housing, combined with the project's proximity to public transportation, will provide critical support for Denver's most vulnerable residents.

The agreement also prioritizes creating a family-friendly neighborhood. KSE has ensured that a significant portion of the affordable housing units will include two- and three-bedroom units, accommodating working families who require larger living spaces. A minimum of 20% of the income-restricted units will have two bedrooms, and at least 15% will have three bedrooms, ensuring that families of all sizes have the opportunity to live and thrive in this new community.

Mercy Housing Mountain Plains  
1600 Broadway, Suite 2000, Denver, CO 80202 o | 303.830.3300 f | 303.830.3301  
6816 South 137<sup>th</sup> Plaza, Omaha, NE 68137 o | 402.393.2096 f | 402.393.2144  
3002 East Cactus Road, Phoenix, AZ 85032 o | 480.467.3159 f | 480.755.2298  
514 South 12<sup>th</sup> Street, Suite 300, Boise ID 83702 o | 208.297.6757



[mercyhousing.org/mountain-plains](https://mercyhousing.org/mountain-plains)

TTY | 800.877.8973 or 711

LIVE IN HOPE



By prioritizing affirmative marketing to the Indigenous community and descendants of Displaced Aurarians, KSE is committed to ensuring that the project honors the history of the area and fosters an inclusive, equitable future.

With Denver's housing crisis continuing to escalate, it is imperative that we take immediate action. This project represents a pivotal opportunity to significantly increase affordable housing in areas where it is desperately needed. We strongly believe that the affordable housing commitments made by KSE, coupled with the development's prime location near transit and job centers, make this rezoning proposal a critical step forward for the City of Denver. The affordable housing commitments, prime location, and strong support for vulnerable residents make this rezoning proposal a transformative opportunity for Denver's future. We urge you to support this rezoning, which will not only provide affordable housing but also create an inclusive and diverse community where families and individuals of all backgrounds can thrive.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Shelly Marquez".

Shelly Marquez

President

Mercy Housing - Mountain Plains

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**From:** President@lodona.org <President@lodona.org>  
**Sent:** Friday, September 20, 2024 12:40 PM  
**To:** City Council District 10 <District10@denvergov.org>  
**Cc:** Sue Powers <susan@urbanventuresllc.com>; Simon Tafoya <Stafoya@gmail.com>  
**Subject:** [EXTERNAL] Support for limiting the view plane from the Bell at 14th and Larimer Streets and more - subject to a CBA

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Hello Chris-

I hope this finds you well!

Jamie and I are doing great, and look forward to seeing you soon!

You may not have seen me present at the recent meeting of the South Platte River committee of city Council, but I was there, attending remotely, as we were then out of town. I did not testify.

**Support for the pending rezoning and related items - subject to a CBA**

I'm writing to request your support for the entire package related to the rezoning of the Ball Arena site, premised on a community benefits agreement being entered into.

For the past 13 months or so, I have participated in the ball arena community benefits agreement committee – the BACBAC.

This committee has been meeting weekly, sometimes twice a week, sometimes 3 to 4 times a week for over a year.

This committee has weighted all sorts of competing concerns, including those of the lower downtown neighborhood association.

I'm writing to you now, not as a member of the BACBAC, but rather, as the president of the lower downtown neighborhood association.

LoDoNA supports all of the five elements of the proposal from KSE, subject to a community benefits agreement being entered into.

Those five elements are:

1. The rezoning itself.
2. The changes to the view plane ordinance from the bell at 14th and Larimer.
3. The Development agreement.
4. The metro districts.
5. The arena trust agreement.

Key elements of the CBA being sought for LoDoNA are:

- \* pedestrian connectivity between LoDo and the Ball arena site
- \* Protection and enhancement of Rothman's children's park
- \* affordable housing

### **The view plane and why it should be limited**

I'm writing to now to specifically to request your support for the limitations proposed to the view plan related to the pending rezoning of the Ball Arena site.

The view ordinance is understood to have been adopted in 1988, apparently to sort of revive and honor the prior historic old City Hall located at that site, which had a tower, and which tower included a bell and the bell is all that is left.

The old City Hall building was amazing and regrettably was demolished in the 1930s.

I believe it was subject to flooding, and other consequences which dictated demolishing and relocating of City Hall.

It was a beautiful building, and one which would be absolutely phenomenal if here today.

But it is not here.

It is gone.

Views of the mountains from it, from any floor, including its tower, are also gone.

I think the loss of this building was something that council sought to remediate or rectify in 1988, when the view ordinance was passed.

Yet, the loss of that building cannot be rectified by a view plane.

The view from any part of the old City Hall, including from the ground, remained unprotected from

the mid 30s until 1988, when council took action to establish a view plane from the northwest corner of the two streets.

It is not the view from the first floor of the old City Hall, or from the second floor, or third floor, or the fourth floor, or the fifth, or even a tower that rose above to a sixth seventh and eighth floor that is protected.

The view protected is from the ground at the northwest corner of these two streets.

The view from various residential condominium buildings, apartment buildings, office towers, and more in LoDo are not protected by this view plane ordinance - it is just a view from the ground at the northwest corner of the street that is protected.

The view that is currently protected, has been largely modified and effectively limited by construction of various buildings within the campus and by construction of the current mile high stadium.

The old City Hall building, and the architecture of it, was amazing. Unfortunately, as you may know, the fourth floor was rebuilt after a fire with some of the amazing architecture lost.

I'm aware that you get around on 14th St. regularly.

I expect that you have stopped and taken in the view from the bell, towards the west.

And, I expect that you have considered the effects of the changes made on the campus, and the exemption given to mile high stadium, that have revised and modified the view ordinance.

The proposed change to this view ordinance, as a part of the package of five, would facilitate redevelopment of parking lots, allowing the area subject to the application of KSE, a new Denver neighborhood.

A new neighborhood is far better than the existing parking lots.

This new neighborhood, and what it brings to LoDo, and Denver, is what is exciting and of particular importance to and relevant to LoDoNA.

That proposed neighborhood is something that LoDoNA and the rest of the city, and you as a city counselor, should be supporting.

Particularly, the rezoning will allow for a significant amount of affordable housing.

That affordable housing will be an important part of this new neighborhood.

This affordable housing is also largely, if not, solely, proposed to be included within the small triangular area of the ball arena site that would be exempted from the plane ordinance.

The density allowed by the proposed rezoning, also allows for the amount of affordable housing that is proposed.

There are many other benefits that arise to the community through the CBA, if these 5 elements, are approved by city Council.

These other benefits include an endowment of \$1M from KSE to allow for improvements to the 5280 Trail offsite, not on the Ball arena property and much much more.

I asked that you support this entire package of five elements, including the modifications to the DRMC amendment of the view plane.

Thank you!

Jerry Orten

President, LoDoNA

Lower Downtown Neighborhood Association - for a thriving LoDo!

[President@lodona.org](mailto:President@lodona.org)

Personal email: [Jerry.orten@outlook.com](mailto:Jerry.orten@outlook.com)

M: 303-250-9958

LoDoNA.org



October, 14, 2024

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

Dear Denver City Council Members,

As a decades-long fan of both the Denver Nuggets and Colorado Avalanche, I am writing to express my strong support for Council Bills 24-1140, 1141, 1142, and 1143, along with Council Resolutions 24-1144 and 1169, to advance the redevelopment of the Arena Campus.

Professional sports teams play an essential role in the fabric of Denver's community. They unite us in celebration, foster pride and provide moments of shared joy that bring us together. The Nuggets and Avalanche have created countless memories for fans like me, from bringing my young family to a game to witnessing thrilling championships to celebrating with the entire city. Keeping these teams in Denver is crucial to preserving that sense of community and unity.

The rezoning of the Ball Arena Campus will not only secure the future of professional basketball and hockey in Denver but also ensure that these teams continue to contribute to the city's cultural and economic vitality. The presence of these major franchises attracts visitors, bolsters local businesses, and fosters a sense of pride in our city with such successful sports organizations. The commitment from KSE to keep the teams in Denver until 2050 is a testament to the importance of this development for both fans and the broader community.

Furthermore, the proposed improvements to Ball Arena and the surrounding campus will significantly enhance the overall experience for fans and visitors. Infrastructure upgrades, better connectivity, and the creation of open spaces will transform the campus into a premier destination that benefits not just sports fans but all Denver residents. It will further solidify the role of Ball Arena as a central gathering place where people from all walks of life can come together.

Supporting the rezoning of the Ball Arena Campus is an investment in the future of our city and its proud sports culture. I urge the Denver City Council to approve this rezoning so that our city continues to thrive as a vibrant, sports-loving town for decades to come.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to be "D. A.", is located at the bottom of the letter.

Mike Baksa  
2709 Wabash Street  
Denver, CO 80238

Scott Stone  
1860 S Eudora St.  
Denver, CO 80222

October 14, 2024

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

Dear Denver City Council Members,

I am writing to express my strong support for Council Bills 24-1140, 1141, 1142 and 1143 and Council Resolutions 24-1138 and 1169 in support of the rezoning and redevelopment of the Ball Arena Campus. This package of legislation offers a unique opportunity to create a more inclusive, equitable, and vibrant community in Denver, and I believe the benefits of this project extend well beyond the site itself.

A key highlight of the proposal is the inclusion of at least 1,080 affordable housing units, ensuring that 18% of both rental and ownership units are Income-Restricted Units (IRUs). With affordability guarantees spanning 99 years, this long-term commitment directly addresses Denver's ongoing housing crisis, providing relief for residents across the spectrum of need, including individuals experiencing homelessness, families, and moderate-income earners. The project's focus on creating multi-bedroom units, especially two- and three-bedroom apartments, ensures that families are included in affordable housing options.

The economic opportunities presented by this project are substantial, with a focus on promoting diversity in both the workforce and local business community. KSE's plan to allocate a significant portion of its contracting to small, minority, and women-owned businesses (SBE/MBE/WBE) demonstrates a commitment to fostering local entrepreneurship. Moreover, the creation of pop-up retail spaces and business development funds will further promote opportunities for minority- and women-owned enterprises.

Additionally, the infrastructure improvements, public art investments, and cultural initiatives, such as a community art space and childcare center, will provide lasting value for the entire city. The development of public parks and safe pedestrian and bicycle paths will enhance connectivity, making the Ball Arena project a cornerstone of urban revitalization.

I believe this project has the potential to set a new standard for large-scale developments in Denver, with its holistic approach to housing, economic development, arts, culture, and

environmental sustainability. I strongly urge the Denver City Council to support this rezoning initiative to enable the transformation of Ball Arena into a model for future developments in our city.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "S Stone", with a long, sweeping horizontal flourish extending to the right.

Scott Stone  
1860 S Eudora St.  
Denver, CO 80222

October 16, 2024

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

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I believe this project has the potential to set a **new standard** for large-scale developments in Denver, with its holistic approach to housing, economic development, arts, culture, and environmental sustainability. As a Denver citizen, I offer my full support of this project and strongly urge the Denver City Council to support this rezoning initiative to enable the transformation of the Ball Arena property into a model for future developments in our city.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Melyssa C. Hartzell". The signature is written in a cursive, flowing style.

Melyssa Hartzell

315 S Humboldt Street  
Denver, CO 80209

Lilly Djanants  
1950 N Logan St  
Denver, CO 80203  
LillyD@gmail.com

October 14, 2024

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

Dear Members of the Denver City Council,

I am writing to express my strong support for the rezoning of the Ball Arena site from C-MX-5, C-MX-8, C-MU-30 with waivers and conditions and UO-1 zone districts to D-CPV-T and D-CPV-C zone districts.

My name is Lilly Djanants, and I was the Principal City Planner with the City Planning Department (CPD) where I led and managed the Downtown Area Plan Amendment (DAPA) between 2017 and 2018. This plan amendment aimed to establish a vision for future development of the Central Platte Valley - Auraria, which serves as the critical framework for the development of Ball Site and the River Mile.

The vision for Ball Site was shaped through extensive community engagement, including multiple public and stakeholder group meetings. The overwhelming sentiment from the community was a desire to see this area developed into a vibrant and active extension of our downtown, moving far beyond its current status as a surface parking crater. Moreover, the community felt that higher density (taller buildings) and greater intensity (density) of development was most appropriate here, this feedback led CPD to develop an entirely new zoning (D-CPV) typology that would support this vision.

In my role, I also contributed to the development of the zoning update (2019) specifically designed to accommodate DAPA's vision, which is now reflected in the proposed zoning for both the Ball Site and the River Mile (already rezoned). Furthermore, coupled with the D-CPV zoning update, I led and developed the Downtown Urban Design Standards and Guidelines (2020), which are designed to establish additional quality control for ground-floor design, façade design, architectural details, landscape design, and signage. These standards further ensure that the development aligns with CPD's goals for design excellence and community integration.

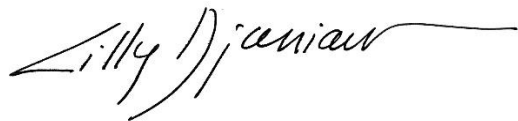
The Ball Site embodies the vision established by DAPA shaped by multiple city departments, community members, stakeholders, Downtown Denver Partnership and your City Council colleagues and predecessors who approved the plan and zoning update. As part of this continued legacy, it's incredibly rewarding to see our collective work finally come together after seven years of dedicated efforts.

In addition to fulfilling the community's vision, the development of Ball will have a substantial positive economic impact. The construction phase alone will generate numerous jobs, contributing to the local economy for years to come. This development will create infrastructure improvements, complete road networks, bring much-needed public parks, as well as add a significant number of housing units, both affordable and market-rate. The opportunity to develop 10-million square feet would have an immense impact on revenue generation for the City through creation of a substantial amount of new property, sales, and income taxes. Moreover, the development of this scale will continue to establish Denver as one of the fastest-growing cities in America, facilitated by this administration's leadership.

I strongly urge you to support the Ball site rezoning ([24-1140](#)), the Old City Hall View Plane Amendment ([24-1141](#)), the Ball site Development Agreement ( [24-1142](#)), the River Mile Development Agreement Amendment ([24-1143](#)), the Arena Trust Agreement ([24-1144](#)) and the Ball Metro District Service Plan ([24-1169](#)) as this legislation represents an opportunity to foster a thriving community in the heart of our city.

Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink that reads "Lilly Djanians". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Lilly Djanians

October 14, 2024

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

Dear Denver City Council Members,

I am writing to express my strong support for Council Bills 24-1140, 1141, 1142 and 1143 and Council Resolutions 24-1138 and 1169 in support of the rezoning and redevelopment of the Ball Arena Campus. This package of legislation offers a unique opportunity to create a more inclusive, equitable, and vibrant community in Denver, and I believe the benefits of this project extend well beyond the site itself.

A key highlight of the proposal is the inclusion of at least 1,080 affordable housing units, ensuring that 18% of both rental and ownership units are Income-Restricted Units (IRUs). With affordability guarantees spanning 99 years, this long-term commitment directly addresses Denver's ongoing housing crisis, providing relief for residents across the spectrum of need, including individuals experiencing homelessness, families, and moderate-income earners. The project's focus on creating multi-bedroom units, especially two- and three-bedroom apartments, ensures that families are included in affordable housing options.

The economic opportunities presented by this project are substantial, with a focus on promoting diversity in both the workforce and local business community. KSE's plan to allocate a significant portion of its contracting to small, minority, and women-owned businesses (SBE/MBE/WBE) demonstrates a commitment to fostering local entrepreneurship. Moreover, the creation of pop-up retail spaces and business development funds will further promote opportunities for minority- and women-owned enterprises.

Additionally, the infrastructure improvements, public art investments, and cultural initiatives, such as a community art space and childcare center, will provide lasting value for the entire city. The development of public parks and safe pedestrian and bicycle paths will enhance connectivity, making the Ball Arena project a cornerstone of urban revitalization.

I believe this project has the potential to set a new standard for large-scale developments in Denver, with its holistic approach to housing, economic development, arts, culture, and environmental sustainability. I strongly urge the Denver City Council to support this rezoning initiative to enable the transformation of Ball Arena into a model for future developments in our city.



Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Heinze". The signature is stylized with a large, looped initial "D" and a cursive "Heinze".

David Heinze  
2725 S. Marion Circle  
Denver, CO 80210

October 16, 2024

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

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Additionally, the infrastructure improvements, public art investments, and cultural initiatives, such as a community art space and childcare center, will provide lasting value for the entire city. The development of public parks and safe pedestrian and bicycle paths will enhance connectivity, making the Ball Arena Redevelopment project a cornerstone of urban revitalization.

I believe this project has the potential to set a **new standard** for large-scale developments in Denver, with its holistic approach to housing, economic development, arts, culture, and environmental sustainability. As a Denver citizen, I offer my full support of this project and strongly urge the Denver City Council to support this rezoning initiative to enable the transformation of the Ball Arena property into a model for future developments in our city.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Aaron Marshall". The signature is written in a cursive, flowing style.

Aaron Marshall

3451 N Downing Street  
Denver, CO 80205

**From:** [Kyle Chism](#)  
**To:** [Lechuga, Tony D. - CPD CE0429 City Planner Senior; Bethany@gravellpublicaffairs.com; Sandoval, Amanda P. - CC President Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Romero Campbell, Diana - CC Member District 4 Denver City Council; Sawyer, Amanda - CC Member District 5 Denver City Council; Kashmann, Paul J. - CC Member District 6 Denver City Council; Alvidrez, Flor C. - CC Member District 7 Denver City Council; Lewis, Shontel M. - CC Member District 8 Denver City Council; Watson, Darrell - CC Member District 9 Denver City Council; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC Member District 11 Denver City Council; Office of Councilwoman Serena Gonzales-Gutierrez; Office of Councilwoman Sarah Parady](#)  
**Subject:** [EXTERNAL] In Support of the Ball Arena Redevelopment  
**Date:** Thursday, October 17, 2024 7:51:32 AM  
**Attachments:** [image001.png](#)

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Dear Friends and Members of the Denver City Council,

I am writing to express my enthusiastic support for the proposed redevelopment of the Ball Arena site, a transformative project that will reshape our city's landscape and benefit the Denver community for generations to come (specifically Council Bills 24-1140, 1141, 1142, and 1143, and Council Resolutions 24-1144 and 1169). As a life-long resident of Denver, I believe that *this* project offers a visionary solution to several pressing needs, from creating a more pedestrian-friendly urban environment to addressing our city's growing demand for affordable housing.

The Ball Arena redevelopment exemplifies responsible urban planning by reconnecting historically divided neighborhoods and opening new pathways for growth. The inclusion of pedestrian bridges, reminiscent of the highly successful Millennium Bridge, will significantly improve access between downtown Denver and surrounding areas. These bridges will foster greater mobility for residents and visitors alike, encouraging non-car-dependent transportation options and making downtown Denver safer and more accessible.

Beyond enhancing connectivity, the development's commitment to adding 6,000 residential units—1,000 of which will be affordable—demonstrates a forward-thinking approach to tackling Denver's affordable housing crisis. The thoughtful distribution of affordable units within mixed-use buildings ensures that this project will contribute to the creation of a truly diverse and inclusive community. By providing much-needed housing near Denver's vibrant core and Auraria Campus, this development will offer opportunities for families, students, and professionals to live, work, and thrive in our city.

I also appreciate KSE's private financing of this project, which alleviates public funding concerns while still engaging the community through extensive public meetings. This approach underscores their dedication to aligning with the needs and desires of the local population, ensuring that the resulting neighborhood serves Denver's long-term goals for growth, sustainability, and inclusivity.

Thank you for your consideration, and I look forward to seeing this exciting vision come to life!

Sincerely,

Kyle

Handwritten signature of Kyle E. Chism in black ink. The signature is written in a cursive style and includes the name "Kyle E. Chism" and the word "DENVER" in small capital letters below the signature.

720-320-0432



October 15, 2024

Denver City Council  
City and County Building  
1437 Bannock St  
Denver, CO 80202

Honorable Members of the Denver City Council:

On behalf of the Denver Metro Chamber of Commerce, I am writing to express our enthusiastic support for Council Bills 24-1140, 1141, 1142 and 1143 and Council Resolutions 24-1138 and 1169 in support of the rezoning and redevelopment of the Ball Arena Campus (1000 Chopper Circle and associated properties). This transformative project has the potential to deliver substantial economic opportunities for our city and advance the Chamber's work to attract new headquarters, expansions and the country's best, brightest and healthiest workforce to our region.

Through this rezoning, we can help address Denver's housing crisis by enabling development of 6,000 homes adjacent to Downtown Denver and the Auraria Higher Education Center. This dynamic, sustainable community will be anchored by the Denver Nuggets and Colorado Avalanche's home arena, as well as a central park and unparalleled trail system. The rezoning will bring true transit-oriented development to the site's two light rail stations, connecting residents and visitors to our regional transit network.

The Denver Nuggets 2023 NBA Championship and Colorado Avalanche 2022 Stanley Cup victory brought national attention to Denver. The unique amenities of this campus will bring quality, next generation employers, helping to grow Denver's Downtown workforce and deliver economic development benefiting all our residents.

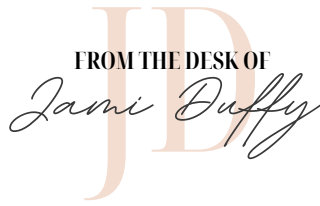
As the leading voice for Colorado's business community, we urge Denver City Council to approve the rezoning of the Ball Arena Campus. We are confident that this project will help our city continue to grow and our economy continue to thrive.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "J. J. Ament", written in a cursive style.

J. J. Ament  
President & CEO  
Denver Metro Chamber of Commerce



**Subject: Support for Ball Arena Redevelopment Rezoning – A Transformative Opportunity for Denver’s Youth and Workforce**

October 14, 2024

Dear Denver City Council Members,

I am writing to you on behalf of Youth on Record (YOR), a leading nonprofit organization dedicated to empowering Denver’s young people through creative career pathways. For the past 16 years, YOR has been a leading force in creative youth development, fostering innovation and social good through cross-sector partnerships. I am proud to inform you that YOR has been chosen as a key partner in the redevelopment of Ball Arena, and we are requesting your support for the necessary rezoning approval that will help bring this transformative project to life.

**I am writing to urge Denver City Council to approve Council Bills 24-1140, 1141, 1142 and 1143 and Council Resolutions 24-1138 and 1169 in support of the rezoning and redevelopment of the Ball Arena Campus.**

The Ball Arena redevelopment project represents a monumental opportunity for Denver to become a hub of creativity, innovation, and community engagement. YOR is positioned to address critical workforce development needs by creating comprehensive training, mentorship, and career pathways for Denver’s youth at the epicenter of the redevelopment project, especially for those from historically marginalized communities, including BIPOC, LGBTQ youth, and youth with disabilities. The redevelopment will be a catalyst for long-term change, not only in the creative industries but also in workforce equity across Denver.

YOR’s initiative will create paid apprenticeships and internships within KSE and the Ball Arena redevelopment tenant partners, providing young people with the experience they need to succeed in media production, storytelling, and related fields. By creating clear career pathways and addressing systemic inequities, YOR will help equip the next generation of Denver’s workforce with the tools and skills they need to thrive. The initiative will also open doors for youth to access higher education opportunities, increasing their lifetime earnings and supporting their financial independence.

The Ball Redevelopment will be critical in fostering economic growth for Denver, strengthening our city's cultural vibrancy and positioning us as a leader in workforce development. Through this partnership, YOR will help create a sustainable solution for workforce challenges, providing ongoing support and opportunities for career advancement in media, sports, and entertainment industries. It will also promote social cohesion by ensuring that diverse voices are heard and represented, enriching our community and fostering pride in our city's shared future.

With over 20 years of experience in nonprofit leadership and cross-sector collaboration, I have led YOR through several high-impact initiatives that have transformed the lives of thousands of Denver's young people. My leadership approach has consistently emphasized innovation, entrepreneurial thinking, and a commitment to social justice, as demonstrated by YOR's many awards and recognitions. And so, it is with great enthusiasm that I emphasize how critical this project is for our youth and city.

YOR is excited to be part of this extraordinary project, and we believe that your support for the rezoning is essential to moving it forward. The Ball Arena redevelopment is not just a development project; it is an investment in Denver's future. With YOR positioned at the forefront of this effort, we will ensure that our city's youth have the resources, mentorship, and opportunities to succeed in their careers and contribute to the vibrant, inclusive Denver we are all working toward.

Thank you for your consideration and for your continued support of initiatives that benefit our community. I look forward to discussing this opportunity further and welcome any questions you may have.



**Jami Duffy**

**303-717-10270**

**Executive Director, Youth on Record  
Co-Manager, Underground Music Showcase  
Denver Resident, Lucky District 7  
Denver, CO**

October 16, 2024

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

Dear Denver City Council Members,

I am writing to express my strong support for Council Bills 24-1140, 1141, 1142 and 1143 and Council Resolutions 24-1138 and 1169 in support of the rezoning and redevelopment of the Ball Arena Campus. This package of legislation offers a unique opportunity to create a more inclusive, equitable, and vibrant community in Denver, and I believe the benefits of this project extend well beyond the site itself.

A key highlight of the proposal is the inclusion of at least 1,080 affordable housing units, ensuring that 18% of both rental and ownership units are Income-Restricted Units (IRUs). With affordability guarantees spanning 99 years, this long-term commitment directly addresses Denver's ongoing housing crisis, providing relief for residents across the spectrum of need, including individuals experiencing homelessness, families, and moderate-income earners. The project's focus on creating multi-bedroom units, especially two- and three-bedroom apartments, ensures that families are included in affordable housing options.

The economic opportunities presented by this project are substantial, with a focus on promoting diversity in both the workforce and local business community. KSE's plan to allocate a significant portion of its contracting to small, minority, and women-owned businesses (SBE/MBE/WBE) demonstrates a commitment to fostering local entrepreneurship. Moreover, the creation of pop-up retail spaces and business development funds will further promote opportunities for minority- and women-owned enterprises.

Additionally, the infrastructure improvements, public art investments, and cultural initiatives, such as a community art space and childcare center, will provide lasting value for the entire city. The development of public parks and safe pedestrian and bicycle paths will enhance connectivity, making the Ball Arena Redevelopment project a cornerstone of urban revitalization.

I believe this project has the potential to set a **new standard** for large-scale developments in Denver, with its holistic approach to housing, economic development, arts, culture, and environmental sustainability. As a Denver citizen, I offer my full support of this project and strongly urge the Denver City Council to support this rezoning initiative to enable the transformation of the Ball Arena property into a model for future developments in our city.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Tom Ogren". The signature is written in a cursive, flowing style.

Tom Ogren

1180 S. Monaco Pkwy, Unit 6,  
Denver, CO 80224



Joseph W. Galera  
4855 E. Atlantic Place  
Denver, CO 80222-4701

October 14, 2024

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

Dear Denver City Council Members,

As a fan of the Denver Nuggets and Colorado Avalanche, I am writing to express my enthusiastic support for Council Bills 24-1140, 1141, 1142 and 1143 and Council Resolutions 24-1138 and 1169 in support of the rezoning and redevelopment of the Ball Arena Campus. This project not only secures the future of our beloved teams in Denver until at least 2050 but also promises to enhance the fan experience and strengthen our city's connection to the teams we love.

For years, Ball Arena has been home to unforgettable moments of triumph, community, and excitement. By supporting this rezoning initiative, the City Council has the opportunity to ensure that these experiences continue for generations to come. The agreement to keep both the Nuggets and the Avalanche in Denver for the long term brings a sense of pride and stability to fans, and it guarantees that our city will remain a central hub for professional sports, fostering civic pride and unity.

The proposed improvements to Ball Arena and the surrounding campus will create a world-class experience for visitors, making it more accessible, enjoyable, and integrated with the surrounding neighborhoods. Enhanced pedestrian and bicycle connectivity, upgraded infrastructure, and the development of open spaces will make visiting the arena safer and more convenient for everyone. These changes, paired with the development of public parks, bike paths, and walking trails, will improve the overall experience for fans attending games, concerts, and other events at Ball Arena.

In addition to improving the venue itself, the project plans include public art installations, community art spaces, and cultural programming that will turn the Ball Arena campus into a vibrant, year-round destination for both fans and residents alike. It's exciting to see that the campus will serve more than just sports and entertainment but also as a community gathering space that reflects the spirit and diversity of Denver.

Supporting this rezoning initiative will not only allow for the continued success of the Denver Nuggets and Colorado Avalanche but will also promote a more connected, vibrant, and fan-friendly environment for all who visit Ball Arena. By investing in these improvements, Denver is

positioning itself as a leading city for sports and entertainment while enhancing the quality of life for residents.

I urge the Denver City Council to approve the rezoning of the Ball Arena campus and support the long-term future of the Nuggets, Avalanche, and the countless fans who cherish their home in Denver.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Galera", with a large, stylized flourish underneath.

Joseph W. Galera  
4855 E. Atlantic Place  
Denver, CO 80222-4701



October 15, 2024

Denver City Council  
City and County Building  
1437 Bannock St  
Denver, CO 80202

Honorable Members of the Denver City Council:

On behalf of the Metro Denver Economic Development Corporation, I am expressing our enthusiastic support for Council Bills 24-1140, 1141, 1142 and 1143 and Council Resolutions 24-1138 and 1169 in support of the rezoning and proposed redevelopment of the Ball Arena Campus (1000 Chopper Circle and associated properties). This transformative project has the potential to deliver substantial economic opportunities for our city and advance the Chamber's work to attract new headquarters, expansions, and the country's best, brightest and healthiest workforce to our region.

Through this rezoning, we can help address Denver's housing crisis by enabling the development of 6,000 homes adjacent to Downtown Denver and the Auraria Higher Education Center. This dynamic, sustainable community, anchored by the home arena of the Denver Nuggets and Colorado Avalanche, will feature a central park and unparalleled trail system. The rezoning will bring true transit-oriented development to the site's two light rail stations, connecting residents and visitors to our regional transit network.

The Denver Nuggets' 2023 NBA Championship and the Colorado Avalanche's 2022 Stanley Cup victory not only brought national attention to Denver but also showcased the unique amenities of this campus. These amenities will attract quality, next-generation employers, help to grow Denver's downtown workforce and deliver economic development that benefits all our residents.

As Colorado's largest privately funded economic development authority, representing 11 counties and nearly 100 communities, we believe this is a vital project towards attracting a diverse workforce and good-paying jobs to our region. We urge the Denver City Council to approve rezoning the Ball Arena Campus. We are confident that this project will help our city and economy continue to grow. I appreciate your consideration.

With support,

A handwritten signature in black ink, appearing to read "RH Gonzales", with a long horizontal line extending to the right.

Raymond H. Gonzales  
President of Metro Denver EDC  
Executive Vice President of Denver Metro Chamber of Commerce