

Dear Planning Board,

My name is Jessica Dominguez. I am a native of Colorado and I have lived in West Colfax since 2010. I was fortunate to be able to purchase an affordable home in this area. Without that access and opportunity to an attainable house, I would not be a homeowner in this area. I am also a 17-year veteran teacher of Denver Public Schools teacher on leave studying affordable housing solutions.

The leave of absence from my job was prompted by the displacement I saw happening in the classroom and the inequity in housing I saw as a real estate agent. During this time of research, I learned that the City of Denver has called our current housing situation an actual crisis. They have labeled certain areas in Denver as vulnerable to displacement. West Colfax and the southern end of Sloan's being one of these areas.

We all know that Denver is one of the least affordable cities in America, but to whom? Whom are the vulnerable? Who are the displaced? Who is this crisis actually impacting? I realize there are many vulnerable groups in this area, but I want to highlight four groups who are greatly impacted by the housing crisis.

- Beginning Denver teachers, teachers at Colfax and Cheltenham, are now considered low-income on HUD's AMI scale, along with other civil service workers like police officers and EMTs. They can not afford to live where they work.
- There are over 2,000 homeless children in DPS. That is one in every classroom. In this area alone, according to The Status of Denver's Children, a report put out by Denver's Children's Affairs, the West Colfax area has multiple obstacles to success which include child poverty, single families, children not meeting expectations at school, poor health. All of these obstacles can be directly linked to a lack of sustainable housing.
- The median home price in West Colfax is 508,000. To be able to afford this, and not be cost burdened, you must earn over \$90,000 a year. DPS families make an average of \$50,000 a year. Clearly, a DPS family could not purchase in this area.
- Denver leads the nation in Hispanic displacement. We have a large Hispanic population in West Colfax, but I question if their voice is being heard in the letters and the voting because Hispanic representation is not clearly represented in the community meetings.

I understand density can be disruptive, so is uprooting yourself from the community you live in. I understand that more traffic is a pain to navigate in, so is having to travel longer to work in the city at a minimum wage job. I realize that density comes with challenges, but without density- I do not see how we can maximize affordability, have an inclusive and diverse city, or mitigate displacement.

Equity is quite the buzz word lately. I did extensive professional development and equity training in DPS. We define it as access, opportunity, and inclusivity. Please use this lens when you consider your position.

You have an important decision to make today. I would ask you not to just consider the voices that are the loudest but consider the voiceless. Are the people you are hearing from who are opposed to this development representative of the culture, socioeconomic status, age of our neighborhood.

Jessica Dominguez
West Colfax Resident

Denver Planning Board,

My partner and I have been homeowners at 1420 Xavier Street since March 2015. The West Colfax neighborhood offers incredible standard of living, including unparalleled access to public transportation, and open space. We realize now that after only four years of being residents that we could no longer afford to buy in this neighborhood that we love. Our neighbors who were long-term renter families, mostly families, are long gone, replaced by affluent individuals without children. While I similarly love my new neighbors, I feel that we have lost significant socioeconomic diversity that was an important reason why we bought our home in West Colfax in the first place. Now that we are having a child of our own, we are very concerned about the environment that our child will be raised in, one surrounded by only affluence rather than diversity.

I respect the opinions of my neighbors who are angered by the proposed redevelopment by Zocalo and also believe that 16 stories will be hard to get used to in a mostly single-family and town-home neighborhood. However, given the immense density allowed by the current PUD 8, I believe that surrounding neighbors should have expectations of greater density in this location. I personally would much rather have the proposed housing development in this location, rather than the medical office center currently allowed. As an affordable housing professional who is accustomed to reviewing financials for such housing projects, it is not financially viable to accomplish the proposed levels of affordability (184 total units) in the density levels that would be desired by the neighborhood. I have personally reviewed the financials of Zocalo, the developer, and believe that the proposed density cannot be accomplished in the 10 stories desired by the surrounding neighbors. I support the proposed development, as it will add much-needed affordable housing units in a neighborhood like ours that has been ravaged by market-rate redevelopment. I believe this need for affordable housing outweighs other concerns about density, including traffic.

I hope that you will consider the important need to promote more whole, diverse neighborhoods in supporting map amendment 2017I-00160.

Thank you,

Megan Block Yonke

Resident of the West Colfax Neighborhood

From: DG
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] letter in support of 17th and Newton re-zoning
Date: Monday, April 15, 2019 7:48:44 AM

Dear Planning Board,

I purchased my home at 3426 W 17th Ave a few years ago which is located 2-1/2 blocks from the 17th and Newton site.

I selected the Sloan's because it is a neighborhood with a bright yet diverse future, currently undergoing change in a positive direction. It is a highly walk-able neighborhood with many transit options including express bus service, bike lanes, and light rail - For those reasons the proposed 17th and Newton development is appropriately located to take advantage of those transit options.

I firmly believe in maintaining affordable housing in Denver and I'm excited that the affordability component in this project is not simply rental, but rather deed-restricted ownership, helping give affordability a permanent foothold in this community.

Much like the gorgeous Lakehouse 17 project, massing of the proposed project responds well to the surrounding area by stepping down to a townhome-scale along both 17th and Newton. The 16 story tower is set at the far south end of the site ensuring it's shadow falls within the project site itself, and the only views blocked are that of the hospital next door. The architect and developer have clearly taken great care to mass the building in as sensitive way as possible.

For these reasons above I enthusiastically support the proposed zoning change as exactly the sort of responsible development we want to encourage here in Denver.

Dan Gonzales, LEED AP



DALF

DENVER AREA LABOR FEDERATION

June 24, 2019

Councilman Jolon Clark
1437 Bannock Street, Room 405
Denver, CO 80202

**SUBJECT: BILL 19-0401, A BILL FOR AN ORDINANCE CHANGING ZONING
SUPPORT- SCHEDULED FOR PUBLIC HEARING JUNE 24, 2019**

Dear Councilman Clark,

The Denver Area Labor Federation **SUPPORTS Bill 19-0401**, as introduced, which changes the zoning classification for the area bounded by 17th Avenue, Lowell Boulevard, 16th Avenue, Newton Street & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade Street in West Colfax.

The proposed changes in zoning highlight the critical role that government can play in creating opportunity and reducing inequality in Denver. Now more than ever, we must make sure that development results in shared prosperity, and that public resources are invested for public benefit wisely, with an eye on long-term outcomes.

The local hire and labor standard agreements made in this project ensure opportunities for local workers and the community. Furthermore, the proposed agreement sets the stage for lifting residents out of poverty by providing access to high paying jobs and ultimately stable, affordable housing. It is our assertion that the labor and affordable housing standards set forth by Bill 19-0401 will transform the Sloans Lake/ West Colfax region through stronger more equitable development.

Thoughtful design of development projects with the inclusion of job quality and equity policies build middle class pathways for those living in the shadows of poverty. Developing Denver must also mean developing our middle class.

For the above reasons, the Denver Area Labor Federation asks for your **SUPPORT** of Bill 19-0401.

Sincerely,

Josh Downey
President
Denver Area Labor Federation

From: Plakald
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Support letter for rezoning at 17th & Newton
Date: Sunday, April 14, 2019 8:59:26 PM

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver

Dear Ms. White:

My name is Laura E. Aldrete, I live at 4703 W. Moncrieff Pl. Denver, 80212. I write in support of the application to rezone the area at 17th & Newton.

Almost 750 single family homes in the Sloan's Lake / West Colfax area have been lost in recent years and rents have increased about 75% since 2010. Incomes for this area have not increased at the same rate. Thus, there are very few affordable housing options for families. I am concerned about families struggling to make ends meet and families being displaced.

The proposed 17th & Newton Community Project, which would be allowed after a rezoning approval, will create affordable housing in a much needed area of Denver. It is important that when affordable housing is created there are family friendly options. This project includes about 160 affordable units, many with two or three bedrooms. Additionally, I appreciate there are for-rent and for-sale affordable options. A project like this helps improve our community by ensuring there is a place for everyone.

Moreover, I appreciate the outreach that has been done to neighbors and concerns around traffic were addressed. This project benefits many people. The mixed use vision of the proposed project is aligns with the vision of Denver and I welcome the new retail space as well.

I encourage you to support rezoning this area and take advantage of the opportunity to provide a significant amount of affordable housing and a variety of businesses to our neighborhood.

Sincerely,

Laura E. Aldrete

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver
Sara.White@DenverGov.org

Dear Ms. White,

I am a resident of the West Colfax neighborhood. I am writing in support of the application #2017I-00160, which includes the areas bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St, to rezone the property from PUD 8 and U-TU-U to PUD G and U-TC-U.

The neighborhood lacks affordable housing options and the 17th & Newton Community project could bring about 160 affordable units to West Colfax. Adding more affordable housing units to our neighborhood is desirable – it helps keep our community inclusive, accessible, and diverse.

The location of the proposed project is ideal because of its proximity to Sloan's Lake park and several bus stops and the light rail.

While we have great business neighbors in the area, there are limited options. I am excited to have more retail space in the area that can serve our community, whether that be restaurants, services, or something else. I look forward to the neighborhood being more walkable.

Please support the rezoning of this site to allow for a project that will serve the community better than the surface parking currently there.

Sincerely,

Amit R Shah
Homeowner
3516 W 17th Ave
Denver CO 80204



Chandler Griffin <info@17thandnewton.com>

17th & Newton

1 message

Brent Gathright <rbgathright@gmail.com>

Wed, May 1, 2019 at 11:09 PM

To: sara.white@denvergov.org

Cc: info@17thandnewton.com

Sara,

My name is Brent Gathright and I am writing you in favor of the 17th & Newton project in Sloan's Lake. I have no connection to the developer or builder but I am a general contractor that lives in Denver and I support added residential density where it is appropriate. I believe this site is appropriate for more density for the following reasons:

1. It is in an urban neighborhood with good transit access within a couple miles of downtown.
2. The area south of Sloan's Lake has already seen a wave of added density and this would complement that growth.
3. The project includes both for-sale and affordable housing options, two things the city desperately needs.

While I don't live in the neighborhood I am a Denver resident and know that if added density is blocked in areas like Sloan's Lake it can cause a ripple effect across the rest of the city. Housing affordability is a real concern and will adversely affect the growth and economy of Denver and the surrounding metro area if we aren't able to increase our housing supply to match the demand. Higher density in our urban neighborhoods is the only way we can achieve that and therefore I hope the city allows this project to move forward as currently designed.

Thanks,
Brent Gathright

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver
Sara.White@DenverGov.org

Ms. White:

I support of the application to rezone the area at 17th & Newton.

Currently, the area is mostly a surface parking lot that is not visually appealing nor does it serve the neighborhood well. For the same amount of useable square footage allowed in the current PUD, we could have a project that provides 320 units of housing, community serving retail, and an urban plaza. The current PUD wouldn't allow a project that benefits the community quite like this.

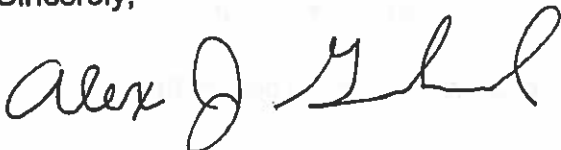
The density proposed for the project is similar to other projects around Sloan's Lake (and near other Denver parks), plus it allows for the creation of much needed affordable housing. The affordable units are for households earning between 40% and 120% Area Median Income, which means our neighborhood will be more attainable for people of all backgrounds and a variety of income levels. Too many people can't afford to live, or stay, in the community because it's been rapidly changing. I am pleased the project has evolved over the years based on neighbor feedback. It's height has been pushed to the middle, making it feel less obtrusive.

People of all income levels are looking for housing options that are near transit, and this project is located along key bus routes, bike lanes, and the light rail.

The area needs more retail options and am thrilled this project will provide opportunities for local businesses to serve the community.

The 17th & Newton Community Project, which I find to not only be fulfilling a housing need but also exciting, can only move forward with a zoning change. Therefore, I urge you to support rezoning this area.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex G. Gschwend". The signature is fluid and cursive, with the first name "Alex" and last name "Gschwend" clearly distinguishable.

Alexander Gschwend
1675 Vrain Street
Denver, CO 80204

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver
Sara.White@DenverGov.org

Dear Ms. White,

I am writing in support of the application #2017I-00160, which includes the areas bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St, to rezone the property from PUD 8 and U-TU-U to PUD G and U-TC-U.

Unfortunately, the current zoning of this area does not allow for development that would enhance the neighborhood in a meaningful way. In recent years, our neighborhood has undergone significant change. Rising rents, loss of homes for demolition, and little increase in income have led to a significant reduction in housing options, especially affordable housing. As a result, many families are facing displacement.

Our proximity to Denver's Central Business District, I-25, several transit options—including the light rail and bus routes along Colfax—and several schools are attractive characteristics making West Colfax an ideal place to live. Yet, it isn't affordable for many people who would benefit most from these qualities.

It is critically important that we take advantage of an opportunity to add multiple housing options to the neighborhood, especially affordable options. Rezoning the 17th & Newton area will allow for a project that benefits the neighborhood — one that allows families to stay in the area, adds much needed retail to enhance the walkability of the neighborhood, and creates an opportunity to serve the community.

The proposed project at 17th & Newton does just that. It adds a significant amount of affordable units, both for-rent and for-sale, so residents can stay in the neighborhood. The project is located near transit stops making it easier for people without cars to get around the city. It is also located adjacent to one of the best parks in Denver. If approved, residents of the new development will be able to access walking paths, playgrounds, and picnic spots.

These reasons are sound for changing the zoning of the project. Additionally, there are similar buildings a few blocks from the site, so they fit into the broader context of the neighborhood

I ask that you support the rezoning of this site so that we can bring affordability back to the neighborhood while also providing existing neighbors with benefits.

Sincerely,

Ben T. Stecker
1684 UTICA ST.
DENVER, CO 80204

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver
Sara.White@DenverGov.org

Dear Ms. White:

I write in support of the application to rezone the area at 17th & Newton. Neighbors' original concerns about rezoning have been addressed and appreciate the willingness of the 17th & Newton Community Project to work with the community. Rezoning this surface parking will allow for an innovative and dynamic answer to our area's lack of affordable housing and limited retail options.

The Sloan's Lake / West Colfax neighborhood has changed drastically over the past few years, and unfortunately, we have not been able to keep affordable housing options in our neighborhood. Much of Denver is experiencing something similar, which is why I am thrilled to see a project that wants to be over 50% affordable. Of course, the affordable housing options will be coupled with market-rate options and retail, which make the significant affordable housing options feasible and adds depth to the neighborhood. A mixture of housing for all incomes help make neighborhoods more sustainable and vibrant.

Sloan's Lake park is one of Denver's gems with plenty of trails, picnic areas, and playgrounds. The proximity of the project to such a great area is another reason I support the project. I am looking forward to sharing one our great neighborhood amenities with 17th & Newton residents.

I am excited about the 17th & Newton Community Project rounding out the neighborhood, and I encourage you to support rezoning this area.

Sincerely,

Katie Gschwend

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver
Sara.White@DenverGov.org

Dear Ms. White,

I am a resident of the West Colfax neighborhood. I am writing in support of the application #2017I-00160, which includes the areas bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St, to rezone the property from PUD 8 and U-TU-U to PUD G and U-TC-U.

The neighborhood lacks affordable housing options and the 17th & Newton Community project could bring about 160 affordable units to West Colfax. Adding more affordable housing units to our neighborhood is desirable – it helps keep our community inclusive, accessible, and diverse.

The location of the proposed project is ideal because of its proximity to Sloan's Lake park and several bus stops and the light rail.

While we have great business neighbors in the area, there are limited options. I am excited to have more retail space in the area that can serve our community, whether that be restaurants, services, or something else. I look forward to the neighborhood being more walkable.

Please support the rezoning of this site to allow for a project that will serve the community better than the surface parking currently there.

Sincerely,

Amit R Shah
Homeowner
3516 W 17th Ave
Denver CO 80204

From: Bijal Shah <bijall@gmail.com>
Date: April 17, 2019 at 7:10:20 AM MDT
To: Sara.White@DenverGov.org
Subject: Support of the application #2017I-00160

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver
Via Sara.White@DenverGov.org

Ms. White,

I am writing in support of the application #2017I-00160, which includes the areas bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St, to rezone the property from PUD 8 and U-TU-U to PUD G and U-TC-U.

As a home owner in the West Colfax neighborhood, I am asking that you support the rezoning of the proposed 17th & Newton Community Project meets several neighborhood needs. First, the area lacks affordable housing options, and this project could bring about 160 units to West Colfax.

Allowing residents who may otherwise be displaced the opportunity to stay in the neighborhood is important. This location is perfect for affordable housing as it is close to one of Denver's best parks, is near several bus stops and the light rail, and it provides affordable housing options for families.

Secondly, this area is prime for more density. There are multiple transportation options nearby including the light rail, bus stops, and bike lanes. Just a few blocks over there are several other buildings of similar size, so the proposed 17th & Newton Community Project. will fit in nicely. I appreciate that project has worked with neighbors to ensure it is beneficial for all of us.

Please support the rezoning of this site to allow for a project that better serves the community.

Sincerely,
Bijal Shah
3516 West 17th Avenue
Denver, CO 80204