

**Northeast Park Hill Coalition
3516 Olive Street
Denver, CO 80207**

February 23, 2019

Denver City Council
c/o Ms. Courtney L. Levingston, Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Ave. Dept. 205
Denver, CO 80202

RE: 3411 N. Albion Map Amendment Application 2018I-00065

Dear Members of Denver City Council,

The Northeast Park Hill Coalition ("NEPHC") is a Registered Neighborhood Organization representing the northeast portion of Denver's Park Hill Neighborhood, including the immediate vicinity of the Park Hill Presbyterian Church located at 3411 Albion, which is seeking rezoning to E-MX-2X.

NEPHC is pleased to write this letter of support for rezoning application 2018I-00065 for the property located at 3411 North Albion. The applicant has engaged with NEPHC and immediate neighbors. In response to NEPHC and immediate neighbor input, the applicant has agreed to include 4 deed restricted Affordable Units in accordance with City of Denver OED requirements.

The church is for sale and the congregation is leaving. We welcome the E-MX-2X zoning for many reasons. This part of Park Hill, adjacent to Colorado Boulevard has been characterized historically by large underutilized parking lots and by institutional and auto centric uses rather than single family homes. This largely vacant site, under E-MX-2X zoning can accommodate approximately 20 for-sale town homes, 4 of which will be Affordable. It is important to support zoning that accommodates a variety of housing choices as does E-MX-2X, which will accommodate the expanding and changing housing needs of our community. Today the Property is zoned E-SU-DX which is a hinderance to reinvestment and will not provide new housing options at this location so close to Colorado Boulevard.

Rezoning to E-MX-2X, and incorporating four Affordable housing units into the redevelopment will contribute to Park Hill's over all positive atmosphere, making this diverse neighborhood more vibrant and interesting to explore, live, work, and play in. Please vote to approve this rezoning request and count on NEPHC's support.

Sincerely,



Leslie Williams
President & Authorized Representative

**Northeast Denver Islamic Center
3400 Albion Street
Denver, CO 80207**

February 25, 2019

Denver City Council
c/o Ms. Courtney L. Levingston, Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Ave. Dept. 205
Denver, CO 80202

RE: 3411 N. Albion Map Amendment Application 2018I-00065

Dear Members of Denver City Council,

The Northeast Denver Islamic Center ("NEDIC") is an immediate neighbor across the street from the Park Hill Presbyterian Church located at 3411 Albion, which is seeking rezoning to E-MX-2X.

NEDIC is pleased to write this letter of support for rezoning application 2018I-00065 for the property located at 3411 N. Albion. The applicant has engaged with NEDIC and immediate neighbors. In response to NEPHC and immediate neighbor input, the applicant has agreed to include 4 deed restricted Affordable Units in accordance with City of Denver OED requirements.

The church is for sale and the congregation is leaving. We welcome the E-MX-2X zoning for many reasons. This part of Park Hill, adjacent to Colorado Blvd. has been characterized historically by large underutilized parking lots and by institutional and auto centric uses rather than single family homes. This largely vacant site, under E-MX-2X zoning can accommodate approximately 20 for-sale town homes, 4 of which will be Affordable. It is important to support zoning that accommodates a variety of housing choices as does E-MX-2X, which will accommodate the expanding and changing housing needs of our community. Today the Property is zoned E-SU-DX which is a hinderance to reinvestment and will not provide new housing options at this location so close to Colorado Blvd.

Rezoning to E-MX-2X, and incorporating four Affordable housing units into the redevelopment will contribute to Park Hill's over all positive atmosphere, making this diverse neighborhood more vibrant and interesting to explore, live, work, and play in. Please vote to approve this rezoning request and count on NEDIC's support.

Sincerely,



Imam Abdur-Rahim Ali
Authorized Representative

**Denver Park Hill Seventh-Day Adventist Church
3385 Albion Street
Denver, CO 80207**

February 25, 2019

Denver City Council
c/o Ms. Courtney L. Levingston, Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Ave. Dept. 205
Denver, CO 80202

RE: 3411 N. Albion Map Amendment Application 2018I-00065

Dear Members of Denver City Council,

The Denver Park Hill Seventh-day Adventist Church ("DPHSDAC") is an immediate neighbor across the street from the Park Hill Presbyterian Church located at 3411 Albion, which is seeking rezoning to E-MX-2X.

DPHSDAC is pleased to write this letter of support for rezoning application 2018I-00065 for the property located at 3411 N. Albion. The applicant has engaged with DPHSDAC and immediate neighbors. In response to NEPHC and immediate neighbor input, the applicant has agreed to include 4 deed restricted Affordable Units in accordance with City of Denver OED requirements.

The church is for sale and the congregation is leaving. We welcome the E-MX-2X zoning for many reasons. This part of Park Hill, adjacent to Colorado Blvd. has been characterized historically by large underutilized parking lots and by institutional and auto centric uses rather than single family homes. This largely vacant site, under E-MX-2X zoning can accommodate approximately 20 for-sale town homes, 4 of which will be Affordable. It is important to support zoning that accommodates a variety of housing choices as does E-MX-2X, which will accommodate the expanding and changing housing needs of our community. Today the Property is zoned E-SU-DX which is a hinderance to reinvestment and will not provide new housing options at this location so close to Colorado Blvd.

Rezoning to E-MX-2X, and incorporating four Affordable housing units into the redevelopment will contribute to Park Hill's over all positive atmosphere, making this diverse neighborhood more vibrant and interesting to explore, live, work, and play in. Please vote to approve this rezoning request and count on DPHSDAC's support.

Sincerely,



Dr. Robert L. Davis
Pastor & Authorized Representative