

June 16th 2016

Christopher Herndon
Councilman District 8
Christopher.Herndon@denvergov.org

Re: City Council meeting 6/20/16 - CB16-0252 A bill for an ordinance changing the zoning classification for 3441 W. 39th Avenue and 3914 N. King Street.

Dear Mr. Herndon,

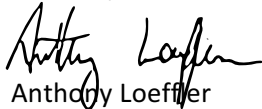
I am a resident of your district and a property owner near the property in question. Please allow this letter to serve as my formal support of the rezoning application by Colorado Uplift and David and Allison McMurtry. This application is extremely straight forward. It allows for the continued use of a gymnasium and a single family structure for facilities that support children. Colorado Uplift has outgrown the space and seeks to sell the property to an operator of the Goddard School, providing quality early childhood care and education.

The previous and future uses of the buildings are substantially similar and this application simply aligns the zoning with the future use. This applicant has gone above and beyond in their efforts to address historic preservation concerns. It is highly uncommon for a buyer to voluntarily encumber their property with restrictive covenants, which they have done. This is a clear demonstration of their commitment to maintain the buildings and neighborhood character.

There are some neighbors that fear development and investment in their community because they consider any kind of change to be negative. That is not the case with this property. The owner and developer wish to make a substantial investment in the neighborhood in a way that adds much needed child services. Additionally, more restrictive covenants on the property will create bad precedent for future neighborhood groups to lean on and push out new development and investment.

Please support the rezoning application.

Sincerely,



Anthony Loeffler
7840 E. 32nd Ave
Denver, CO 80238

John Hargett
106 S Pennsylvania St
Denver, CO 80209
jhargett65@gmail.com

June 17, 2016

Jolon Clark
Denver City Council
District 7

RE: CB16-0252 A bill for an ordinance changing the zoning classification for 3441 W. 39th Avenue and 3914 N. King Street

Dear Mr. Clark:

Please accept this letter in support of the rezoning request above.

The concerns of some Denver citizens are understandable, but I hope they will be weighed against the needs of others with young families in these same areas.

Allison and David McMurtry are attempting to do just this: create an asset critical for today's working parents, which affords their children safe, developmentally respected and *local* access to childcare, while showing both respect for and a willingness to address the historical preservation interests of the area's longtime inhabitants.

I understand there are challenges and opportunities associated with governing a city experiencing the unprecedented which confronts Denver. You have a difficult job! But, as natives with young children of their own, the McMurtrys and their proposed Goddard School are just the kind of development a great city encourages.

It seems that both sides of this question can be addressed as the rezoning request is allowed to move forward.

Respectfully,

John Hargett

From: [Stephanie Blake](#)
To: [Brooks, Albus - City Council District 9](#); [dence - City Council](#)
Subject: 3914 N King Street and 3441 W 39th Ave.- Zoning Map Amendment Application 2015I - 00174- proposed
Goddard School
Date: Friday, June 17, 2016 2:26:22 PM
Attachments: [Goddard letter of support.S.Blake.docx](#)

Hi Albus.

I hope this finds you doing well! I'm passing along a letter of support for the zoning vote on Monday as it applies to the Goddard School.

Thank you & I hope to see you soon.

Best, Stephanie

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Stephanie H. Blake, Ph.D., APR

303.915.4183

stephanie@blakecommunications.com

www.blakecommunications.com



From: [Pam Jobin](#)
To: [dencc - City Council](#)
Subject: FW: letter in support of the Goddard School proposed by David and Allison McMurtry
Date: Monday, June 20, 2016 8:30:00 AM

Copy of the letter I sent to Mrs. Susman regarding the above matter.

From: Pam Jobin
Sent: Sunday, June 19, 2016 9:40 PM
To: 'marybeth.susman@denvergov.org' <marybeth.susman@denvergov.org>
Cc: 'David McMurtry' <mcmurtryd@gmail.com>
Subject: letter in support of the Goddard School proposed by David and Allison McMurtry

Dear MaryBeth,

I have known David McMurtry since he was a Kindergarten student at Graland Country Day School where I was the head of the Lower School and I have followed his professional career in education since he has graduated from college. I have met Allison recently, having attended their wedding. I am confident that they both have the enthusiasm and the expertise to found and run an excellent program for children. Their honesty and integrity are without question.

From all that I have read, the Goddard School education is a fine one and it would be an important addition to any neighborhood.

I am wholeheartedly in support of their new endeavor. I expect that once the school is up and running that the neighbors will find that this young couple have added substantially to the quality of life of the neighborhood. It is well known that early childhood education is critical to the success of students.

Sincerely,
Pam

Pamela Jobin, M.Ed.

Member: Independent Educational Consultants Association
Certified Educational Planner

When Everything Local Isn't Enough

425 South Cherry Street #600

Denver, CO 80246

303-882-2010

Fax 888-899-4345



From: [Anthony Loeffler](#)
To: [denc - City Council](#)
Subject: Fwd: Monday Council meeting - 39th and King
Date: Sunday, June 19, 2016 9:50:56 PM
Attachments: [39th and King support letter.pdf](#)

See letter of support attached below.

Anthony Loeffler
Slipstream Properties
4701 E Mississippi Ave
Glendale, CO 80246
Email: anthony@ssprops.com
Web: www.ssprops.com
Fax: 720-399-4397
Work: 720-399-4390
Mobile: 303-981-3496

----- Forwarded message -----

From: **Anthony Loeffler** <anthony@ssprops.com>
Date: Sun, Jun 19, 2016 at 9:49 PM
Subject: Monday Council meeting - 39th and King
To: Christopher.Herndon@denvergov.org

Please see the attached letter of support for the project at 39th and King being discussed tomorrow evening.

Best Regards,

Anthony Loeffler
Slipstream Properties
4701 E Mississippi Ave
Glendale, CO 80246
Email: anthony@ssprops.com
Web: www.ssprops.com
Fax: [720-399-4397](tel:720-399-4397)
Work: [720-399-4390](tel:720-399-4390)
Mobile: [303-981-3496](tel:303-981-3496)

RE: 3914 N King Street 3914 N King Street and 3441 W 39th Ave
Zoning Map Amendment Application 2015I - 00174– proposed Goddard School

Dear Councilman Brooks,

I am writing today to share my support of the proposed Goddard School in the former Steele Gymnasium at 3914 N King Street.

David McMurtry has been a close friend of mine for nearly 10 years. We originally met while serving as board members for Bessie's Hope, an organization that enhances the quality of life for nursing home elders and brings generations together. David is not only an amazing person, he also is someone who regularly gives back to his community; I believe he is one of the core group of people constantly working to improve Denver.

While I've known his wife Allison for less time, I have been nothing short of impressed with her excitement around providing the Highlands neighborhood with another option for childcare. David and Allison complement each other extremely well; both are intelligent, giving, driven by their hearts, and highly responsible.

As I'm sure you know, the childcare situation in our country is quite poor. I strongly believe we have a responsibility as a community to work to improve the state (and amount) of high-quality childcare in our city, state and country. Everyone should be concerned with investing more resources toward this issue. The fact that a handful of neighbors could impact an opportunity for more than 100 children to receive childcare from an accomplished and accredited program like the Goddard School seems unjust.

I strongly respect what you've done, and continue to do, for the city of Denver on behalf of the citizens. I hope that on Monday, July 20 you will vote in favor of passing the zoning so the McMurtrys can move forward with the Goddard School.

Best,

Stephanie H. Blake, Ph.D.

From: [Gwyn Pohl Drake](#)
To: [Espinoza, Rafael G. - City Council](#); [dence - City Council](#)
Cc: McMurtryCO@gsi-ano.com
Subject: Goddard School Opening
Date: Friday, June 17, 2016 7:13:15 AM

Hello,

I heard that there is a proposal to bring in a Goddard School in the former Colorado Uplift building. This would be a wonderful addition to our neighborhood and a MUCH needed quality school. As a mother of a 6 month old I have not yet placed my child in day care in large part because of the lack of quality options. Neighbors commute across town to Cherry Hills to other schooling options.

The opening of a Goddard School would be a great addition to progressing our community. I hope you allow for the the rezoning.

Gwyn Drake
Neighbor at Scott & King

RE: 3914 N King Street and 3441 W 39th Ave
Zoning Map Amendment Application 2015I – 00174

Dear Mr. Espinoza and honorable members of the Denver City Council,

I am writing today to share my interest in the proposed Goddard School at 3914 N King Street. My fiancé and I are living in the highlands area and absolutely love the area. The people, atmosphere, level of safety and economic climate make it a great place to raise a family – except that when we research the prospects of parenthood, we recognize that early childhood care either 1) doesn't exist at the level we need in this area or 2) is of sub-par quality.

My fiancé and I both work full-time, very demanding jobs that candidly, provide a level of abundance for which we are grateful. The challenge is that both of us lack the time and ability to travel far distances when we have kids to be able to drop them off at a great early childhood care center. We obviously want to be around as much as we can for our future children, but we are finally in careers that have created a level of abundance that we want to leverage to invest in our children's future.

We are excited about having the Goddard School just a few blocks from our home, also being run by parents and those invested in making a difference in the lives of others. When we learned that neighbors were trying to stop the development of this school, we were absolutely shocked. If/when the current tenants move out, I can't imagine a better program to fill the space and more importantly, fill the neighborhood with the laughter of children, positive economic activity and an improved / positive energy for the community.

Our community (and Denver) are changing. Neighborhoods that are filled with either young or retired professionals create a lack of diversity and make it harder for the young professional to stay in one place while they have children. This continual movement decreases the feel of a neighborhood – or frankly, the feeling of a neighborhood.

If the Council and those opposing the approval of this school want a non-diverse neighborhood with even more transient neighbors, then it makes sense to block the development of this center that would make it easy for professionals to help their children develop. However, if the Council would respectfully consider making the Highlands neighborhood more of a stable and sought after neighborhood, where professionals can stay and grow their careers, then enjoy more tax benefit/reinvestment, then I hope that the Council will seriously consider this investment in our neighborhood.

With respect and trust that you'll make the best decision for our neighborhood for decades to come,

Jeff Macco
LoHi Resident

From: [Jeff Macco](#)
To: [denc - City Council](#); [Espinoza, Rafael G. - City Council](#)
Cc: McMurtryCO@gsi-ano.com
Subject: Goddard School Support
Date: Monday, June 20, 2016 8:12:09 AM
Attachments: [Goddard School Support - Jeff Macco.docx](#)

Hello Mr. Espinoza,

I have attached a letter of support for the requested Goddard School in our neighborhood. I hope you consider our situation as you help facilitate a very important decision for us.

Best regards,

Jeff Macco
303.378.8285

From: [Nicholas Lazzara](#)
To: [dencc - City Council](#); [Clark, Jolon M. - City Council](#)
Cc: mcmurtryco@qsi-ano.com
Subject: Goddard school zoning support in the Highlands
Date: Monday, June 20, 2016 11:10:18 AM

Dear Councilman Clark and to others whom this may concern,

It is our privilege to know David and Alison McMurtry as friends, engage with them on a motivational level, and to serve with them on charitable initiatives. Their character inspires us all to become better people, better friends, and better parents. David and Allison both have huge hearts and always put the needs of others in front of their own. Their dream of opening a Goddard School in the Highlands is one more example of how they aspire to make a difference for others. Please support their bill and approve the zoning that allows them to proceed with their school in the Highlands.

As the parents of two young children, we can certainly attest to the importance of finding an educational program that fits within a family's philosophy that is conveniently located to balance the schedules of two working parents. Public programs do not offer child-care options at such a young age or for a full work-day schedule, and even at the kindergarten level don't have the before/after-care we needed as working parents. My wife put both of our children on lists at multiple facilities the week they were born so our kids would have infant-care options when she went back to work. The scarcity of established infant care options that provide a long-term childhood development programs makes it extremely stressful for parents to stabilize after having children; the addition of a Goddard School in the Highlands community will be extremely helpful for families like ours.

My youngest was wait-listed on all of the available Wash Park options until just now (at 18 months), and the closest Goddard School did not have availability when we need it; my oldest never made it off the wait list or into Lincoln's pre-k and kindergarten Montessori program once she was finally old enough. The closest available facility that offered a long-term childhood development program remotely close to Goddard was downtown, adding 30 minutes in the morning and an hour every evening commute. As you are fully aware, commuting to and from work continues to get more difficult in Denver, which makes it even more important to offer neighborhood-based educational options to reduce the time in our cars – especially with crying babies in the back seat while trying to get home to work our second jobs as parents. I know this may seem minor to some, but I can assure you that the most stressful part of my day is trying to care for my children in traffic from the driver's seat.

In a growing city like ours, it is extremely important for families to have local childcare options that go beyond a typical daycare curriculum, providing a consistent educational platform from infancy through kindergarten. There is a huge void in our neighborhood communities that David and Allison are attempting to fill in the Highlands. Even at a young

age, children establish relationships with their teachers, get in a routine, and form bonds with other kids their age. It is our belief as parents that the more consistency we can provide in those early years, the more prepared our kids will be in grade school and beyond. Particularly with a program like the Goddard school, children are surrounded by love all day long while developing critical personal, social, and educational skills for the first six years of their lives. The Highlands Goddard school eliminates the need for families in that neighborhood to bounce children from program to program and caretaker to caretaker that rely on seasonal and personnel-based schedules in those critical years (example: school-year only, week-to-week summer programs, sick days for nannies, babysitter schedules, etc). There is a specific in our communities to increase the availability of quality programs, like Goddard, that consistently provide a foundation for children ages six-weeks to six-years.

Please consider this personal petition to approve the necessary zoning for David and Allison to build a Goddard school in the Highlands.

Warm Regards,
Nick and Molly Lazzara

250 S Clarkson St

Denver, CO 80209

Kristin Brownson
4131 E 17th Avenue Parkway
Denver, Colorado 80220
303-929-2092

June 17, 2016

Mr. Chris Herndon, Denver City Council
Christopher.Herndon@denvergov.org

RE: 3914 N King Street and 3441 W 39th Ave
Zoning Map Amendment Application 2015I - 00174

Dear Councilman Herndon,

Please allow me to voice my **support** for the proposed Goddard School in the former Steele Gymnasium at 3914 N King Street. I believe that the proposed use of this building is consistent with the intent of Blueprint Denver by vitalizing an existing structure which was originally designed for a nonresidential use and will further the public health, safety, and welfare of children in our community.

The neighborhood surrounding 3914 King Street is an area of stability, as defined in Blueprint Denver. The new use of this building will maintain the character of the neighborhood. This type of reinvestment and character preservation will promote stable neighborhoods like the West Denver Highlands. In the Land Use chapter of Plan 2000, one of the main objectives is for the City to “undertake a land-use plan to ‘balance and coordinate Denver’s mix of land uses to sustain a healthy economy, support the use of alternative transportation, and enhance the quality of life in the city.’” The proposed Goddard School will achieve this by: creating jobs, allowing families nearby to walk, cycle, and bus to the school, and enhance the quality of life by giving families a choice in where their children attend school.

I believe that the proposed Goddard School will further the public health, safety, and welfare of children in our community. I am a mother of two young children (1 and 4) in addition to my other jobs as a civil engineer and community volunteer. When I was searching for childcare options for my children, it was obvious that there is a lack of quality day care centers in Denver. Most childcare centers have waitlists over a year long. This type of wait is unreasonable when maternity leave is, at best, 3 months long. Even though I do not currently live in the Highlands, I own two residences within a mile and a half of the proposed school. I would love for my tenants to have the ability to enroll their children in the neighborhood Goddard School. By allowing the Goddard School to open its doors in this neighborhood, we will give families more high-quality childcare options.

Sincerely,



Kristin Brownson

cc: denc@denvergov.org

From: [Megan Carosi](#)
To: [Espinoza, Rafael G. - City Council](#); [dence - City Council](#)
Cc: McMurtryCO@gsi-ano.com
Subject: In Support of Rezoning Application for Goddard School at 3914 N King Street and 3441 W 39th Ave
Date: Monday, June 20, 2016 10:35:06 AM

Dear Mr. Espinoza,

I'm writing in support of the Goddard School rezoning request at 3914 N King Street and 3441 W 39th Ave.

In an area of town desperately in need of more child care options, I'm thrilled to see that they're opening a nationally renowned school and plan to send our daughter there as soon as they open.

The McMurtrys have gone above and beyond in their efforts to address historic preservation concerns, and have made a commitment to maintain the buildings and neighborhood character. The application allows for continued use of the gymnasium and single family structure as facilities that support children. The uses are substantially similar to Colorado Uplift/Steele Coop School and this application simply aligns the zoning proposed and supported by the city.

As a member of the North Denver community and a parent in need of quality childcare options, it's frustrating to see a few vocal neighbors demand unreasonable commitments from a small business to solve for their vague fears and issues about change. This applicant is making significant efforts to reasonably address their concerns, and they still aren't

satisfied. It is important to me that we support programs like this coming into the neighborhood or else we will soon find residents that need them begin to leave.

Sincerely,

Megan Carosi

720-545-5853

From: [Erica Bertschy](#)
To: [Espinoza, Rafael G. - City Council](#); [dence - City Council](#)
Cc: McMurtryCO@gsi-ano.com
Subject: In Support of the Goddard School Rezoning
Date: Sunday, June 19, 2016 8:01:54 PM

Good evening Councilman Espinoza and Ms. Hock,

I wanted to write a quick note to express my support and excitement for the possibility of a Goddard School in the Highland neighborhood. My husband and I are expecting our first child and our search for reputable and affordable childcare (especially infant care) brought up limited options in our immediate area. Adding institutions like Goddard will not only add more options, but will also add slightly more competition to an already limited market. I hope that support such as this will help make the rezoning possible.

Please do not hesitate to reach out with any questions or if you need any more help in these efforts.

Best wishes,
Erica

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Erica Bertschy
608.772.2799
ew.bertschy@gmail.com

From: [Ashley Carter](#)
To: [Brooks, Albus - City Council District 9](#); [dencc - City Council](#)
Subject: Letter in support of proposed Goddard School
Date: Sunday, June 19, 2016 5:12:48 PM

RE: 3914 N King Street and 3441 W 39th Ave

Zoning Map Amendment Application 2015I - 00174

Good afternoon,

I am writing to share my support for the proposed Goddard School at 3914 N King Street, and in support of the great work done by David and Allison McMurtry.

I have known David McMurtry for many years in the capacity of doing nonprofit work in the Denver Area. David is a true leader and is someone I have looked up to and sought out for guidance many times in the past eight years. Everyone who knows David views him as a truly inspirational individual – and one who operates with the utmost character and integrity in everything he does. While I have not met Allison, I am quite certain she fits this description as well, based on everything I have learned about her.

After watching David's leadership in the nonprofit and education spaces over the past eight years, I have the utmost confidence that the Goddard School he is proposing to develop and grow with Allison will provide huge benefit to the students and families they work with – and to the broader community as well. I cannot imagine someone more fit than David to build and lead a community and education organization – or someone who will care more deeply for the community in the process.

As a hopeful future parent, I would be very grateful to know that a place like the Goddard school exists to support the educational growth of my children – especially against the backdrop of a city that is growing as rapidly as ours. I know that change and growth can be hard, but I believe that the proposed school will go a long way in helping our community and families thrive.

I urge the Denver City Council to vote in support of this application.

All the best,

Ashley Carter

2905 Inca Street

Denver, CO 80202

Attn:
Community Planning and Development
City and County of Denver
201 West Colfax Avenue
Denver, CO 80202

RE: 3914 N King Street and 3441 W 39th Ave
Zoning Map Amendment Application 2015I - 00174

Good morning,

I am writing today to vocalize my support of the proposed Goddard School in the former Steele Gymnasium at 3914 N King Street.

My children are now in public school in Denver, but when they were younger I was forced to search for a childcare center for my twins. Living in Denver, you would think there would be an abundance of openings; however, that is not the case. And most locations that did have openings did not provide what I would consider a proper learning environment. Most of the locations I wanted to send my children to had waitlists of a year or more. Thankfully, a brand new Goddard opened up near my house and I was able to get my twins in before the center even opened.

The Goddard Schools are well known as centers that promote learning through play. But unlike many centers, all of the providers are degreed educators. These are people who are passionate about helping our children learn and grow into the best they can be. I adamantly believe this is not only a welcome addition to the neighborhood, but also a necessary one.

With a Goddard School, you get 25 years of experience, and owners that are on-site. The owners for this property are exactly the type of people you want in your neighborhood. Parents themselves, David and Allison McMurtry, are loving and caring, and are truly concerned for the well-being of the neighborhood.

Development in Denver is happening and will continue to happen. It's up to us and you, our city leaders to make sure it is being done responsibly. It can be difficult for those with children long out of the house to remember the challenges of childcare. Some may not have had the opportunity or needed to use childcare because they stayed home with their children. But for working families, which most in Denver are, having options for your children is vital. Change is not always easy and comfortable, but if I had to choose between apartments or a school that could provide for the neighborhood, I would choose the school.

If we are unable to provide proper childcare services in our neighborhoods, our neighbors will leave and move to cities that offer these services. All parents want to do what is best for their kids and right now, unless we have more facilities like this Goddard we are unable to do so.

With appreciation for all you do,

Dayle Cedars
1615 S. Elizabeth Street
Denver, CO 80210

From: [Kristin Hartman Brownson](#)
To: [Herndon, Christopher J. - City Council District 8](#); [dence - City Council](#)
Cc: [David McMurtry](#); [Allison McMurtry](#)
Subject: Letter of support for Goddard School Northwest Denver Highlands
Date: Friday, June 17, 2016 7:42:54 PM
Attachments: [image2016-06-17-123303.pdf](#)

Dear Mr. Herndon,

Please see my attached letter of support for the proposed Goddard School zoning application for consideration at the council meeting Monday night.

Thank you,
Kristin Brownson
303-929-2092

From: [Ari Stutz](#)
To: [Kashmann, Paul J. - City Council](#); [dence - City Council](#)
Cc: [David McMurtry](#)
Subject: Letter of Support for The Goddard School
Date: Monday, June 20, 2016 9:27:20 AM

Dear Paul and The Denver City Council -

Because I can't be in attendance at tonight's city council meeting I'm writing this email to ask you for your consideration and support of two young entrepreneurs who I believe are working to better a neighborhood and provide a much needed service that will ultimately help keep young families in the city. David and Allison McMurtry will be in front of you this evening with a zoning request that will allow their early childhood education use, The Goddard School, to exist in some old buildings that formerly housed Colorado Uplift. This letter and email shall serve as my official position in support of this use and zoning change.

I have known David and Allison for 6 years. We met because our children attended The Goddard School in Platt Park with David and Allison's son Collin. I can personally attest that these are good people trying to do the right thing in the light of historic preservation and the needs of a neighborhood. Supporting their application tonight would send the correct message that good people, who listen to the needs of a neighborhood and make significant changes to their business plan and self impose restrictions on the use of a real estate asset they plan to purchase all to address the needs and desires of a community, should be rewarded with our city councils support and accommodation.

Most businesses would not have taken the steps that David and Allison have taken to make their use fit well within the community and these old buildings. Often times change for some is difficult but I can assure you that over time even the opposition will come to realize that support of this proposal is the right move for them and the community. Finding quality early childhood education in Denver is increasingly difficult. I can personally attest to the fact that the Goddard curriculum is outstanding and both of my children, now 8 and 6 years old, are thriving in Denver Public Schools as a result of the early structure and learning they received at Goddard while my wife and I were working. Had we not had an option like Goddard we would have likely had to move to the suburbs where options for this type of education are more prevalent. As Denver and the Highlands areas continue to see population increases options like The Goddard School are even more necessary.

I urge you to unanimously support this application tonight and send the message to our community that city council supports smart business and is actively finding creative solutions to manage and deal with the growth that is coming our way.

Thanks you.

Ari Stutz

Mobile: 303-489-9090

Email: ari@aristutz.com

Please consider the environment before printing this email.

From: [John Hargett](#)
To: [Clark, Jolon M. - City Council](#); [dence - City Council](#)
Subject: Monday's Council Meeting
Date: Friday, June 17, 2016 3:10:09 PM
Attachments: [Councilman Clark.docx](#)

Dear Councilman Clark-

Thank you for taking a moment to read the attached brief letter

John Hargett

From: [Dayle Cedars](#)
To: [dencc - City Council](#)
Subject: RE: 3914 N King Street and 3441 W 39th Ave Zoning Map Amendment Application 2015I - 00174
Date: Friday, June 17, 2016 11:19:12 AM
Attachments: [Letter of Support Dayle cedars.docx](#)

Attn:

Community Planning and Development

City and County of Denver

201 West Colfax Avenue

Denver, CO 80202

RE: 3914 N King Street and 3441 W 39th Ave

Zoning Map Amendment Application 2015I - 00174

Good morning,

I am writing today to vocalize my support of the proposed Goddard School in the former Steele Gymnasium at 3914 N King Street.

My children are now in public school in Denver, but when they were younger I was forced to search for a childcare center for my twins. Living in Denver, you would think there would be an abundance of openings; however, that is not the case. And most locations that did have openings did not provide what I would consider a proper learning environment. Most of the locations I wanted to send my children to had waitlists of a year or more.

Thankfully, a brand new Goddard opened up near my house and I was able to get my twins in before the center even opened.

The Goddard Schools are well known as centers that promote learning through play. But unlike many centers, all of the providers are degreed educators. These are people who are passionate about helping our children learn and grow into the best they can be. I adamantly believe this is not only a welcome addition to the neighborhood, but also a necessary one.

With a Goddard School, you get 25 years of experience, and owners that are on-site. The owners for this property are exactly the type of people you want in your neighborhood. Parents themselves, David and Allison McMurtry, are loving and caring, and are truly concerned for the well-being of the neighborhood.

Development in Denver is happening and will continue to happen. It's up to us and you, our city leaders to make sure it is being done responsibly. It can be difficult for those with children long out of the house to remember the challenges of childcare. Some may not have had the opportunity or needed to use childcare because they stayed home with their children. But for working families, which most in Denver are, having options for your children is vital. Change is not always easy and comfortable, but if I had to choose between apartments or a school that could provide for the neighborhood, I would choose the school.

If we are unable to provide proper childcare services in our neighborhoods, our neighbors will leave and move to cities that offer these services. All parents want to do what is best for their kids and right now, unless we have more facilities like this Goddard we are unable to do so.

With appreciation for all you do,

Dayle Cedars

1615 S. Elizabeth Street

Denver, CO 80210

From: [Gary Wright](#)
To: [dencc - City Council](#)
Subject: RE: 3914 N King Street and 3441 W 39th Avenue, Denver, CO 80211 Zoning Map Amendment Application 20151 - 00174
Date: Monday, June 20, 2016 8:33:24 AM

You are receiving this letter in support of the proposed Goddard School in the former Steele Gymnasium at 3914 N King Street.

Education is one of the most important issues we face and this school is a significant step in solving a problem that has persisted in education for many years.

I can see almost no reason to oppose any initiative that is designed to raise the quality of education and provide children with the best possible opportunity to succeed.

Education, especially for preschool children, needs to take place near their home and in their neighborhood. Quality educational opportunities for children are difficult to find.

The availability of quality education is also one of the first criteria parents look for when choosing a neighborhood and buying a home. Good educational facilities and opportunities will raise the quality of a neighborhood, raise home values, raise tax revenues and raise the quality of life for everyone.

I have known David McMurtry for many years and I know a very thorough investigation of his background will lead anyone to the conclusion that he is not only of very strong character and impeccable integrity but is ideally suited to provide this type of educational experience to children. I have only known Allison since their marriage but firmly believe she has the same character and level of integrity.

The McMurtrys have made every effort to address historic preservation concerns. They are clearly committed to maintaining the neighborhood character.

Please support the efforts to open this school.

Sincerely,

Gary A. Wright

950 Humboldt Street

Denver, CO 80218



June 17, 2016

Denver City Council
1437 Bannock Street
Denver, CO 80203

Dear Council Members,

We are writing to offer Historic Denver's support for the proposed re-zoning of the property commonly known as the Steele Gymnasium at 3914 King Street. The Steele Gymnasium was constructed in 1914 in an effort led by Reverend Walter Rudolph, designed by noted architect Robert Willison, and named for a justice of the Colorado Supreme Court. It was inspired by the Progressive Movement of that era, and provided a place for social and recreational activities for area youth. The Gymnasium structure was listed on the Colorado State Register of Historic Places in 1994.

The prospective owner of the property approached Historic Denver several months ago indicating his intention to purchase the property and convert it into a Goddard School. As we had been concerned about the fate of the property when it went on the market we were pleased to hear of his plans to adaptively reuse it and embrace its history. Given the Gym's history as a youth center we believe this is a particularly appropriate use for the building, and one that is well-suited to a historic structure of this nature.

Since then we have been working with the prospective owner on ways to provide certainty regarding the future of the Steele Gym and an associated Manse, a Denver Square that once served as the residence of the Gym manager and is located on the same property. We have finalized and signed, along with the prospective owner, a non-demolition agreement and covenant that protects the Gym for a period of ten years, and a similar agreement that protects the Manse for a period of two years, even though a Certificate of Non-Historic Status was issued earlier this year for the Manse.

The proposed re-zoning is not more intense than the surrounding residential neighborhood and so does not put these properties at any additional risk. At the Planning Board meeting we did advocate for zoning that could provide the most possible flexibility in use, and although that was not achieved we understand that the City has provided clarity around how the Manse, even with the currently proposed zoning, can be used in association with the Gym structure. Should it be necessary, Historic Denver will support any future effort to provide additional reuse opportunities.

A willing steward, compatible zoning, and time are all allies of historic preservation, and as a result of these covenants the Steele Gymnasium and Manse now have all three. We understand that the covenants may not satisfy all the neighborhood concerns expressed to Council and to the prospective owner, but we believe they put the properties on a path toward preservation, which was our goal, and that through partnership we can continue the dialogue. We plan to use the time allotted by the covenants to support the long-term care and preservation of the Steele Gymnasium property.

A representative of Historic Denver will attend the public hearing on Monday night, June 20 and we are happy to answer any questions you may have about the buildings or the covenants.

Sincerely,



Annie Levinsky
Executive Director



John Olson
Director of Preservation Programs

From: sbodenhamer309@gmail.com
To: [dencc - City Council](#)
Cc: [David McMurtry](#)
Subject: Support for Goddard Preschool
Date: Monday, June 20, 2016 11:16:38 AM

Dear Council Members,

I am a resident in the Highlands and have appreciated the quality of life that the neighborhood offers. My concern is that in trying to MAINTAIN this wonderful atmosphere, we may have lost sight of necessary improvements. The Goddard School for preschoolers will fill a niche that is currently unfulfilled. Young families have struggled to find this type of quality education in our part of town. The school that is proposed, will provide the best that preschool education can offer, conveniently close and expertly run by two professionals. I strenuously urge that the purchase of the building be allowed.

Sincerely,
Sue Bodenhamer

From: [Annie Levinsky](#)
To: [dencc - City Council](#)
Cc: [John Olson](#)
Subject: Support for Rezoning of Steele Gymnasium
Date: Friday, June 17, 2016 10:35:09 AM
Attachments: [Steele Gym Letter of Support.pdf](#)

Dear Council Members,

On Monday night you will have a public hearing on the rezoning of the Steele Gymnasium Property at 3914 King Street in Council District 1. The attached letter offers our support for the rezoning, and describes an agreement we reached with the owner to provide certainty and assurance about the future of the historic properties on the site, as the Steele Gymnasium specifically is listed on the State Register of Historic Places but is not a locally designated landmark.

We are grateful that the owner has continued to work with us over the last few months to find a solution, and we are especially glad that this property attracted an owner who wants to embrace its history.

A representative of Historic Denver will be on hand on Monday and we are happy to answer in any questions you may have prior to the hearing or on Monday.

Thanks and have a great weekend-

Annie

Annie Levinsky
Executive Director
Historic Denver, Inc.
303-534-5288 ext. 1
www.historicdenver.org

From: [Libby Bourke](#)
To: [dence - City Council](#)
Cc: mcmurtryco@gsi-ano.com
Subject: Support for the Goddard school re-zoning in Highlands (former Steele Gymnasium at 3914 N King Street.)
Date: Sunday, June 19, 2016 9:38:28 PM

RE: 3914 N King Street and 3441 W 39th Ave
Zoning Map Amendment Application 2015I - 00174

Hello,

I'd like to voice my resounding support for the new Goddard school re-zoning request (the former Steele Gymnasium at 3914 N King Street.). David and Allison McMurtry are outstanding people who are community-minded, generous, and all around A+ citizens. They believe in education for everyone and with the considerable growth facing Denver, the addition of a Goddard school to the Highlands community would ensure that young families will stay in the urban community instead of fleeing to the suburbs. It behoves you as a community leader to encourage and support additional educational opportunities in the Northwest community of Highlands.

I've known David for over 25 years, and observed him engage with others as a mediator, supporter, and someone who has the ability to inspire and encourage others. Those qualities are beyond perfect to lead a school.

Allison and I worked together for a number of years, and I am always impressed by her positivity, financial-savvy, and genuine concern for others. She developed a passion to build a Goddard school in a growing community after having such a positive experience as a Goddard parent, and I know she whole-heartedly believes in sharing this education opportunity with other families.

Simply put, I cannot think of two more compassionate people to lead a school. I urge you to support this re-zoning request; the residents of Highlands will benefit immensely having this school and these people serve their community.

Thank you for your consideration,
Libby Bourke
1290 S. Jackson St
Denver, CO 80210

From: [Kirsten Miller](#)
To: [Kashmann, Paul J. - City Council](#); [dence - City Council](#)
Subject: Support of the Proposed Goddard School at 3914 N King Street.
Date: Monday, June 20, 2016 11:15:02 AM

I am writing today to vocalize my support of the proposed Goddard School in the former Steele Gymnasium at 3914 N King Street.

My son attended another Goddard School location, which now has an extensive waiting list. There is a demand for quality childcare and education and Goddard Schools fulfill that need. Many people with young children move to suburban areas where there are more childcare and education options. It's unfortunate to lose residents of Denver for this reason. As we can all see there is more development for homes, apartments and condos and there needs to be available care for children to reside in these homes.

The Goddard Schools are well known as centers that promote learning through play, provide a nurturing environment during a crucial time of development, and work with parents to ensure a collaborative approach to the care for their children. I feel strongly that this is a welcome and necessary addition to any neighborhood, as it was to mine 8 years ago. I feel fortunate that the Goddard School opened and my son loves school and learning, which I credit to his first experience at the Goddard School. It meant so much to me that we were able to walk there and he felt it was an extension of his home and neighborhood.

I hope that you will strongly considering supporting this new Goddard School in the Highlands as it will enhance the lives of families residing in the neighborhood.

Sincerely,

Kirsten Miller

From: [Gwin Howsam](#)
To: [Espinoza, Rafael G. - City Council](#); [dence - City Council](#)
Cc: mcmurtryco@gsi-ano.com
Subject: Support the Goddard School in the Highlands
Date: Monday, June 20, 2016 1:23:53 PM

Dear Councilman Espinoza and the Denver City Council,

As an 11-year resident in the Potters Highland (3238 Alcott Street, Denver, CO 80211) and the mother of two young boys, 18 months and four-years of age, we are strongly in support of the proposed Goddard school in the Highlands area. We understand that the proposed Goddard school is at a crucial moment in the building process, and that the city council is voting to pass or reject the zoning for 3914 N King Street and 3441 W 39th Ave on the evening of Monday June 20th.

In short, we are in dire need of quality education in our area. I can think of no better way to preserve the historic buildings than make them part of the educational fabric of our neighborhood. Additionally, these factors should be considered by the city council:

- Quality childcare in Denver is difficult to obtain, particularly in the Highlands area
- The Quality of Goddard education is excellent and would only heighten the quality of life in our neighborhood by providing needed for childcare
- My husband and I have known David and Allison McMurtry personally for a number of years and strongly endorse them as qualified individuals with excellent character to lead the Goddard school
- There has been substantial growth across Denver and specifically in the Highlands, but the growth in educational facilities to meet the demand for young families has not kept pace

Again, we urge you to support the Goddard school this evening to continue to give us needed educational choices in our neighborhood.

Best Regards,
Gwin Howsam
3238 Alcott Street
Denver, CO 80211

From: [Chris Penny](#)
To: [dencc - City Council](#)
Subject: Tonight's agenda - Goddard School proposal
Date: Monday, June 20, 2016 10:40:18 AM
Importance: High

Attn:
Community Planning and Development
City and County of Denver
201 West Colfax Avenue
Denver, CO 80202

**RE: 3914 N King Street and 3441 W 39th Ave
Zoning Map Amendment Application 2015I - 00174**

To whom it may concern,

I am writing this letter today to voice my strong support for the proposed Goddard School in the former Steele Gymnasium, at 3914 N King Street. This use of that beautiful facility both preserves it's character and makes a vital, progressive contribution to the neighborhood it will serve.

As young families have moved into Colorado, and especially this neighborhood, a real and pressing need exists for schools that will create community. Goddard schools are well known centers that promote learning through play, provide a nurturing environment during a crucial time of development, and work with parents to ensure a collaborative approach to the care for their children. Not just child care, this school will be a model of early childhood education which will help prepare our city for generations to come. Unquestionably, Goddard is a great addition to any neighborhood.

I also know Allison and David on a personal level, and I can state without hesitation that they are conscientious, forthright, and hard working. They are genuine believers in this vision which they have been pursuing so thoughtfully and diligently for several years now. David himself has worked in the field of childhood education for many years, both as a teacher and as a non-profit consultant to teachers. He genuinely values this institution he will found in this community. And I do not doubt that through this amazing school he and Allison will become true champions of the Northwest Denver community.

Frankly, it is difficult to conceive of a better-suited use for this facility than an early childhood education center. While ensuring the upkeep and preservation of the building, it will simultaneously breathe life into it, harnessing it again to a vital community purpose that contributes to the livability and longevity of the community. I understand that there are challenges that come with a growing city but I trust in the council's awareness that this specific project is not one of them. This school will not only meet a much needed void of quality childcare but will enhance the city as it enters into a new era.

Christopher Penny

From: [Krista Paul](#)
To: [denc - City Council](#); [Espinoza, Rafael G. - City Council](#)
Cc: McMurtryCO@gsi-ano.com
Subject: Zoning Map Amendment Application 2015I - 00174
Date: Monday, June 20, 2016 10:10:37 AM
Attachments: [Goddard Schools Rezone - krista paul 6 19 16.docx](#)

Dear Mr. Espinoza,

I am writing in support of a very important bill that is being reviewed this evening. Thank you for considering my views as our elected voice in the city council.

I appreciate your support as we continue together to make our neighborhood a great place for families to live and raise their kids.

Please don't hesitate to reach out if you have additional questions!

Thank you,

--

Krista Paul
[415.336.4418](tel:415.336.4418)
S: krista.paul

From: [Ryan Smith](#)
To: [dencc - City Council](#)
Subject: Fwd: Letter in Support of CB16-0252 (King Street Zoning)
Date: Monday, June 20, 2016 2:29:57 PM
Attachments: [Letter of Support of CB16-0252.pdf](#)

----- Forwarded message -----

From: **Ryan Smith** <ryan@ryanasmith.com>
Date: Mon, Jun 20, 2016 at 2:05 PM
Subject: Letter in Support of CB16-0252 (King Street Zoning)
To: paul.kashmann@denvergov.org
Cc: dencc@denvergov.com

Dear Councilman Kashmann,

Attached please find a letter in support of the change of zoning classification for 3441 W. 39th Avenue/3914 King Street that is on the City Council agenda this evening.

Thank you for your consideration.

Regards,

Ryan Smith

RYAN A. SMITH
3610 E. Tennessee Ave.
Denver, Colorado 80209

VIA EMAIL TO PAUL.KASHMANN@DENVERGOV.ORG

Paul Kashmann
Councilman District 6
1437 Bannock St, #451
Denver, CO 80202
Phone: (720) 337-6666

Subject: Letter in Support of CB16-0252 re changing the zoning classification for
3441 W. 39th Avenue and 3914 N. King Street, Denver, Colorado

Dean Councilman Kashmann:

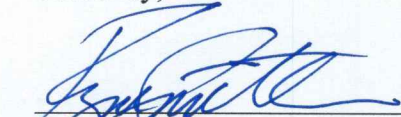
We are residents of District 6. We are writing to urge you to support CB16-0252, a bill for an ordinance to change the zoning classification for 3441 W. 39th Avenue and 3914 N. King Street, which is on the agenda for your consideration at the June 20, 2016 meeting of the Denver City Council.

Approval of the application would offer additional opportunities for early childhood education to Denver residents. The applicant, ACDFD, LLC, intends to construct, own, and operate a Goddard School, a provider of early childhood education. As parents in Denver, we can attest to the need for more and better options for educating ones' children. The addition of this Goddard School in Denver would satisfy just such a need.

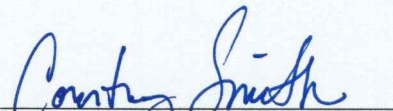
Additionally, the applicant is owned by David and Allison McMurtry. In addition to being longtime Denver residents and residents of District 6, Mr. and Mrs. McMurtry are upstanding citizens with a passion for the community, children, and education. You can be assured that they will honor the promises that they make and deliver a quality education to Denver residents.

Again, we respectfully request that you vote in favor of CB12-0252. Feel free to contact me at ryan@ryanasmith.com if I can be of further assistance to you as you consider this important legislation.

Sincerely,



Ryan A. Smith



Courtney B. Smith

RE: 3914 N King Street and 3441 W 39th Ave

Zoning Map Amendment Application 2015I – 00174

Dear Mr. Espinoza,

I would like to formally submit this letter on behalf of my family located at 3644 Lipan St., Denver, CO 80211. We are extremely in favor of the application submitted by Colorado Uplift to rezone the area required to open a Goddard School in the Highlands area. Thank you for the opportunity to discuss the following reasons we are in support of this bill.

It Is Difficult to Obtain Quality Childcare in Denver

I purchased my home in the Highlands in 2009, and at that period I wasn't overly concerned about childcare, given the fact that I was a single woman. Now engaged and living in our house together, my fiancée and I are planning on starting a family closely following our marriage in August. It has been alarming for us to learn that good childcare options in our area are sparse, and many of the quality centers have long waitlists that we aren't on. At this point, we are actually considering moving out of the area in order to secure better childcare. Having an opportunity to send our future children to a Goddard School in the neighborhood would be a huge incentive to keep us in the neighborhood, and would give the area a tax incentive versus some of the cash only businesses that do not report taxes.

Growth of the Neighborhood Does Not Match Facilities

It has been incredible to watch the neighborhood grow since I purchased my home in 2009. Unfortunately, this unprecedented growth has also resulted in a lack of quality facilities in the neighborhood, which makes it increasingly hard to build a life here. For us, we understand it is hard for some of the older tenants of the community to grasp the fact that things are changing, but these are the cold hard facts, and the inability of the city to meet our needs will mean that we will move and the neighborhood we have come to love will suffer and not be able to compete with other parts of the city that have embraced change.

David and Allison Will Lead with Compassion and Care

I have known David and Allison for years, and I have never met a couple so committed to their cause. The Highlands neighborhood has been so incredibly lucky to attract these two individuals into our community to help educate and inspire our children at an early age. The quality of a Goddard education is already known and the idea of having these two empowered, caring and passionate individuals at the helm of this wonderful benefit to our community should be exhilarating for every family living in this area. However, the opposition to this school must stem from fear of the unknown and fear of change, which is understandable, but not reason enough for a councilman to block it. I am confident with time all of the people who oppose this bill will see the good that Allison and David will do for this community and thank you for not allowing their lack of understanding to create a huge loss for the community at

large. We should be celebrating bringing this school and Allison and David adding a much-needed institution of learning into our neighborhood.

Thank you for your support on this issue and for helping us build a better community in Northern Highlands!

All the best,

Krista Paul

Krista.paul@gmail.com

415-336-4418

From: [David Jones](#)
To: [dence - City Council](#); [Young, Janna B. - CC Legislative Services](#)
Subject: Support for Proposed Goddard School at 3914 N. King St., Denver
Date: Monday, June 20, 2016 4:27:32 PM

Denver City Council Members,

I write in support of the proposed Goddard School at 3914 N. King St., for which I understand a rezoning application is being challenged.

My wife and I are working parents of a young child. Our daughter will be entering kindergarten at the end of this summer, and the difficulty of finding available high-quality early childhood education centers in Denver's city-close neighborhoods is still fresh in our memory. I am confident the proposed Goddard School at 3914 N. King Street will be a welcome addition to its neighborhood. The Goddard Schools are well known for their nurturing environments in the critical early years of development and socialization; for promoting learning through play; and for their collaborative approach to the care of young children. This particular neighborhood is an area of Denver that has become very attractive to young families, and it is now relatively lacking what this Goddard School would provide to those families. I can't think of a better use to which this property -- which resembles a church and includes a gymnasium and other structures already well-suited to supporting children -- could be put.

Further, I write to support David and Allison McMurtry, who will be the owners and operators of this Goddard School. I have been pleased to call David a friend for over 20 years, and I can say without reservation he is one of the most impressive, selfless, and positive human beings I've ever known. David is passionate about education, not just as a means of achievement but for finding soulfulness and lifelong empowerment. This school and the neighborhood, families and children who will benefit from it could not have better champions than David and Allison McMurtry.

Thank you for your consideration and support.

David M. Jones
2200 S. Lafayette St.
Denver, CO 80210