



P L A T T P A R K
P E O P L E ' S A S S O C I A T I O N
3PA.ORG

Via Email & US Mail

Jimmy Balafas - jb@kentrogroup.com

Chris Viscardi - cv@kentrogroup.com

RE: Support for Official Map Amendment (Rezoning) Application #2023i-00027

Dear Jimmy and Chris:

The Platt Park People's Association ("3PA") is a registered neighborhood organization representing more than 3,000 homes, residents and businesses in the Platt Park Neighborhood bounded by Broadway on the West, Downing on the East, Evans on the South and I-25 and Mississippi on the North.

On Tuesday, December 14, 2023, the board of directors of 3PA met and considered Official Map Amendment (Rezoning) Application #2023i-00027, which seeks to rezone the property located 1227 – 1271 South Pearl Street from U-MS-3 to U-MS-5. At the meeting, at which a quorum was present and acting, a majority of the directors voted to support this rezoning application.

3PA's approval was based primarily on the successful Good Neighbor Agreement negotiated between your company and the neighbors between 1200 – 1299 S. Pennsylvania Street and specifically your agreement not to build residential units on the ground floor, including along South Pearl or Louisiana Street frontages, and your efforts to maximize small-business occupancy within the retail spaces on those streets.

3PA's mission is to build a vibrant and welcoming community for the future. We understand and appreciate that people are moving to Denver, density is increasing everywhere, and changes are inevitable. We believe that additional neighborhood retail close to the Louisiana/Pearl station is a benefit to the City and to Platt Park and look forward to the successful completion of your project and welcoming our new residential and business neighbors.

Sincerely,

Platt Park People's Association


Jennifer Larson Beason
President

12/14/23