

george.pacienza@gmail.com

From: Alana Barshney <alana.barshney@gmail.com>
Sent: Thursday, June 6, 2019 2:30 PM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 5, 2019

Eulois Cleckley

Public Works – Executive Director

Attention: Right-of-Way Services

201 W Colfax Ave, Dept 608

Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Alana Barshney, and I'm a resident of the city of Denver and I've lived in Union Station North (previously Prospect) for years. I am the owner / resident of 2960 Inca Street, Unit 201.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.

- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
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- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Alana Barshney

2960 Inca St. Unit 201

Denver, CO. 80202

alana.barshney@gmail.com

303-453-9062

From: Aric Hilmas <aric@hilmascpa.com>
Sent: Wednesday, June 5, 2019 6:05 PM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 5, 2019

Eulois Cleckley
Public Works – Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Aric T. Hilmas, and I have had a second home in Union Station North (previously Prospect) for one year. I am the owner of 2960 Inca Street, #220, Denver, CO 80202.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
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The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, the local RNO's, and other community stakeholders.

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We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Aric T. Hilmas
2960 Inca Street, #220
Denver, CO 80202
aric@hilmascpa.com
(303) 908-0561

From: Ryan Simpson <ryans@focuscorporation.com>
Sent: Thursday, June 6, 2019 3:43 PM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Cc: Bahman Shafa
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Attachments: NO to Vacation request_Project Number 2017_VACA_0000014mtg attendee 601.docx
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 6, 2019

Eulois Cleckley
Public Works – Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Bahman Shafa, and I'm a property owner of the city of Denver and I've owned the building in Union Station North (previously Prospect) for 27 years. I am the owner of 601 W 29th Ave., Denver, CO 80202.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
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The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. The developer presented plan we do not believe will enhance or replace the community public nature of the land and will actually detract from it. Don't agree that the new development will be utilized by the community.

We feel it is premature to vacate the ROW at this time so vote NO on the vacation request.

Regards,

A handwritten signature in blue ink, appearing to read 'B. Shafa', with a stylized flourish extending to the right.

Bahman Shafa
601 W 29th Ave
Denver, CO 80202
303.324.0199
shafa@focuscorporation.com

From: Brian Haldorson <bhaldorson@abpetroleum.com>
Sent: Thursday, June 6, 2019 11:05 AM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 6, 2019

Eulois Cleckley

Public Works – Executive Director

Attention: Right-of-Way Services

201 W Colfax Ave, Dept 608

Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Brian Haldorson, and am the owner of 2900 Inca St #29. I received the letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my property.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value any greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.

- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
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The first time I was notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in a positive way for the community, I request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
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I feel it is premature to vacate the ROW at this time. I would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Sincerely,

Brian Haldorson

MB Inca #29

2900 Inca St #29

Denver, CO 80202

bhaldorson@abpetroleum.com

303 777-6330



Virus-free. www.avast.com

From: Chad Foutch <chad.foutch@gmail.com>
Sent: Thursday, June 6, 2019 9:56 AM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 6, 2019

Eulois Cleckley
Public Works – Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Chad Foutch, and I'm a resident of the city of Denver and I've lived in Union Station North (previously Prospect) for years. I am the owner/resident of 2960 Inca St. Unit 305, Denver, CO. 80202.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

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- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
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on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

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We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Chad Foutch
2960 Inca St. Unit 305
Denver, CO. 80202
Chad.foutch@gmail.com
303-746-2388

george.pacienza@gmail.com

From: Chris Story <storieche69@gmail.com>
Sent: Thursday, June 6, 2019 12:12 PM
To: PW Engineering Regulatory & Analytics
Subject: [EXTERNAL] Hotel

Categories: Issues

Hello my name is Chris Story. I live in Ajax lofts in Union station North. I'm am opposed to the granting of right of way for the new hotel on the corner of 20th and Chestnut. This used to be one of the few nice quiet neighborhoods in downtown and is now becoming uncomfortably busy. I'm not necessarily opposed to the new hotel but I prefer that the corner remains the same

From: Clayton Vitek <clay.r.v@gmail.com>
Sent: Thursday, June 6, 2019 11:47 PM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Resident Opposed - AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 6, 2019

Eulois Cleckley
Public Works – Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Clayton Vitek, and I'm a resident of the city of Denver and I've lived in Union Station North (previously Prospect) for years. I am a resident of 2960 Inca St, Apt 116.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
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- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.
- I do not feel that the representative from Mortenson was forthcoming about many details of the proposal and showed lack of respect to the neighborhood and its residents. He also promised during our RNO meeting to share documents such as shadow studies and other renderings before the June 6th deadline, but has failed to do so.
- Most importantly, Candi CdeBaca recently defeated Albus Brooks by running on a smarter development platform. This victory should send a strong message to the Denver City Council that irresponsible development is not appreciated by a large portion of this community. A vacation request should not be issued till representative CdeBaca has had an opportunity to speak with the neighborhood residents and review the proposed project.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

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Regards,

Clayton Vitek
2960 Inca Street, Apt 116
Denver, CO 80202
Clay.r.v@gmail.com
(720)684-7534

george.pacienza@gmail.com

From: Cliff Halstead <cliffhalstead@me.com>
Sent: Thursday, June 6, 2019 11:44 AM
To: PW Engineering Regulatory & Analytics
Cc: Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection Project number: 2017-VACA-0000014

Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT [2099 CHESTNUT PL](#)

June 6, 2019

Eulois Cleckley
Public Works - Executive Director
Attention: Right-of-Way Services
[201 W Colfax Ave, Dept 608](#)
[Denver, CO. 80202](#)

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Cliff Halstead and I am a resident / owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent [2099 Chestnut PL](#)) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
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Regards

Cliff Halstead | 303.918.8505 |

From: Correne Knollenberg <Correne.Knollenberg@erm.com>
Sent: Thursday, June 6, 2019 10:41 AM
To: PW Engineering Regulatory & Analytics
Cc: Will Justice
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014

Categories: Issues

Dear Eulois,

My name is Correne Knollenberg, and I am an owner at 2955 Inca Street unit 2c in the Union Station North neighborhood. I oppose the area of proposed vacation (The ROW area adjacent [2099 Chestnut PL](#)) to be vacated at this time.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for [3000 Inca St.](#) (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-o f-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of [2121 Delgany St](#) - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Thank you,

Correne Knollenberg
Sustainability Consultant

ERM
555 17th Street, Suite 1700 | Denver, CO | 80202
T +1 (720) 200-7139 | **M** (303) 946-0373
E Correne.Knollenberg@erm.com | **W** www.erm.com



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From: Dan Shaner <dan.shaner@gmail.com>
Sent: Saturday, May 18, 2019 5:50 PM
To: PW Engineering Regulatory & Analytics
Subject: [EXTERNAL] Union Station North Neighborhood Project 2017-VACA-000001

Categories: Issues

Manager of Public Works,

I am writing in objection to the proposed vacation of the corner of 29th and Chestnut, project 2017-VACA-000001. I was disappointed and surprised to find the sign as the first method of communication to the neighborhood.

Please confirm receipt of this email and advise me of my rights and recourse to escalate against this plan.

1. Please send me information on the current plan for this space.
2. Please send me your plans for relocation of what is already in the space, specifically,
 - a. The neighborhood sign, purchased and erected with private funds
 - b. The thriving trees, which only this year have truly taken root
 - c. The bicycle rental facility, which I and others use nearly every day
3. Please send me the traffic plan for cars, pedestrians, dog walkers and bicycles for this area and how they will be safely accommodated.
4. Please share how the neighborhoods will be informed and participate in this transformation.

This area is home to many, many people. Parking is already impossible and traffic will increase to greater levels of danger once the structures in the back side are finished.

The space under the overpass would best serve the neighborhood as a park. We already have three new hotels in the area; rumors suggest you're planning another?

IF we were to destroy the trees and use the space at 29th and Chestnut differently, I'd recommend we consider a small roundabout with design to enhance walkability.

Regards,

Dan Shaner

--
Dan Shaner
dan.shaner@gmail.com
970.443.2481

george.pacienza@gmail.com

From: Dean Buhler <dean.buhler@me.com>
Sent: Thursday, June 6, 2019 10:23 AM
To: PW Engineering Regulatory & Analytics
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014

Categories: Issues

I oppose granting the right of way.

Thank you,

Dean Buhler
2955 Inca Street, Unit 4H
Denver, CO 80202
(303) 607-0488

george.pacienza@gmail.com

From: Diane Kinney <dianekinney32@gmail.com>
Sent: Tuesday, May 28, 2019 8:29 PM
To: PW Engineering Regulatory & Analytics
Subject: [EXTERNAL] Project Number 2017--VACA-000001

Categories: In Project Tracker

I would like to object the use of the city space on Chestnut and Inca for the building of the Marriott Courtyard. This is city space and we use the bicycles that are there for our neighborhood. We have thousands of residents in this community and this is our only common community space. Please do not permit the Marriott to spill over into the city space used for our neighborhood.

Thank you
Diane Kinney
651-592-4044
2900 Inca St, Unit 13
Denver, CO 80202

From: Francisco <francisco.arteaga@live.com>
Sent: Thursday, June 6, 2019 10:33 AM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

June 5, 2019

Eulois Cleckley
Public Works - Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Francisco Arteaga, and I am a homeowner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- Vacating the ROW will have a negative impact on the enjoyment of residents, including myself, by eliminating the use and access of public space for congregation and designated greenspace.
- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cue rnavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation - the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

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The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21

owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/ 3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards

Francisco Arteaga

Ajax Lofts Homeowner

Union Station North Neighborhood

720-705-1396

June 4, 2019

Brittany Pirtle
Operations Coordinator
Denver Public Works
Right of Way Engineering Services
Engineering, Regulatory & Analytics Office
201 W. Colfax Ave, Dept. 507
Denver, CO 80202

Dear Brittany,

I attended the Union Station North Community meeting last night and listened with an open mind to all who presented their proposition and ideas. The interchange was dynamic and enlightening. With that in mind I have to respond by stating that I am not in favor of granting the vacation request. I do not feel that the hotel carport will provide a better use for the community or create a true sense of arrival for the neighborhood, nor will it create a valuable resident supported destination. I do not object to a hotel or any other building being constructed on the vacant lot, however, the city-owned space is regularly used and depended on by pedestrians and bicyclists, and for this reason I do not support the vacation request.

Best Regards,

A handwritten signature in black ink, appearing to read "Heather Long". The signature is stylized and cursive.

Heather Long
Union Station North Owner/Resident
Watertower Lofts
2960 Inca St. #512
Denver, CO 80202

From: Jason Jones <jason@remaxurbanproperties.com>
Sent: Thursday, June 6, 2019 1:06 PM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 5, 2019

Eulois Cleckley
Public Works - Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Jason Jones, and I am a resident / owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cue rnavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation - the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-o f-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request

more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/ 3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
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- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
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- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

--

With Gratitude,



JASON JONES

Broker Associate/REALTOR ®

RE/MAX Urban Properties

C: [832.866.8052](tel:832.866.8052) | **O:** [303.246.6629](tel:303.246.6629)

E: jason@remaxurbanproperties.com

W: remaxurbanproperties.com

From: Jill Ganley <jlln5455@gmail.com>
Sent: Friday, June 7, 2019 9:08 AM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

denver.pwera@denvergov.org Brittany.Pirtle@DenverGov.org

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 7, 2019

Eulois Cleckley
Public Works – Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Jillian Ganley, and I am an owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
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- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

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The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

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We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortenson to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Jillian Ganley
2955 Inca ST
Denver, CO. 80202
JlIn5455@gmail.com
978-793-0923

Sent from my iPhone

From: John Everard <johnseverard@gmail.com>
Sent: Thursday, June 6, 2019 9:12 AM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014

Dear Eulois,

My name is John Everard, and I am an owner at AJAX Lofts as well as the President of the HOA for Ajax Lofts in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
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We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

John Everard, P.E.
2955 Inca Street Unit 3G
Denver, CO. 80202
johnseverard@gmail.com
303.888.0111

george.pacienza@gmail.com

From: John Orlando <orlando.j.sebastian@gmail.com>
Sent: Wednesday, June 5, 2019 10:33 PM
To: PW Engineering Regulatory & Analytics
Subject: [EXTERNAL] No on 2099 chestnut

Categories: Issues

Dear Eulois,

My name is john orlando, and I'm a resident of the city of Denver and I've lived in Union Station North 8 for years. I am the owner / resident of 2960 inca street.

I **oppose** the area of proposed vacation (The ROW area adjacent [2099 Chestnut PL](#)) to be vacated **at this time**.

I have no problem with a building there, but why another bottom tier hotel? It hurts the potential branding of a neighborhood that is one of the most conveniently centrally located neighborhoods. Nice restaurant, bar, boutiques, go for it. It's a good look.

I'm a capitalist. I want my property value to go up, pure and simple. Not to mention my general ease of life. Creating a situation where a building is permitted to go up that needs more parking than the building capacity is in an area where the parking is already slim pickings is ridiculously unfair to owners- Un-American in fact. If you need x amount of spots by law, that's that. No special variances. Otherwise I want to park on the side walk. Give me a special permit to do that. L When that happens god bless your lil hotel.

Sent from my iPhone

From: Joshua Kelter <kelter.joshua@gmail.com>
Sent: Thursday, June 6, 2019 1:58 PM
To: PW Engineering Regulatory & Analytics
Cc: Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014

Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 5, 2019

Eulois Cleckley
Public Works - Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Josh Kelter and I am an owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
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Regards ,

Josh Kelter
Homeowner at 2955 Inca St. Unit 3J, Denver, CO 80202

--

Joshua Kelter
(630) 229-3326

From: Mario Santiago <mlsantiago74@gmail.com>
Sent: Thursday, June 6, 2019 12:17 PM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 5, 2019

Eulois Cleckley
Public Works - Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Mario Santiago, and I am a resident and owner in the Union Station North neighborhood (Ajax Lofts).

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cue mavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation - the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-o f-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th

Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

I heard that the tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards

Mario L. Santiago
2955 Inca St 4G (Ajax Lofts)
Denver, CO 80202
email: mlsantiago74@gmail.com
phone: 303 724 4946

From: Mary Helen Jacobus <mhjacobus75@gmail.com>
Sent: Thursday, June 6, 2019 1:09 PM
To: Pirtle, Brittany H. - PW CA2379 Operations Coordinator; PW Engineering Regulatory & Analytics
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 5, 2019

Eulois Cleckley
Public Works - Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Mary Helen Jacobus, and I am a resident / owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cue rnavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
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- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

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more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

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- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Mary Helen Jacobus

george.pacienza@gmail.com

From: gp1084a@gmail.com on behalf of Union Station North Board
<unionstationnorth@gmail.com>
Sent: Thursday, June 6, 2019 7:56 AM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations
Coordinator
Cc: george.pacienza@gmail.com
Subject: [EXTERNAL] "Objection to Project number: 2017-VACA-0000014" i
Attachments: DSC_3049.jpg; DSC_3052.jpg
Categories: Issues

June 5, 2019

Eulois Cleckley

Public Works – Executive Director

Attention: Right-of-Way Services

201 W Colfax Ave, Dept 608

Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

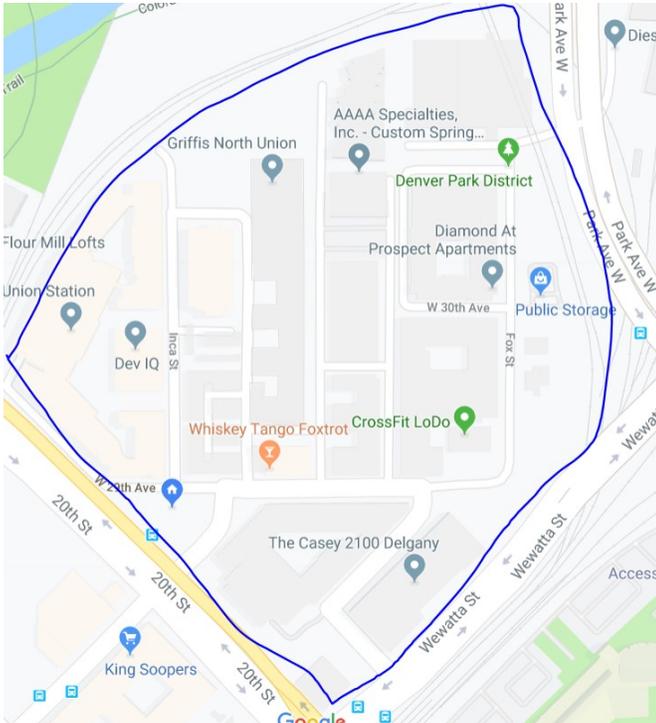
My name is George Pacienza, and I am the President of the Union Station North RNO and received the letter dated 5/17/2019 asking if we have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within the boundaries of my RNO.

We oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resource available to us.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood and is the Core of the neighborhood... where we congregate, hold outdoor meetings, and hosted the USN grand opening (Pictures attached)

- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area (over 4,000 residents in the small area outlined in Blue) and getting denser.



The USN RNO has been active for the past 4 years and we have forged a strong Business/Resident/Apartment owner organization that has improved the signage, renamed the neighborhood, and increased the value of the neighborhood to its residents and the City.

With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

George Pacienza, President Union Station North RNO

2900 Inca St #5

Denver, CO. 80202

Unionstationnorth@gmail.com

Union Station North Board

From: Scott Nelson <sdnels@gmail.com>
Sent: Thursday, June 6, 2019 6:14 AM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 6, 2019

Eulois Cleckley
Public Works – Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Scott Nelson, and I am a resident / owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation – the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-of-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

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The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

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 - Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
 - Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
 - Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.
- Considerations for trash collection bins

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Scott Nelson
Denver, CO. 80202
sdnels@gmail.com

303-506-0753

From: Shawn Weidert <sweidert@hotmail.com>
Sent: Thursday, June 6, 2019 10:50 AM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 6, 2019

Eulois Cleckley
Public Works - Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Shawn Weidert, and I am an owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cue rnavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation - the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-o f-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

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The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

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We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Shawn Weidert, Owner
Ajax Lofts, Unit 3E

From: Stephen McIlnay <stephenmcilnay@mac.com>
Sent: Thursday, June 6, 2019 1:51 PM
To: PW Engineering Regulatory & Analytics; Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014
Categories: Issues

AREA OF PROPOSED VACATION: THE ROW AREA ADJACENT 2099 CHESTNUT PL

June 5, 2019

Eulois Cleckley
Public Works – Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Stephen McIlnay, and I am the owner of 2900 Inca St Unit 25 and received the letter dated 5/17/2019 asking if I have an objection to the proposal for the proposed vacation (project number 2017-VACA-0000014), which is located within 200' from my home.

I **oppose** the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated **at this time**.

- I highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cuernavaca Park and Commons Park.
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- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

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We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortenson to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards,

Stephen McIlroy
2900 Inca St Unit 25
Denver, CO. 80202
stephenmcilroy@mac.com
(757)297-9864

george.pacienza@gmail.com

From: PW Engineering Regulatory & Analytics
Sent: Friday, May 31, 2019 1:23 PM
To: 'Christopher Sterling'
Subject: RE: [EXTERNAL] Contesting Project 2017-VACA-000001

Good afternoon Topher,

Our department is processing the request to vacate public right-of-way. We do not have any stake in the development or real estate transactions. If you'd like to review the submittal documents for this proposal, please visit the [Denver Public Works E-Review Web Page](#) and select the corresponding project (2017-VACA-0000014). To make a formal protest, please submit it by Thursday, June 6th to our email Denver.PWERA@denvergov.org. In your correspondence, please provide as much information as to why this proposal should not be approved. Only issues of technical merit will be accepted. Thank you.

Regards,



DENVER
THE MILE HIGH CITY

Katie Ragland | Operations Coordinator
Public Works – ROWS | City and County of Denver
p: (720) 865-3036 | Katie.Ragland@denvergov.org

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From: Christopher Sterling <topher@develops.guru>
Sent: Monday, May 27, 2019 12:42 PM
To: PW Engineering Regulatory & Analytics <Denver.PWERA@denvergov.org>
Subject: [EXTERNAL] Contesting Project 2017-VACA-000001

Hey there -

I saw a notice the public works has been asked to vacate an area right across the street from my building. It sounds as though the result of public works vacating will allow a sale to a hotel chain to take place, is that correct?

What actions do I need to take to formally protest this application?

Let me know what I gotta do :-)

- Topher Sterling

From: Victoria Poilevey <vpoileveyinsurance@gmail.com>
Sent: Thursday, June 6, 2019 10:54 AM
To: PW Engineering Regulatory & Analytics
Subject: [EXTERNAL] Objection to Project number: 2017-VACA-0000014

Categories: Issues

Eulois Cleckley
Public Works - Executive Director
Attention: Right-of-Way Services
201 W Colfax Ave, Dept 608
Denver, CO. 80202

Project number: 2017-VACA-0000014

Dear Eulois,

My name is Victoria Poilevey, and I am a resident / owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
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- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation - the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

The Union Station North neighborhood is a densely populated area and getting denser. With recent proposals under review for 3000 Inca St. (251 units) and 2980 Huron St. (298 units) current and future residents find and will find this right-o f-way space (while not much SF) to be a valuable and irreplaceable asset of open space, common walkway and public right-of-way resource available. This setback on both sides of the street (including the open space in front of 2121 Delgany St - The Metro is set back with landscaping and privately maintained) serve as an important entry and exit to 20th Street from Union Station North and is virtually the only open space reprieve we have to enjoy.

The first time we were notified of the Vacation of the ROW came in the letter from Denver Public Works dated 5/17/2019. For many of us, it wasn't until 2 weeks later at the Union Station North RNO meeting on Monday 6/3/2019 where we learned and saw the proposed improvements from the ROW being relinquished. While Mortenson (the Developer) presented the plans/ elevations/ renderings in an exciting and positive way for the community we request more time to develop the plan for the

improvements on the ROW which include the drive lane, planting area, bike parking along with relocation of the B-Cycle before vacating the land.

The community is fully committed to seeing this underutilized dirt parking lot developed into something valuable for the neighborhood. It has been an eyesore for too long. We understand the challenges of the small lot size at ~12,000 SF with the RTD Viaduct above and understand that a future vacation of ~5,000 SF would most likely be needed. We want to support a future vacation combined with a covenant that includes involvement and feedback review that includes the 21 owners within 200 feet, that local RNO's, and other community stakeholders.

The tone of the meeting on 6/ 3/2019 was positive and exciting, and I believe there was a true willingness to work together on both sides. Besides the discussion of the ROW, the meeting included the following points:

- Discussions of a commitment to a perpetual fund to maintain the ROW under and outside the overhang of the building
- Discussions of a commitment to work together to further increase the plaza area into Chestnut Place
- Invitation to provide input on landscape plan and drive-thru design
- Commitment to work together to find a solution to on-street parking (parking permits, or adding parking meters or 2-hour parking)
- Discussions on input on design and materiality, design studies to step back at upper levels to provide a less imposing vertical structure
- Discussions on input with the restaurant/ retail with the future hotel owner and operator to ensure it is a place for the community and not just the hotel customer in for 1 night.

We feel it is premature to vacate the ROW at this time. We would like to have the opportunity for the stakeholders to work cooperatively with Mortensen to come up with a solution that works for all parties and for the ultimate success of the hotel and livability of Union Station North.

Regards

Victoria Poilevey

From: Vlad <endofunctor.co@gmail.com>
Sent: Thursday, June 6, 2019 10:31 AM
To: PW Engineering Regulatory & Analytics
Cc: Pirtle, Brittany H. - PW CA2379 Operations Coordinator
Subject: [EXTERNAL] Objection to project number: 2017-VACA-0000014

Categories: Issues

Dear Eulois,

My name is Vladimir Garmaev and I am a resident / owner in the Union Station North neighborhood.

I oppose the area of proposed vacation (The ROW area adjacent 2099 Chestnut PL) to be vacated at this time.

- We highly value every greenspace, open space and public right of way resources available to me.
- The ~5,000 SF ROW at the entrance to Union Station North Neighborhood is the only open space in the neighborhood.
- The ROW includes trees and landscaping (albeit minimal) that is often maintained on a volunteer basis by the neighborhood stakeholders.
- This ROW is the closest landscaping within 3 blocks to 17th and Chestnut Gardens (over the bus barn) and further City of Cue rnavaca Park and Commons Park.
- The ROW includes the neighborhood marquee signage for Union Station North
- The ROW includes the only B-Cycle station within 3+ blocks. It has also recently become the hub for other modes of transportation - the scooters and motorized bikes.
- The ROW Setback on the West side of Chestnut and W.29th Ave. is matched to a smaller degree on the East side of the street.

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Regards,
Vladimir Garmaev