

From: [Alma Arteaga](#)
To: [dencc - City Council](#)
Cc: [District 9](#)
Subject: [EXTERNAL] Oppose Zoning Change Request N Race St
Date: Monday, November 30, 2020 12:40:35 PM

Councilwoman CdeBaca,

I'm writing to oppose the zoning request change in my beloved Cole neighborhood. The zoning request is to demolish current low income one-story apartment units and replace them with 2.5 story townhomes. I've seen how this plays out *enough* in our city -- this will undoubtedly displace more low income and Black and brown families from my community, and replace them with neighbors that aren't meaningfully connected to this place.

Just since the start of this pandemic, I've seen at least 3 Black and brown families on my block get pushed out due to the gentrification and affordability crisis in our city -- these families had been here for generations. The loss is truly immense. Their homes have been sold to the highest bidders. Meanwhile, all my new neighbors are white and owning-class, and I barely even recognize anyone on my block anymore. I certainly don't see them supporting the small business in Cole either -- they take their money and go spend it at Whole Foods and Amazon (and litter our alleys with all these cardboard boxes), and we never see that money cycle back through our community again.

The owner of the Race St property lives in Aurora. He has not kept up the properties and doesn't demonstrate much personal investment in our neighborhood. I have very high doubts that he'd make any new units affordable. I urge you to oppose the rezoning request in an effort to stabilize our neighborhood and keep families in place. At a time when families are under the immense stress of COVID19/the economic fallout of this crisis, we don't need to change the zoning rules to accelerate gentrification -- we need an all out response to confront this crisis.

3601, 3603, 3606, 3607 N Race St: 20191-00070
Zoning change from U-SU-A1 to U-RH-2.5

Abrazos,

Alma Arteaga
alma.arteaga@gmail.com
she/hers or they/them ([why?](#))

From: [Griffin Rouse](#)
To: [denc - City Council](#)
Cc: [District 9](#)
Subject: [EXTERNAL] Opposition toward rezoning at 36th and Race
Date: Thursday, October 22, 2020 1:27:33 PM

To Whom It May Concern,

I am writing this afternoon as a resident of the Cole/Whittier neighborhood to, in the strongest and most unequivocal terms, oppose the rezoning of 36th and Race.

A promise of affordability means absolutely nothing, and gives yet another developer the right to railroad my community. I find the mere fact that the council is considering this beyond the pale.

If the developer is seeking to add units at or below 60% AMI, and include a provision in the title that ensures the property remains at or below 60% AMI in perpetuity, this would be a worthwhile endeavor for the council to pursue.

However, in light of the fact that the developer has offered nothing more than his word (how generous of him) to commit to affordability, any rezoning is nothing more than a slap in the face to every resident of the Clayton, Cole, Whittier neighborhoods. The City can and should require the developer to keep at minimum the current number of units at or below 60% AMI before even considering a rezoning. Stop giving away desperately needed points of leverage to create affordable housing on the off chance you receive a campaign donation from the developer, it's disgusting.

City Council is often faced with hard decisions without a clear indication of what is right or wrong. This is not one of those situations. Do the right thing, stop selling my neighborhood to developers, if you're going to approve rezoning, require the units be at or below 60% AMI through a provision in the title or deed of the property.

I sincerely hope the council will swiftly reject this empty promise and uphold their oath of office.

All The Best,

Griffin Rouse

From: [Vanessa Quintana](#)
To: [denc - City Council](#); [District 9](#)
Subject: [EXTERNAL] Rezoning at 3601-3607 Race
Date: Monday, November 30, 2020 12:43:21 PM
Attachments: [3601-3607 Race Rezone Opposition Letter.docx](#)

Good Afternoon City Council,

Please accept this letter on behalf of myself and the body representing the Reclaim the Eastside RNO to the record pertaining the 3601-3607 Race rezone. This is a letter in opposition of the proposed rezone of designated low-income housing units for a profitable endeavor because it will displace low-income families and eliminate low-income housing stock during a housing crisis and global pandemic. Frankly, this proposal is oppressive against the poor and will continue the legacy of racist zoning that displaces families of color.

Best,

--

Vanessa Quintana, MPP

720-462-0490 | vanessa.quintana2020@berkeley.edu

"To win any struggle for liberation, you have to have the way as well as the will, an overall ideology and strategy that stem from a scientific analysis of history and present conditions." ~ Assata

From: [Trena Moya](#)
To: [District 9](#)
Cc: [denc - City Council](#)
Subject: [EXTERNAL] Rezoning request
Date: Wednesday, December 2, 2020 6:58:10 PM

Dear Candi,

I am writing in regards to the rezoning request that will come before City Council on Dec 14, for the property at 36th & Race. I live only a few blocks from the property, which is one of the few remaining affordable rental units in Cole. As you are aware, we have lost many affordable rentals which have been flipped and sold for a profit to developers who then turn them into market price properties that are no longer affordable by many long-time residents.

While I am not opposed to higher density zoning per se, I do not support this request if there isn't some kind of guarantee that the current owner will maintain them as affordable for those making BELOW 70% AMI (ie his current tenants could afford them).

I don't know if there is any way to legally mandate the guarantee of affordability, for any period of time, and I appreciate that Mr. Dupuis is being transparent with the neighborhood about his intentions, but I cannot in good conscience endorse a request that risks long-time residents losing their homes.

Thank you for your consideration,
Trena Moya
3516 Gaylord

Sent from my iPhone

From: [District 9](#)
To: [dence - City Council](#)
Subject: Fw: [EXTERNAL] Affordable housing vote in Cole - please vote no, with one possible compromise
Date: Thursday, December 10, 2020 10:33:31 AM
Attachments: [Outlook-pkqyfnre.png](#)



The D9 Team

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From: S B <simidc@gmail.com>

Sent: Monday, December 7, 2020 11:33 AM

To: District 9 <District9@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; District 1 Comments <DistrictOne@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Coun <Christopher.Herndon@denvergov.org>

Subject: [EXTERNAL] Affordable housing vote in Cole - please vote no, with one possible compromise

Tim Dupuis, a local landowner and landlord, wants to build 6 units on his property, otherwise zoned for 4 units. He is sort of half-promising affordable housing. But here's the rub: It's a verbal promise with no ability to enforce. If you vote yes, he could literally sell the property to high end developers the next day based on the new zoning regs. He's a good guy, and he probably won't. But maybe he will in 1 year, or 5 years or 10. The neighborhood will be stuck with the extra density forever. It's not worth the gamble or trade off, but permanent, real affordable housing would be. Permanent and enfordable.

I have a simple request: Make the affordable housing aspect a parement, ENFORCEABLE

aspect/easement/deed restriction/ contract (etc, or whatever it takes). Or vote no. If it only takes a verbal promise to get around zoning regs, please expect an avalanche of requests.

Thank you.

Bineesh Simi Batra
3340 N Williams St, Denver, CO 80205

From: [District 9](#)
To: [# All Users - City Council](#)
Cc: [Rothmier, Zachary M. - CC Senior Legislative Policy Analyst](#)
Subject: Fw: [EXTERNAL] Oppose Zoning Change Request N Race St
Date: Thursday, December 10, 2020 10:28:14 AM
Attachments: [Outlook-ccvrttrb.png](#)

All,

Here is another letter regarding the rezone at 3601-3607 N Race Street. Zach, can you please upload to Granicus?

Best regards,

Brea Zeise
Executive Assistant
Denver City Council, District 9



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From: Alma Arteaga <alma.artega@gmail.com>
Sent: Monday, November 30, 2020 12:40 PM
To: denc - City Council <denc@denvergov.org>
Cc: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] Oppose Zoning Change Request N Race St

Councilwoman CdeBaca,

I'm writing to oppose the zoning request change in my beloved Cole neighborhood. The zoning request is to demolish current low income one-story apartment units and replace them with 2.5 story townhomes. I've seen how this plays out *enough* in our city -- this will undoubtedly displace more low income and Black and brown families from my community, and replace them with neighbors that aren't meaningfully connected to this place.

Just since the start of this pandemic, I've seen at least 3 Black and brown families on my block get pushed out due to the gentrification and affordability crisis in our city -- these families had been here for generations. The loss is truly immense. Their homes have been sold to the highest bidders. Meanwhile, all my new neighbors are white and owning-class, and I barely even recognize anyone on my block anymore. I certainly don't see them supporting the small business in Cole either -- they take their money and go spend it at Whole Foods and Amazon (and litter our alleys with all these cardboard boxes), and we never see that money cycle back through our community again.

The owner of the Race St property lives in Aurora. He has not kept up the properties and doesn't demonstrate much personal investment in our neighborhood. I have very high doubts that he'd make any new units affordable. I urge you to oppose the rezoning request in an effort to stabilize our neighborhood and keep families in place. At a time when families are under the immense stress of COVID19/the economic fallout of this crisis, we don't need to change the zoning rules to accelerate gentrification -- we need an all out response to confront this crisis.

3601, 3603, 3606, 3607 N Race St: 20191-00070
Zoning change from U-SU-A1 to U-RH-2.5

Abrazos,

Alma Arteaga

alma.arteaga@gmail.com

she/hers or they/them ([why?](#))

From: [District 9](#)
To: [dencc - City Council](#)
Subject: Fw: [EXTERNAL] Rezoning at 3601-3607 Race
Date: Thursday, December 10, 2020 10:32:02 AM
Attachments: [3601-3607 Race Rezone Opposition Letter.docx](#)
[Outlook-sypchpa2.png](#)



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From: Vanessa Quintana <vanessa.quintana2020@berkeley.edu>
Sent: Monday, November 30, 2020 12:42 PM
To: [dencc - City Council](#) <dencc@denvergov.org>; [District 9](#) <District9@denvergov.org>
Subject: [EXTERNAL] Rezoning at 3601-3607 Race

Good Afternoon City Council,

Please accept this letter on behalf of myself and the body representing the Reclaim the Eastside RNO to the record pertaining the 3601-3607 Race rezone. This is a letter in opposition of the proposed rezone of designated low-income housing units for a profitable endeavor because it will displace low-income families and eliminate low-income housing stock during a housing crisis and global pandemic. Frankly, this proposal is oppressive against the poor and will continue the legacy of racist zoning that displaces families of color.

Best,

--

Vanessa Quintana, MPP
720-462-0490 | vanessa.quintana2020@berkeley.edu

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From: [District 9](#)
To: [dencc - City Council](#)
Subject: Fw: [EXTERNAL] Rezoning request
Date: Thursday, December 10, 2020 10:32:47 AM
Attachments: [Outlook-10txcqzh.png](#)



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From: Trena Moya <trena@d-flux.com>
Sent: Wednesday, December 2, 2020 6:58 PM
To: District 9 <District9@denvergov.org>
Cc: dencc - City Council <dencc@denvergov.org>
Subject: [EXTERNAL] Rezoning request

Dear Candi,

I am writing in regards to the rezoning request that will come before City Council on Dec 14, for the property at 36th & Race. I live only a few blocks from the property, which is one of the few remaining affordable rental units in Cole. As you are aware, we have lost many affordable rentals which have been flipped and sold for a profit to developers who then turn them into market price properties that are no longer affordable by many long-time residents.

While I am not opposed to higher density zoning per se, I do not support this request if there isn't some kind of guarantee that the current owner will maintain them as affordable for those making BELOW 70% AMI (ie his current tenants could afford them).

I don't know if there is any way to legally mandate the guarantee of affordability, for any period of time, and I appreciate that Mr. Dupuis is being transparent with the neighborhood about his intentions, but I cannot in good conscience endorse a request that risks long-time residents losing their homes.

Thank you for your consideration,
Trena Moya
3516 Gaylord

Sent from my iPhone

From: [District 9](#)
To: [# All Users - City Council](#)
Cc: [Rothmier, Zachary M. - CC Senior Legislative Policy Analyst](#)
Subject: Fw: Rezoning at 3601 - 3607 Race St.
Date: Thursday, December 10, 2020 10:25:55 AM
Attachments: [Outlook-2vl2i5n5.png](#)

Hello all,

I'm forwarding letters from constituents about the rezoning at 3601-3607 Race Street. Zach, can you please upload to Granicus?

Best regards,

Brea Zeise
Executive Assistant
Denver City Council, District 9



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From: shamira garcia <shamira_garcia@hotmail.com>
Sent: Monday, November 30, 2020 12:28 PM
To: District 9 <District9@denvergov.org>
Subject: [EXTERNAL] Rezoning at 3601 - 3607 Race St.

Hello,

My name is Shamira Garcia and I am Cole resident a block away from this rezone and I oppose this rezone for all the reasons the planning board denied it.

Thank you,

Shamira Garcia
Cell: 720-525-6850

From: [District 9](#)
To: [dencc - City Council](#)
Subject: Fw: Rezoning for 3601, 3603, 3605, 3607 Race Street
Date: Thursday, December 10, 2020 10:32:23 AM
Attachments: [Outlook-01t12sc0.png](#)



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From: K Morse <kimberly.morse@outlook.com>
Sent: Monday, November 30, 2020 8:58 PM
To: planningboard@denvergov.org <planningboard@denvergov.org>
Cc: CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] RE: Rezoning for 3601, 3603, 3605, 3607 Race Street

Denver Planning Board,

I am writing to request that you deny the rezoning request for 3601, 3603, 3605 and 3607 N. Race Street in Cole.

This city has already and quickly continues to lose ground on affordable housing units. Denver has done a poor job of maintaining an adequate supply of lower rate units to house our frontline and minimum wage workers. With the pending eviction crisis, the situation is only going to get more desperate for our neighbors. While the city dawdles on acquiring or building housing our low-income neighbors can access, we need to protect that which already exists.

Additionally, our city's architectural history is being heavily re-written in many areas of the city. Having witnessed the newer homes being built in Cole, I have no reason to believe that the proposed row homes would be similar in character and material to fit into the historical makeup of the neighborhood. Residents of Cole love the charm, character and feel of the neighborhood. Please honor and respect this fact as well. The brick structure fits nicely with the other homes in the

immediate area and across the neighborhood.

Please deny this rezoning request.

Thank you.

Kimberly Morse

From: [District 9](#)
To: [Cristina daPi7888III9 Gallegos](#)
Cc: [CdeBaca, Candi - CC Member District 9 Denver City Council](#)
Subject: Re: [EXTERNAL] No to new zoning on 36th Race
Date: Friday, December 11, 2020 5:55:12 PM
Attachments: [Outlook-v4apw4gc.png](#)

Dear Denise,

Thank you for reaching out. This is to confirm that we received your message, and that I've share your opposition to this rezoning with Councilwoman CdeBaca and her staff.

Best regards,

Brea Zeise
Executive Assistant
Denver City Council, District 9



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From: Cristina daPi7888III9 Gallegos <cristinad.gallegos@gmail.com>
Sent: Friday, December 11, 2020 5:49 PM
To: District 9 <District9@denvergov.org>
Cc: CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>
Subject: [EXTERNAL] No to new zoning on 36th Race

Hello,
I live near 36th and Race. And I am opposed to the new zoning request that is posted. Please take us neighbors into consideration.

Kind regards,
Denise C Gallegos

Enviado desde mi iPhone

From: [District 9](#)
To: dale.ron1967
Cc: [CdeBaca, Candi - CC Member District 9 Denver City Council](#)
Subject: Re: [EXTERNAL] No to zoning on 36th Race
Date: Friday, December 11, 2020 5:54:04 PM
Attachments: [Outlook-igtethlp.png](#)

Dear Reginald,

Thank you for reaching out. This is to confirm that we received your message, and that I've share your opposition to this rezoning with Councilwoman CdeBaca and her staff.

Best regards,

Brea Zeise
Executive Assistant
Denver City Council, District 9



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From: dale.ron1967 <dale.ron1967@gmail.com>
Sent: Friday, December 11, 2020 5:46 PM
To: CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; District 9 <District9@denvergov.org>
Subject: [EXTERNAL] No to zoning on 36th Race

Hello,
I am a resident in the area of 36th and Race and I oppose the new zoning request. I am worried about displacing the current residents and the congestion it will cause. Please vote NO for this request.

Thank you,
Reginald Gallegos

Sent from my Galaxy