

**From:** [Jessica Lockfeld](#)  
**To:** [Planningboard - CPD](#)  
**Subject:** [EXTERNAL] 700 Mariposa St  
**Date:** Sunday, November 26, 2023 5:47:35 PM

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To the planning board:

I understand that Haven of Hope has requested a zoning waiver to allow type 1 and type 2 Residential Care Uses. I, along with many of my neighbors, have submitted arguments against this. I do not desire a residential care center here.

1) It may not be apparent to the board, but this is as much a residential community as it is a business community. We are already suffering from encampments drawn by Haven of Hope's operations. The children and grandchildren of the residents are fearful of going outside secondary to, for instance, swearing people walking down the road, naked women walking down the road, assaults happening on the road. I personally have difficulty navigating these sorts of hazards on my bicycle, along with the filth and drug use presenting hazards to all of us.

2) The industries here include a massage office, a recording studio, and a judo school, and that's just in my industrial building. There's a tree surgeon across the road, and on the corner of 8th and Mariposa there is a building serving google fiber operations for the city. There is a construction training school on the corner of Lipan and 7th. RTD security and train operations are here as well. None of us appreciate having to navigate the drugged, mentally ill, and occasionally violent campers who are drawn by Haven of Hope.

3) Haven of Hope has not been a good neighbor. On August 18th, Tawnya Trahan, the executive director of Haven of Hope, sent an email stating, "I have not been successful getting the neighborhood to meet with us to discuss our plans for 700 Mariposa St, so I am sending this email with a brief overview of the project." As she never sent, for instance, an email suggesting a meeting, I find this a non-starter. Obviously she has my email address. She could have come and rung the bell, for that matter. This speaks of failure to attempt to meet, not failure on the neighbors part. Haven of Hope claims to send volunteers around to pick up trash. If so, their operations are few and far between. Both my residence and my work space look out on Mariposa, and I have seen one group of people collecting trash since the start of the pandemic. I have occasionally called Derrick Vaughns, the facility manager, regarding violent individuals or drug use on their property. I typically get a response on the theme of "that's not one of our clients, we kicked them out for bad behavior."

Yes, but they're still here because their friends will bring them food and clothing from Haven of Hope.

4) I see no plans to accommodate an increase in parking to serve these residents, or security for the neighborhood secondary to having more residents here. I have not seen how they plan on dealing with the construction disruption that is bound to be part of this project.

In short, the neighborhood would be better off without Haven of Hope, and I certainly do not want an expansion of their operation.

With all due respect, Jessica Lockfeld.

## Lechuga, Tony D. - CPD CE0429 City Planner Senior

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**From:** Adelio Lombardi <adelio@side3.com>  
**Sent:** Sunday, August 13, 2023 9:22 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior  
**Subject:** Re: [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility  
**Attachments:** Client email #7.pdf

### This Message Is From an Untrusted Sender

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Dear Mr Lechuga,

I am writing to express my deep concern and strong opposition to the proposed expansion of the Haven of Hope homeless shelter within our community. As a concerned resident and a business owner in the neighborhood, I feel compelled to voice our collective dissatisfaction with this plan. It is my hope that you will consider our concerns seriously as you deliberate on this matter.

First and foremost, it is important to highlight the adverse effects that the existing Haven of Hope shelter has had on our community. Despite its noble intentions, the shelter's presence has given rise to significant safety issues, rampant drug-related incidents, and a concerning lack of cleanliness in the vicinity. Our local businesses and residents have been forced to grapple with these problems on a daily basis, which has resulted in a decline in overall safety and a negative impact on the local economy.

I would like to bring your attention to a video [link: <https://youtu.be/81ycplMzAgY>] that captures firsthand evidence of the aforementioned concerns. This footage underscores the serious challenges we face as a community due to the shelter's operations. Furthermore, I have attached an email from a long-standing client who has expressed their fear of visiting my business due to the safety and cleanliness issues associated with the shelter. This serves as a testament to the very real impact that the shelter has on local businesses and their patrons.

Moreover, the employees at my business are increasingly apprehensive about working during the evenings due to the rising concerns about safety and the presence of illicit activities near the shelter. This not only affects their morale but also hampers the overall functionality of our business. As a result of the shelter's proximity, we have already lost a significant portion of our clientele, which has had a direct impact on our bottom line.

It is disheartening to note that I have already experienced the negative consequences of a similar situation in the past. The effects of the Haven of Hope shelter's expansion would be devastating for my business once again, potentially leading to its failure. I implore you to consider the lessons learned from my previous experience and recognize the potential ramifications for local businesses if this expansion were to proceed.

Furthermore, as taxpayers who contribute to the community's growth, it is disheartening to see the property values of our homes and businesses plummet due to the shelter's operations. The rising property taxes we pay each year are juxtaposed with the decreasing property values, resulting in a discouraging disparity.

I strongly believe that any opinions regarding this matter from individuals outside our neighborhood should not carry weight in this decision-making process. They are not directly affected by the shelter's operations and therefore cannot fully comprehend the challenges we face on a daily basis.

In light of these concerns, our community strongly urges the city council to consider alternative solutions, such as the relocation of the Haven of Hope shelter, rather than its expansion. The present circumstances have led to a myriad of issues that far outweigh any perceived benefits. We are not opposed to helping those in need, but we firmly believe that the current location of the shelter is not suitable for the well-being of our community.

Thank you for taking the time to read our concerns and for your understanding of the gravity of this issue. We trust that you will carefully weigh the evidence presented and make a decision that reflects the best interests of our community as a whole.

Sincerely,

Adelio Lombardi

725 Mariposa St.

On Mon, Aug 7, 2023 at 10:05 AM Lechuga, Tony D. - CPD CE0429 City Planner Senior  
<[Anthony.Lechuga@denvergov.org](mailto:Anthony.Lechuga@denvergov.org)> wrote:

Thank you for providing comment on this application. These comments will be added to the application as it is presented to Planning Board and City Council.

Tony

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**From:** James Carmer <[carmer.james@gmail.com](mailto:carmer.james@gmail.com)>

**Sent:** Friday, August 4, 2023 3:41 PM

**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior <[Anthony.Lechuga@denvergov.org](mailto:Anthony.Lechuga@denvergov.org)>

**Cc:** Jessica Lockfeld <[jessracer@gmail.com](mailto:jessracer@gmail.com)>; [mike@thepublicworks.biz](mailto:mike@thepublicworks.biz); [rockitlikeawolf@gmail.com](mailto:rockitlikeawolf@gmail.com); mark klosky <[bigkwoodworking@yahoo.com](mailto:bigkwoodworking@yahoo.com)>; [mgifford@agccolorado.org](mailto:mgifford@agccolorado.org); Nicole Hoekstra <[nicole@agccolorado.org](mailto:nicole@agccolorado.org)>; Adelio Lombardi <[adelio@side3.com](mailto:adelio@side3.com)>; Tarek Chacra <[tchacra@digitalspacellc.com](mailto:tchacra@digitalspacellc.com)>; [emetz@emarchitect.com](mailto:emetz@emarchitect.com); James Carmer <[carmer.james@gmail.com](mailto:carmer.james@gmail.com)>; [john@bpc-denver.com](mailto:john@bpc-denver.com); Jared Kleinstein <[jared@freshtapemedia.com](mailto:jared@freshtapemedia.com)>

**Subject:** [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility

Mr Lechuga,

Please add this statement to your documents for the rezoning request for the 700 N Mariposa Street property.

We opened the Denver Judo Club, a 501c3 club, for training amateur athletes here at 719 Mariposa Street in June of 2005.

At that time the THOH facility was fairly small and their clients were few. There were no camps in the neighborhood.

The THOH has since gone through major additions to their facility at 1101 W. 7th Avenue and with their growth has come an incredible increase in the neighborhood problems we address daily. THOH close their doors daily at 1:00 PM M-F and they leave no visible security presence in the neighborhood. A very many of their clients currently camp within a quarter mile of their facility. The wild behavior, the screaming, cursing at all hours, the trash, the smell of human toilets on our streets and the drug paraphernalia is frightening.

The city sweeps simply move the camps from one close-by location to another and back again, there is no relief from the nightmare that THOH brings to this neighborhood.

Camps are prevalent at :

4th Ave and Lipan Street

Mariposa Street from 6th Avenue to 7th Avenue

Navajo Street under the 8th Avenue overpass

Lipan Street from 6th Avenue to 7th Avenue

The alleys accessing Lipan Street residents from 6th Avenue to 7th Avenue

Walk the neighborhood and you don't find camps so much outside these areas. THOH is the magnet and adding another facility with residents will not add to this neighborhood's well being.

The new homeless and encampment programs that Denver is working on do not need the interference of THOH and their half measures. THOH model is not a workable part of the solution to the homeless problems we face. THOH only reinforces the idea that you can live on the street and be fed and clothed and cared for and continue to do drugs and live free without sanitation facilities of any kind. Their model is not helping, it only makes a mess in our neighborhood and they do not take any responsibility after 1:00 PM daily.

We can not imagine the addition to THOH of a residence facility with these same management issues. The added influx to this neighborhood of those persons daily waiting for the residents release in the mornings for meetings with the residents for buying and selling drugs and doing drugs and now it is a block closer to our front door. We are probably less than 200 feet door to door with 700 N Mariposa St. west entrance.

Please do not agree to the zoning change and the addition of all these problems to the neighborhood.

Thank you,

James Carmer, co-owner 719 Mariposa St.

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James Carmer  
719 Mariposa St  
Denver CO 80204  
(720) 771-1363 cell

<http://svhajime.wordpress.com> blog

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Adelio Lombardi  
[www.side3.com](http://www.side3.com)

## Lechuga, Tony D. - CPD CE0429 City Planner Senior

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**From:** Michael Gifford <mgifford@agccolorado.org>  
**Sent:** Friday, August 11, 2023 5:46 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior; Tarek Chacra; Michael Gifford  
**Cc:** James Carmer; Jessica Lockfeld; mike@thepublicworks.biz; rockitlikeawolf@gmail.com; mark klosky; Nicole Hoekstra; Adelio Lombardi; emetz@emarchitect.com; john@bpc-denver.com; Jared Kleinstein  
**Subject:** [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility

### This Message Is From an External Sender

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Dear Mr. Lechuga,

Thank you for the opportunity to submit comments on Haven of Hope's request for a re-zone to operate a residential care facility across the street from our 2 buildings at 686 Mariposa and 1114 W 7<sup>th</sup> Ave. We are opposed to this re-zone request. We want to emphasize that we do feel empathy for the unhoused, and we supported the 0.25% sales tax for homeless services, and contributed money to the yes campaign, but we just can't absorb anymore of the population than we already have surrounding our two building campus.

At 1114 W 7<sup>th</sup> Ave we operate Associated General Contractors of Colorado, a chapter of AGC America. Our members are 650 commercial general contractors, specialty contractors and suppliers. They come to our building for committee meetings, education & training classes, and networking meetings. We also have 8 different tenants in the building and they are mostly development and construction related associations and businesses.

1114 W. 7<sup>th</sup> Ave has a long running homeless camp in the alley adjacent to our building. We have had numerous problems including occupants coming into our building to use our restrooms and showers, breaking under our fence to access water spigot and electrical outlets, trying to sneak into the building at end of day and stay in the building overnight, chasing and threatening our facility technician into our building when he is trying to keep the grass strip and parking lot clean and maintained, etc.

From when I started here in 2007, to about the 2020 pandemic, Haven of Hope (then Father Woody's) was a good neighbor, in that they hired security guards to patrol their block but also their customers that would hang out on our block (we have trees with shade and a nice grass strip adjacent the sidewalk). With the pandemic came new management at Haven of Hope and a new policy that their security guards only patrol their block.

In communicating with Haven of Hope about this, they told us that they would no longer patrol adjacent areas to deal with those that **were** customers, but that were subsequently "kicked out" for bad behavior. These are the very individuals they attract to the neighborhood, that are causing problems at our building. We objected, telling them that they are responsible for attracting people to the area, and then kicking them out, leaving us to deal with the problem. In one incident, our facility manager was trying to clean up outside our building, when he was chased by a bad behavior former customer of Haven of Hope - carrying what looked like a knife. Our facility manager ran across the street to the security guard and manager at Haven of Hope asking them to protect him from their former customer. They told him "not our problem" and that they would not help as he was a former customer. So he had to run around the block to make it safely back to our building. For most of 2021-22, the leader of the homeless camp at 1114 W 7<sup>th</sup> was a former Haven of Hope customer that was verbally abusive to my staff and tenants and customers as they came to work in the morning - and Haven of Hope refused to do anything to help us.

This year I had a tenant leave our building and when I asked why they said “the daily harassment from the homeless camp”. I asked what we could have done better and they told me “move out of Denver” - they loved being our tenant except for the daily harassment coming to and leaving the building.

We have spent at least \$30,000 fortifying our fence along the alley where the camp is located, it is our main line of defense (we also now have to lock our front door during business hours), and install a new curb and gutter between us and Haven of Hope to seal off a place that motorhomes would park long term adjacent our building, and then attend Haven of Hope daily for services.

At 686 Mariposa we operate the Construction Education Foundation of Colorado. In this facility we operate a 2-year rough carpentry program, and superintendent apprenticeship program, a sustainable construction for high school students program, an OSHA Training Institute for OSHA Region 8, and have the Master’s Apprenticeship Program as a partner/tenant. We also perform workforce development program services for the City & County of Denver.

We have a much larger established homeless camp along Mariposa St extending from our parking lot entrance all the way to the 6<sup>th</sup> Street overpass. The camp covers the sidewalk, gravel strip, and much of the roadway as well. Haven of Hope may say otherwise, but I observe occupants of the camp walk in the morning to Haven of Hope for services. Again, they no longer patrol outside of their block to make sure their customers and former customers behave appropriately.

At this location the camp occupants have damaged our water spigot (we have since turned it off), tie their tents and tarps to our fence and building, and leave unsanitary urine and feces and drugs and needles and trash on the sidewalk and on the street. They also come onto our property and dig through our dumpster and when we ask them to leave they have made threatening statements to our staff and customers.

Now the city has to consider a request for an overnight facility at Haven of Hope’s new addition. My first problem is that Haven of Hope has a fence surrounding the landscape area between the sidewalk and the street, at the proposed location, so no camp can establish there. So in essence they are saying that their current customers can’t camp on their grass strip or sidewalk, only on ours. In our opinion that is not a fair or neighborly way to operate. Second, we feel that among the occupants will be at least some that are “kicked out” for bad behavior, and then those individuals may join one of the two camps surrounding us, and Haven of Hope will say once again “not our problem”. Third, when there is a problem at night with an overnight resident, and there most likely will be, who is responsible for the problem when it leaves Haven of Hope’s block and comes to our block? Because Haven of Hope says if it’s not on their block, it’s not their problem. If it is Denver Police Dept that will be responsible (they have been great to work with and try to help s) the city is currently 400 officers short of full staff (according to several reports )so it will be hard for them to respond in a timely manner. We do have staff and tenants that may be coming to the building at night and we want them to be safe.

Thank you again for the opportunity to express our opposition to this rezone request.

**Michael Gifford, MPA, IOM**

President

**AGC of Colorado**

1114 W. 7<sup>th</sup> Ave. #200

Denver, CO 80204

303-388-2422 office phone

[mgifford@agccolorado.org](mailto:mgifford@agccolorado.org)

[www.agccolorado.org](http://www.agccolorado.org)







\*Sign up to receive the AGC Advocacy Report by email every Friday. To sign up email Nicole Hoekstra at AGC at [nicole@agccolorado.org](mailto:nicole@agccolorado.org)

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**From:** Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>  
**Sent:** Monday, August 7, 2023 11:28 AM  
**To:** Tarek Chacra <tchacra@digitalspacellc.com>  
**Cc:** James Carmer <carmer.james@gmail.com>; Jessica Lockfeld <jessracer@gmail.com>; mike@thepublicworks.biz; rockitlikeawolf@gmail.com; mark klosky <bigwoodworking@yahoo.com>; Michael Gifford <mgifford@agccolorado.org>; Nicole Hoekstra <nicole@agccolorado.org>; Adelio Lombardi <adelio@side3.com>; emetz@emarchitect.com; john@bpc-denver.com; Jared Kleinstein <jared@freshtapemedia.com>  
**Subject:** RE: [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility

Some people who received this message don't often get email from [anthony.lechuga@denvergov.org](mailto:anthony.lechuga@denvergov.org). [Learn why this is important](#)

Thank you for your comments. These comments will be included with the application as it is shared with Planning Board and City Council.

Tony

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**From:** Tarek Chacra <[tchacra@digitalspacellc.com](mailto:tchacra@digitalspacellc.com)>  
**Sent:** Monday, August 7, 2023 11:22 AM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior <[Anthony.Lechuga@denvergov.org](mailto:Anthony.Lechuga@denvergov.org)>  
**Cc:** James Carmer <[carmer.james@gmail.com](mailto:carmer.james@gmail.com)>; Jessica Lockfeld <[jessracer@gmail.com](mailto:jessracer@gmail.com)>; [mike@thepublicworks.biz](mailto:mike@thepublicworks.biz); [rockitlikeawolf@gmail.com](mailto:rockitlikeawolf@gmail.com); mark klosky <[bigwoodworking@yahoo.com](mailto:bigwoodworking@yahoo.com)>; [mgifford@agccolorado.org](mailto:mgifford@agccolorado.org); Nicole Hoekstra <[nicole@agccolorado.org](mailto:nicole@agccolorado.org)>; Adelio Lombardi <[adelio@side3.com](mailto:adelio@side3.com)>; [emetz@emarchitect.com](mailto:emetz@emarchitect.com); [john@bpc-denver.com](mailto:john@bpc-denver.com); Jared Kleinstein <[jared@freshtapemedia.com](mailto:jared@freshtapemedia.com)>  
**Subject:** Re: [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility

Dear Mr. Lechuga,

I am resubmitting my message that I had sent to Ms. Jamie Torres to express my opposition to Haven of Hope's request to operate as a residential care facility on our block. According to the City's website, Type 1 residential care allows "up to 10 guests year-round, or up to 100 guests for a maximum of 130 days per year," and Type 2 "11 to 40 guests." This would translate to approximately 140 residents facing our front door.

These numbers and the activity they will generate are overwhelming.

Haven of Hope is already a magnet and has directly contributed to an RV-tent encampment around our business and has proven to be a constant challenge to deal with.

We understand the difficulty Denver and the nation are facing with homelessness, however, I believe that it is beyond unfair to expect a few small businesses to suffer from zoning decisions that negatively impact business operations and property valuations.

I am a media producer and have had a number of clients and associates express unease with our office location because of its close proximity to homeless activity.

Allowing Haven of Hope to expand to Type I and Type II residential care will only aggravate the current situation and is punitive to our business.

I strongly urge the Planning Board and City Council to deny Haven of Hope's request.

Thank you,

Tarek Chacra  
[www.digitalspacellc.com](http://www.digitalspacellc.com)  
717 Mariposa Street  
Denver, CO 80204  
1-303-717-8531

On Aug 7, 2023, at 10:05 AM, Lechuga, Tony D. - CPD CE0429 City Planner Senior  
<[Anthony.Lechuga@denvergov.org](mailto:Anthony.Lechuga@denvergov.org)> wrote:

Thank you for providing comment on this application. These comments will be added to the application as it is presented to Planning Board and City Council.

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---

**From:** James Carmer <[carmer.james@gmail.com](mailto:carmer.james@gmail.com)>  
**Sent:** Friday, August 4, 2023 3:41 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior <[Anthony.Lechuga@denvergov.org](mailto:Anthony.Lechuga@denvergov.org)>  
**Cc:** Jessica Lockfeld <[jessracer@gmail.com](mailto:jessracer@gmail.com)>; [mike@thepublicworks.biz](mailto:mike@thepublicworks.biz); [rockitlikeawolf@gmail.com](mailto:rockitlikeawolf@gmail.com); mark klosky <[bigkwoodworking@yahoo.com](mailto:bigkwoodworking@yahoo.com)>; [mgifford@agccolorado.org](mailto:mgifford@agccolorado.org); Nicole Hoekstra <[nicole@agccolorado.org](mailto:nicole@agccolorado.org)>; Adelio Lombardi <[adelio@side3.com](mailto:adelio@side3.com)>; Tarek Chacra <[tchacra@digitalspacellc.com](mailto:tchacra@digitalspacellc.com)>; [emetz@emarchitect.com](mailto:emetz@emarchitect.com); James Carmer <[carmer.james@gmail.com](mailto:carmer.james@gmail.com)>; [john@bpc-denver.com](mailto:john@bpc-denver.com); Jared Kleinstein <[jared@freshtapemedia.com](mailto:jared@freshtapemedia.com)>  
**Subject:** [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility

Mr Lechuga,

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4th Ave and Lipan Street

Mariposa Street from 6th Avenue to 7th Avenue

Navajo Street under the 8th Avenue overpass

Lipan Street from 6th Avenue to 7th Avenue

The alleys accessing Lipan Street residents from 6th Avenue to 7th Avenue

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We can not imagine the addition to THOH of a residence facility with these same management issues. The added influx to this neighborhood of those persons daily waiting for the residents release in the mornings for meetings with the residents for buying and selling drugs and doing drugs and now it is a block closer to our front door. We are probably less than 200 feet door to door with 700 N Mariposa St. west entrance.

Please do not agree to the zoning change and the addition of all these problems to the neighborhood.

Thank you,

James Carmer, co-owner 719 Mariposa St.

--

James Carmer

719 Mariposa St

Denver CO 80204

(720) 771-1363 cell

<http://svhajime.wordpress.com> blog

## Lechuga, Tony D. - CPD CE0429 City Planner Senior

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**From:** mark klosky <bigkwoodworking@yahoo.com>  
**Sent:** Monday, August 14, 2023 7:07 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior  
**Cc:** Michael Gifford; Jim & Jess Carmer  
**Subject:** [EXTERNAL] Fwd: Application for rezoning 700 Mariposa

### This Message Is From an External Sender

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Please attach these comments to the rezoning request for 700 Mariposa Street as well. Thank you.

Sent from my iPad

Begin forwarded message:

**From:** Michael Gifford <mgifford@agccolorado.org>  
**Date:** August 13, 2023 at 8:23:24 PM MDT  
**To:** James Carmer <carmer.james@gmail.com>, Jessica Lockfeld <jessracer@gmail.com>, Mike Arzt <mike@thepublicworks.biz>, Rockitlikeawolf@gmail.com, mark klosky <bigkwoodworking@yahoo.com>, Nicole Hoekstra <nicole@agccolorado.org>, Adelio Lombardi <adelio@side3.com>, Tarek Chacra <tchacra@digitalspacellc.com>, emetz@emarchitect.com, john@bpc-denver.com, Jared Kleinstein <jared@freshtapemedia.com>, martin\_realestate@msn.com  
**Subject: RE: Application for rezoning 700 Mariposa**

Hi James, on the final page of their letter is a section I do not agree with, my comments are below that section:

### Neighborhood Outreach

Community outreach was a big part of the rezone process. The applicant walked around to neighbors, presented to the La Poloma Lincoln Park Neighborhood Association, and was open with the community on the rezoning application and waiver requests. The Neighborhood Association meeting was well attended, positive and had a lot of discussion. The public event provided fact sheets about the Fresh Tracks program and how the sleeping units are an extension of this program to finding permanent supportive housing for the unhoused already in their services. Haven of Hope has actively communicated with the neighborhood for years and has contributed positively to neighborhood cleanup and care of the adjacent blocks. They are an active and open part of the community. Communication with the neighborhood has been an integral part of this facility. Discussions with the neighborhood helped inform things like the preference for the entry to remain on 7<sup>th</sup> Street. The waivers being attached to the Haven of Hope program only is important to the community also. Through the public outreach process there was one person against, but the other conversations were positive regarding the rezoning efforts. This is due to years of being a good neighbor.

To my knowledge I have not spoken with or been contacted by anyone from Haven of Hope about this expansion and re-zone request, and we are directly across 7<sup>th</sup> Street. In addition, Haven of Hope has not contributed to neighborhood cleanup and care of our block, or the two established camps at 1114 W. 7<sup>th</sup> Ave or 686 Mariposa St. At various times we have requested that they have their security guard patrol our block to make sure their customers behave appropriately around our staff and tenants and customers but they have declined to do so. We have had to deal with all of the issues presented by these two camps by ourselves - and with help from DPD and Denver Homeless Services. Matt Wilmes at Denver Homeless Services is well aware of all of the challenges we have faced and told me in an email that he was reaching out to Haven of Hope to ask that they engage with their customers in the blocks surrounding their location to help us with the very real challenges we are facing at our location.

In addition, we definitely did not say we wanted the main ingress/egress location to be on 7<sup>th</sup> Street, that faces our two buildings and we would not want it there.

In addition, years ago, Haven of Hope had an addition to their main facility and they did not have enough parking to meet code. We did not oppose the expansion at that time because they were a better neighbor at that time. Now in this justification letter they say that because they already have so many customers, they should be able to have the overnight facility that the current zoning does not allow. Using that justification, our being a good neighbor and not opposing the previous expansion means we now are expected to support each succeeding expansion? That reasoning does not work for us.

For us, we feel that Haven of Hope has already asked our neighborhood to absorb more of the unhoused population than we can handle, and adding more in our block is just not possible if we are to continue to operate our business here. We would like to see them expand to an area of the city that does not have any or just a small unhoused population, so the very real impacts can be spread out and not so concentrated on our block. Thank you,

**Michael Gifford, MPA, IOM**

President

**AGC of Colorado**

1114 W. 7<sup>th</sup> Ave. #200

Denver, CO 80204

303-388-2422 office phone

[mgifford@agccolorado.org](mailto:mgifford@agccolorado.org)

[www.agccolorado.org](http://www.agccolorado.org)





\*Sign up to receive the AGC Advocacy Report by email every Friday. To sign up email Nicole Hoekstra at AGC at [nicole@agccolorado.org](mailto:nicole@agccolorado.org)

---

**From:** James Carmer <carmer.james@gmail.com>

**Sent:** Sunday, August 13, 2023 8:12 AM

**To:** Jessica Lockfeld <jessracer@gmail.com>; Mike Arzt <mike@thepublicworks.biz>; rockitlikeawolf@gmail.com; mark klosky <bigkwoodworking@yahoo.com>; Michael Gifford <mgifford@agccolorado.org>; Nicole Hoekstra <nicole@agccolorado.org>; Adelio Lombardi <adelio@side3.com>; Tarek Chacra <tchacra@digitalspacellc.com>; emetz@emarchitect.com; James Carmer <carmer.james@gmail.com>; john@bpc-denver.com; Jared Kleinstein <jared@freshtapemedia.com>; martin\_realestate@msn.com

**Subject:** Application for rezoning 700 Mariposa

Hi All,

I've had a couple questions on WHEN the planning board will address the application. The board has a web page dedicated to tracking each application and supplying information on the application process:

**Here is the link to the application for rezoning submitted by THOH:**

<https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Map-Amendments/700-N-Mariposa-Street>

**On that page is a link to THOH 27 page application document, here is a copy of that link::**

[https://denvergov.org/files/assets/public/community-planning-and-development/documents/zoning/map-amendments/2023/202200226\\_application.pdf](https://denvergov.org/files/assets/public/community-planning-and-development/documents/zoning/map-amendments/2023/202200226_application.pdf)

A PDF or the application document is attached to this email as well.

**Please read carefully the application, especially the "Justification Letter" , it's the last 5 pages of the 27 page application.**

I believe the "Justifications" need to be addressed for their clarity and truthfulness in our efforts to aid city planning in their decision process. Please send me specific comments for any errors or

misrepresentations you find in the "Justification Letter". Reference the section heading and your concerns and I'll organize the concerns and forward them to Mr Lechuga with the summary of all your "prior comments emails".

**The Next planning meeting is August 16 and this property is NOT on the agenda for that meeting. Meetings can be attended and viewed online, info on the link above...**

Thanks,  
James Carmer

719 Mariposa St  
Denver CO 80204  
(720) 771-1363 cell

## Lechuga, Tony D. - CPD CE0429 City Planner Senior

---

**From:** emetz emarchitect.com <emetz@emarchitect.com>  
**Sent:** Thursday, August 17, 2023 2:16 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior  
**Subject:** [EXTERNAL] 700 Mariposa Re-zoning

### This Message Is From an Untrusted Sender

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[Report Suspicious](#)

Dear Mr. Lechuga,

I am writing as a co-owner of 717 Mariposa. For the last 20 years I have had an architectural practice in a portion of a building I share with my husband, who is in the media business. My husband was interested in this area and building because he worked with Roger Thompson, the voice of Chanel 9, whose studio occupied one of the three units that make up our condominiumized structure. We bought our unit in 1999. We have completely remodeled it, planted flowerbeds, paid property taxes and continue to maintain and care for it. We came to like the diversity and character of this Westside neighborhood. In 2015 my husband was approached by Denver Police asking business owners to take part in their "Adopt An Alley" initiative. This led to his attending community meetings held by the Lincoln Park Neighborhood Association. So inspired by this neighborhood's character and what it means to the people who live here that he decided to do a film about it - an hourlong production to be released this fall. This is all to say that we are more than casual business observers who have no understanding of the neighborhood dynamics. We do in fact know our neighbors and our greater La Alma Lincoln Park neighborhood. This, however, is not the neighborhood presented in the Justification Letter for Haven of Hope's (HOH) rezoning appeal. Unfortunately, the Justification Letter demonstrates a lack of understanding of the neighborhood and the current challenges presented by HOH.

As stakeholders, we are voicing our opposition to the zoning change requested by HOH because of the damage it would inflict on our neighborhood, both to the businesses and the residences. Davis Partnership states that "While Blueprint Denver demonstrates the importance of the Industrial District, it identifies this area as highly valued **but a low threat for conversion to other uses.**" Herein lies the primary problem for the re-zoning request. The adjacent neighbors to HOH are not industrial operations, they are not a conglomerate of warehouses but rather an architectural office, a media facility, a dojo where the owners live, a sound recording studio, a construction company office, single-family homes, duplexes, a theater, a training center for the construction industry, construction industry offices, a warehouse and RTD's facilities. We do not fit the definition of a "Value Manufacturing District."

Over the years, we have watched HOH go from a small facility where the unhoused come for a shower or meal to a magnet facility. Mobile buses come for medical care taking over street parking, people line up around the block waiting for meals, guests using the HOH facilities park their cars on the street, day and overnight illegal encampments have been an ongoing challenge on 7<sup>th</sup> and Mariposa streets. It has been up to the neighborhood to deal with RV illegal parking, trash, the yelling, the people sleeping in our doorways at night, and the general lack of a sense of safety as well as property damage.



If the goal of Blueprint Denver is to have "...housing that is affordable to residents of all income levels" then increasing the density of a transient population in a mixed-use residential neighborhood will only result in a blighted neighborhood defeating Blueprint Denver's intent. The proposed zoning change will not "Enhance the overall character and sense of place of [the] neighborhood through all stages of development" It will not "Support a welcoming business environment..." It will not "Promote a healthy community with equitable access to healthy living for all residents." And it will not "Enhance the overall character and sense of place of [the] neighborhood..."

The rezoning request states; "This request of a rezone waiver will not affect the character of the neighborhood or existing traffic patterns, and will not change the existing main land use of this property...." This is simply inaccurate as the current impact of HOH's operations has already affected this neighborhood negatively and allowing HOH to further expand its operations will only aggravate matters. A zoning change will increase the transient population, who unfortunately, have no incentive to feel invested in the collective wellbeing of this neighborhood.

Although we are directly across from HOH's newly acquired building, we were never asked to provide input or take part in a "Neighborhood Outreach" meeting. We are acutely aware that Denver is grappling with the realities of homelessness but re-zoning in this area will constitute a clear hardship for businesses and residents in a neighborhood already challenged by HOH's current operations.

Please vote against a zoning change and support a neighborhood that is moving toward becoming the type of neighborhood Blueprint Denver is hoping to foster - one of diversity, safety and inclusion for those who are here for the long run.

Thank you,

Elizabeth Metz  
303.521.0894

## Lechuga, Tony D. - CPD CE0429 City Planner Senior

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**From:** Kristopher Schehr <[kschehr@reardenlogic.com](mailto:kschehr@reardenlogic.com)>  
**Sent:** Thursday, August 17, 2023 3:23 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior  
**Subject:** [EXTERNAL] 700 Mariposa Planning Board

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Mr. Lechuga,

I am the owner at 601 Lipan and am currently working though the city to develop this property that has been abandoned since the late 1980s. During my efforts to plan and develop this property I have been threatened countless times while on site for walking past the individuals that have had a camp in the alley for at least 4 years on the public alley which I access my property. I see these same individuals regularly walking back on forth to 700 Mariposa. Despite multiple calls to police as well as homeless outreach this area continues to become more unsafe with no apparent plans or mitigation from the draw that comes from The Haven of Hope. My heart goes out to the homeless community, and I want to do anything I can to support their challenges however after thousands of dollars of repairs, cleanups, and roughly monthly personal threats and attacks I must insist that there is not sufficient oversight in the current situation much less increased services to keep the businesses and residences in the area safe with the expansion of The Haven of Hope services.

---

**Kris Schehr** | CISSP | ITIL | [kschehr@reardenlogic.com](mailto:kschehr@reardenlogic.com)

An SBA 8(a) Certified Company

Commercial and Government Entity Code **72X75**

Mobile: +1 (719) 310.2149 (UTC -7)

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## Lechuga, Tony D. - CPD CE0429 City Planner Senior

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**From:** Alex Kukla <alexkukla93@gmail.com>  
**Sent:** Thursday, August 17, 2023 9:54 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior  
**Subject:** [EXTERNAL] 700 Mariposa Homeless Expansion

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hi Anthony,

Writing to express my concern regarding the expansion of the homeless shelter on 7th between Mariposa and Lipan.

My wife and I live at 621 Lipan St. and have a plethora of unhomed neighbors that we find cracked out stumbling into our yards at night. Not to mention they piss and shit everywhere and leave their trash for us to clean up. If you want this neighborhood to be safe or even look decent for a reasonable person to live, I suggest you reconsider. Otherwise keep it the pit stain of Baker.

Best regards,

## Lechuga, Tony D. - CPD CE0429 City Planner Senior

---

**From:** victorian\_1893@netzero.net  
**Sent:** Thursday, June 15, 2023 8:30 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior; Ibanez, Edson - CPD CE0429 City Planner Senior; Julie.Eck@davispartnership.com  
**Cc:** ttrahan@thoh.org  
**Subject:** [EXTERNAL] Haven of Hope

### This Message Is From an External Sender

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[Report Suspicious](#)

To the Planning Department re:

Haven of Hope's intended plans to renovate and improve 700 North Mariposa St. Denver 80204 so they can expand the outreach to their clients for accommodations.

We purchased the property at 700 Mariposa St. in 9/14/2012 for the new location of our Business, Vacuum Tube Supplies LLC. We sold our building to the Haven of Hope 1/7/2021.

During the whole time we were operating our business, which was open to the public, we had no issues with our neighbours the Haven of Hope. In fact they have been extremely good neighbours. They have helped with keeping the area around the block clean and tidy and have not created any issues regarding parking etc.

We have watched them grow, over the years, and provide great services to their clients. They have also enhanced the area by providing excellent security services. They do not have any toleration for drug or alcohol use or bad behaviour from the clients whom they serve.

We also have had the opportunity to meet with some of the clients directly which has been a good experience for us both and has given us better insight to the plight of the clients aka homeless.

In 7/15/2013 we purchased the house next to our business at 708 N. Mariposa street. We are now in the process of a full restoration at 708, undertaking it myself. Investing more than \$100,000 in the process. The purpose of which is to use the restored home for my wife and I to move into for downsizing. We would have never purchased the home and invested in renovations if we did not have faith that the Haven of Hope would continue in the good work they have done so far for everyone.

In our current home we have nearly the same situation where Warren Church renovated part of the property to provide accommodation for their clients. Since the completion of the restoration we have seen no issues either. This is less than a block away from our current home. So it reinforces our belief that these sort of projects have done nothing to denigrate the neighbourhood, but in reality have enhanced it with diversity.

Thank you for your help, planning board, with enhancing the neighbourhood at 700 Mariposa.

Best Regards Peter Fletcher-Haynes and Ellen Cohig.



December 8, 2023

Hi Derrick,

We cannot convey how grateful we are for the care that was provided by Haven of Hope.

It is with a heavy heart that I inform you that Mathieu died a few weeks ago due to a drug overdose. We know how much Haven of Hope meant to him and how you and your wonderful staff made him a part of your family. He loved all of you.

Prior to Mathieu being diagnosed with Schizophrenia he was a young published author in high school and had a scholarship to UNC. He attended UNC and transferred to CSU his junior year. Shortly after he became sick.

I can count on both hands the apartments we rented and furnished only for him to walk away and choose to live on the streets.

I just want to be sure you know how important you and your staff were and are to Mathieu and our family. We are actively working to pay it forward.

Thank you again,

Danielle

Hello Chris. I have a major update on my situation. And it is for the good. 😊

Just this last Friday, at 9:30, I got the awaited email from my case manager. She said a bed in the WellPower organization which I am with, had come open, and she pounced on it, and I was approved instantly. A Lyft ride was ordered to my given location, and less than an hour later I was off of the street and in a 30 to 90 day stay temporary housing location.

In the end, I was only "street homeless" for 4 days and 3 nights, but it was truly an eye opening experience. I'm still mentally and emotionally unpacking from it.

I had real help from so many people in my short stay outside. Yourself, Haven of Hope, the food and respect I received there is beyond words. The chats that I had with numerous homeless folks on the street, to gain additional strategy and information about shelters was invaluable, much more than anything my own case manager offered. And of course, several times I called the crisis line, the peer specialist support version, for some emotional support in the evenings. I was not actually in an emotional crisis, but I needed to talk to someone just to hear my feelings out, as you did with me the first time we met in the cafeteria. Thank you so much for that.

And now where do I go from here.

A WellPower therapist has just contacted me, to arrange startup of therapy. This new therapist is within a short walk where I'm staying, but unfortunately you are a one and a half hour walk, or RTD bus ride away, I do not have an RTD pass/fares yet.

I think the best thing to do now, is to put you and I on hold, let's temporarily cancel all of our appointments (to free up your schedule) and let me see how this WellPower therapist and I work out. I know nothing about them, they're specialty, experience, style, and I do understand that it is common to have several therapists and route to finding a therapist or counselor, that one "clicks" with. Who knows, perhaps this therapist will encourage and support contact with a specialist like yourself. I'm not ruling that out, and I do not want to lose contact with you.

I have suspected and been supported with a plan of having a primary therapist, but then also perhaps a specialist therapist. I'm not sure how necessary or viable that is long-term, but I don't want to rule that out.

Now an update on the issue of trust with my current case manager. That one continues to be up in the air. Tomorrow, Tuesday, I meet with her per an appointment that was scheduled 2 weeks ago. This afternoon I have contacted a patient advocacy line, to air out my very valid concerns about the care I received from her. Unfortunately, it went to voicemail, so I cannot make a yes/no decision today. I will go ahead and meet with her tomorrow, and do my best to air out my feelings, regarding what she did or didn't do for me. I know that I still retain the right to ask for a new case manager even after tomorrow, and I do not need to decide that in the next 24 hours.

Well that is my update. I am safe, warm, dry, and plenty of food. I sleep in a bed again, not a metal seat. I do not take any of this for granted. And I shall never forget that first

15 minutes that you spontaneously spent with me in the cafeteria, I was essentially fully emotionally obtunded.

And, it was the outdoor gear giveaway approximately three or four weekends ago, my first visit to Haven of Hope. HOH staff knocked my socks off by treating every single person in line respectfully. We waited out in the cold while it was snowing, but we were treated respectfully. HOH became my #1 choice of where to go once I was on the streets, simply from that one visit. I will come back to visit at some point, to say hello and personally thank some people.

I'll keep you updated on my situation. Thanks again Chris



to me

Hi

I can't thank you enough for the spontaneous counseling/first aid and hour ago. 😊

I'm now up at a WellPower location, eating again 😊

I very much would like to meet and have a session with you, I honestly don't care what we talk about (current events, trauma stuff, other)...just as long as I'm not alone all the time in this suddenly-chaotic time.

You and HOH totally made my day, turning lemons into lemonade.



## SERVICE LEARNING

REGIS UNIVERSITY  
RUECKERT-HARTMAN  
COLLEGE FOR HEALTH  
PROFESSIONS

December 11, 2023

To: Tony Lechuga, Senior City Planner:

It is an honor and privilege to provide this letter of support for *Haven of Hope* as they request a zone modification on their warehouse building from the City of Denver. This zone modification will support the mission of *Haven of Hope* to provide services needed for the **Fresh Tracks Program** candidates, who often struggle with addiction and homelessness. This program provides a path out of homelessness to success in work, healthy living, and sustainability. We have supported the **Fresh Tracks Program** by providing professional development trainings and have witnessed firsthand the success this program has on the lives of so many.

Regis University's Rueckert-Hartman College for Health Professions (RHCHP) Service Learning program has partnered with *Haven of Hope* by providing students in direct service for the meal service, clothing area, registration, and more for the past 9 years in fulfillment of Regis University's mission: to build a more just and humane world through transformative education at the frontiers of faith, reason, and culture. Service Learning also provides a "gear distribution and wellness fair" at *Haven of Hope* three times a year (each semester) providing necessary survival gear (sleeping bags, tarps, bungees, blankets, backpacks, gloves/hats) and health education and prevention information and supplies. The fairs have served as many as 180 guests experiencing "unsheltered" homelessness.

Likewise, the Global Health Pathway in RHCHP provides a health clinic the first and third Wednesday of the month at *Haven of Hope* as well as compassion care visits and meal service. The health clinic provides assessment, diagnosis, treatment, and referral for guests and staff of *Haven of Hope* by faculty and students from our schools and divisions of physical therapy, nursing, pharmacy, counseling/family therapy, and healthcare administration. This interdisciplinary approach to healthcare has provided compassionate care to bridge the divide between those experiencing homelessness and healthcare systems.

*Haven of Hope* provides services with compassion and care for the whole person, instilling dignity and hope that can, and does, transform the lives of each guest they serve. It is an honor to partner with *Haven of Hope*, including the **Fresh Tracks Program**, that has changed the lives of each member. The zoning modification for the warehouse building will support the growth of this important program and the sustainability of each person they serve.

Please contact me for further information or questions at: [cschwartz@regis.edu](mailto:cschwartz@regis.edu).

Sincerely,

Cheryl Schwartz, M.A.

Senior Director, RHCHP Service Learning and Global Health

Regis University

[www.regis.edu/rhchpservicelearning](http://www.regis.edu/rhchpservicelearning)

[www.regis.edu/globalhealthpathway](http://www.regis.edu/globalhealthpathway)



Sophia Armstrong  
Volunteer  
Regis Jesuit High School Girls Division  
Class of 2024  
Armstrongso24@student.regisjesuit.com

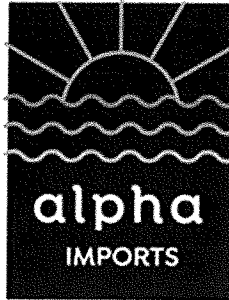
Dear City and County of Denver,

This is my testimony and personal character reference for Haven of Hope. At Regis Jesuit, every senior and junior is allowed to choose an immersion site to volunteer at for two weeks. I was placed at Haven of Hope, and remain eternally grateful that was the case. The mentorship opportunities, community outreach, donations, clothing warehouse, and restaurant-style food services are some of the many factors that make Haven of Hope so unique. More than anything the true beauty of this organization lies within the staff and faculty who make this operation possible.

As a young student and volunteer, I remember being welcomed from the minute I entered the door. I worked closely with Miss Kay, Kevin, Tom and Derrick. Miss Kay is not only an outstanding chef, but a passionate and truly dedicated person. She is one of the strongest, most loving people I have ever met. She perfectly embodies the statement "Do what you love and love what you do", as she consistently brought a playful spirit into the kitchen. Kevin's reliability and kindness is a true rarity in the workplace. His selflessness exudes in every interaction, and his commitment to the community is synonymous with the values of this organization. Tom's routine nature and knowledgeable demeanor helped to keep everything running smoothly. I learned so much from Derrick's exemplary leadership by watching his interactions with others, and how he calmly approached every situation. All four individuals had impeccable chemistry and collaboration that comforted every one of the volunteers as well as the guests. Their commitment to treating everyone who walked through the door as a guest is the primary reason why volunteering at Haven of Hope was one of my favorite experiences I have ever had.

The accommodating Family-like atmosphere they have created has touched the lives of so many including myself. Throughout my time volunteering, my perspective was altered, as I gained a newfound appreciation for my community and the individuals committed to its betterment. I worked there from 7:30 AM to 1:30 PM every day. During these two weeks, my main takeaway was that Haven of Hope is a place that harvests genuine connection and love. Every day I would meet other volunteers who came routinely to help. They electively showed up weekly to give every ounce of support they could to this mission. The habitual support from those volunteers is a result of the productive and loving environment Haven of Hope has proven to be. The wide array of support services and continual desire for expansion have undoubtedly impacted the lives of many people. After the two-week immersion period, I volunteered on my own during the summer. This year without hesitation I have chosen Haven of Hope to be my immersion site again. I unequivocally recommend Haven of Hope to be approved for a zone modification, so they can continue to change the lives of others as they did for mine.





717 Lipan St.  
Denver, CO 80204  
303-861-3001

December 1<sup>st</sup>, 2023

To Whom it Concerns:

Upon moving my business, Alpha Imports, to its current location on 7<sup>th</sup> and Lipan in the spring of 2022, I have had the fortunate opportunity to meet Derrick Vaughns and we have since developed both a personal and professional relationship. Over the course of this time, we have been engaged in countless conversations with respect to addressing homelessness and it has been a pleasure to watch his tireless commitment to and compassion for the homeless residents surrounding the Haven of Hope. He has also been extensively involved with helping the community. I would personally like to thank him for advocating for those in need and for the services he provides at the shelter.

As a former member of the military in Greece myself, I have witnessed the qualities inherent in his actions, which reflect the valuable skills and training one learns while serving in the military. Those skills have proven to be tremendous assets for him. He is a leader, a devoted philanthropist, and an integral part of our community.

Respectfully,

Ioannis Koustenis

Alpha Imports Inc  
President

## Lechuga, Tony D. - CPD CE0429 City Planner Senior

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**From:** victorian\_1893@netzero.net  
**Sent:** Thursday, June 15, 2023 8:30 PM  
**To:** Lechuga, Tony D. - CPD CE0429 City Planner Senior; Ibanez, Edson - CPD CE0429 City Planner Senior; Julie.Eck@davispartnership.com  
**Cc:** ttrahan@thoh.org  
**Subject:** [EXTERNAL] Haven of Hope

### This Message Is From an External Sender

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To the Planning Department re:

Haven of Hope's intended plans to renovate and improve 700 North Mariposa St. Denver 80204 so they can expand the outreach to their clients for accommodations.

We purchased the property at 700 Mariposa St. in 9/14/2012 for the new location of our Business, Vacuum Tube Supplies LLC. We sold our building to the Haven of Hope 1/7/2021.

During the whole time we were operating our business, which was open to the public, we had no issues with our neighbours the Haven of Hope. In fact they have been extremely good neighbours. They have helped with keeping the area around the block clean and tidy and have not created any issues regarding parking etc.

We have watched them grow, over the years, and provide great services to their clients. They have also enhanced the area by providing excellent security services. They do not have any toleration for drug or alcohol use or bad behaviour from the clients whom they serve.

We also have had the opportunity to meet with some of the clients directly which has been a good experience for us both and has given us better insight to the plight of the clients aka homeless.

In 7/15/2013 we purchased the house next to our business at 708 N. Mariposa street. We are now in the process of a full restoration at 708, undertaking it myself. Investing more than \$100,000 in the process. The purpose of which is to use the restored home for my wife and I to move into for downsizing. We would have never purchased the home and invested in renovations if we did not have faith that the Haven of Hope would continue in the good work they have done so far for everyone.

In our current home we have nearly the same situation where Warren Church renovated part of the property to provide accommodation for their clients. Since the completion of the restoration we have seen no issues either. This is less than a block away from our current home. So it reinforces our belief that these sort of projects have done nothing to denigrate the neighbourhood, but in reality have enhanced it with diversity.

Thank you for your help, planning board, with enhancing the neighbourhood at 700 Mariposa.

Best Regards Peter Fletcher-Haynes and Ellen Cohig.

December 12, 2023

To Whom It May Concern,

In my role as the Homeless Health Specialist within the Denver Department of Public & Environment, I fully support the Haven of Hope Jay Gould Center expanding its' Fresh Tracks program to include transitional, residential vocational and substance use recovery beds. Recently, I completed the data collection for a Health Services Study assessing the experiences of people experiencing homelessness when accessing healthcare services in the City & County of Denver. While the data is being analyzed currently, frequently study participants seeking substance use recovery reported barriers accessing these services because they did not have stable housing while completing outpatient programs. To sustain a life in recovery, the federal Substance Abuse and Mental Services Administration (SAMHSA) outline the following dimensions: Home, Health, Community & Purpose. By offering ten participants in the Fresh Tracks program the stability of transitional housing, successful outcomes of will be increased.

Working with the leadership and staff of Haven of Hope for over four years and I find them to be a shelter that provides excellent services and to be a good neighbor in the community. During the COVID pandemic, they followed COVID mandates increasing the health and wellbeing of the people they serve, their staff, and decreasing spread of the virus within the community. The shelter and area surrounding their buildings are clean and well managed. Their program model respects the dignity of the people served which in turn results in participants taking accountability to maintain a clean and healthy environment within the shelter and surrounding neighborhood.

Sincerely,

Jenny Hill  
Homeless Health Specialist  
Denver Department of Public Health & Environment  
[Jennifer.lothhill@denvergov.org](mailto:Jennifer.lothhill@denvergov.org)  
720-215-1020

# Planning Board Comments



Submitted on	7 February 2024, 8:09AM
Receipt number	630
Related form version	3

## Your information

Name	James E Carmer
Address or neighborhood	Denver Judo 719 Mariposa St
ZIP code	80204
Email	carmer.james@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	700 N Mariposa St Denver CO 80204
Case number	20221-00226

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

---

Case number

## DURA Renewal Plan

---

Address of renewal project

---

Name of project

## Other

---

Name of project you would like to comment on

## Submit your comments

---

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

With respect to "Public health, safety and general welfare" and the HOH application for code variance to allow the modifications to the 700 N Mariposa St. property: Parking rules have already been modified for the HOH properties and there is no room on their plans for additional parking. Also, HOH business model is in direct conflict with neighborhood safety and sanitation concerns. By drawing vagrants into the neighborhood with meals and clothing and etc. and then closing operations at 1:00PM daily many of these folks camp within a few blocks of HOH properties. With no security, no sanitation facilities, no help for the neighbors after HOH working hours (7 AM to 1 PM - 5 days a week) . This has been going on with their existing operations for years now, how can we expect it to change if they expand operations in a new facility at 700 N Mariposa Street before addressing the current issues? Neighbors suffer daily by cleaning up the trash and human waste that comes directly from the clients of HOH who camp near the HOH facilities without any "after hours" support from HOH. If HOH can show a sustainable history of 24 hour support for the neighborhood health, safety and general welfare I would consider supporting their application for expansion. HOH has received our concerns many times and has been silent on any plans to change the way they operate in this neighborhood. You need to decline this variance request for the applicants disregard for neighborhood health, safety and welfare concerns. Any expanded operations in the neighborhood in the mode that HOH has operated the last several years will invite an increased disaster for the neighborhood. Thank you, James Carmer

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

[Capture.JPG](#)

# Planning Board Comments



Submitted on	7 February 2024, 8:28AM
Receipt number	631
Related form version	3

## Your information

Name	Jared Kleinstein
Address or neighborhood	747 Kalamath Street
ZIP code	80204
Email	jared@freshtapemedia.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	700 Mariposa St
Case number	#2022I-00226

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan



Address of comprehensive sign plan

---

Case number

## DURA Renewal Plan

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Address of renewal project

---

Name of project

## Other

---

Name of project you would like to comment on

## Submit your comments

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Would you like to express support or opposition to the project?

Strong opposition

Your comment:

The major concern/opposition we have to the re-zoning is about public safety and sanitation. The applicant would extend their working hours with this expansion (as a result of the increased capacity it would bring), and they haven't to date shown an ability to keep the area around their space and the neighborhood clean/respected on a 24 hour basis. Ironically, their own attempt to quell neighbor fears ("It is also worth noting that upon completion of the renovation we will have 24/7 security of our property.") is an admission that they feel there will be a need for MORE security with their expansion, thus insinuating that the expansion will potentially cause more security concerns. On the sanitation side, known visitors to their existing property tend to flow into our alley (between Lipan and Kalamath), causing a neverending waste challenge that the applicant hasn't continually met up with the cleaning needs. This doesn't even begin to address safety, as we've seen their visitors come and damage our property, from starting fires to kicking in fences. Until they've shown the ability to keep their visitors from making neighbors feel unsafe and the area clean with the existing capacity, we're not comfortable with this expansion.

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If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# [EXTERNAL] Re: Notice of Planning Board Hearing for map amendment application 2022I-00226 700 N Mariposa Street



Maya Hahn <moren689@gmail.com>

To: Webb, Andrew - CPD CE2159 City Planner Principal

Cc: Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal; Showalter, Sarah K. - CPD CE3125 City Planning Director; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor; Ibanez, Edson - CPD Senior City Planner



Sat 2/24/2024 12:50 PM

You replied to this message on 2/24/2024 4:49 PM.  
If there are problems with how this message is displayed, click here to view it in a web browser.

## This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Planning Board:

I am writing in support of this rezoning. I live just down the street at 633 Lipan and see every day the great work that Haven of Hope does. I support them expanding the services they provide and moving beyond just triage and into treatment.

Cheers,  
Maya

On Tue, Feb 20, 2024 at 9:07 AM Nolan Hahn <[hahnn12@gmail.com](mailto:hahnn12@gmail.com)> wrote:

**John Alderman**  
**5805 East 39<sup>th</sup> Avenue**  
**Denver, CO 80207**  
**303 523 7510**

February 29, 2024

Denver City and County Planning  
201 West Colfax Ave.  
Denver, CO 808202

RE: Letter of Support  
The Haven of Hope

To Whom It May Concern.

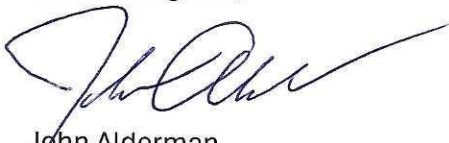
Please accept this letter showing my strong support for the approval of the residential care type 1 and type 2 waiver submitted to you by The Haven of Hope (HOH). The address of the property is 700 Mariposa Street, Denver, CO 80204. Approval of this waiver would allow HOH to use the existing building to provide services for homeless guests, including recovery support, education, job training, counseling, and casework assistance.

I have been associated with the HOH for many years, witnessing the many benefits our homeless population has received from the staff and volunteers. The focus of HOH has shifted and is concentrating on recovery services, education, and job training. The approval of the above mentioned waiver will allow HOH to further provide these services.

HOH provides so many services for the homeless population in Denver and the surrounding areas. With your approval of the proposed waiver, HOH will be able to continue to provide these essential programs in a building that is more conducive to learning and hands on vocational study.

Thank you for your consideration and assistance in this matter.

Kindest Regards,



John Alderman  
CEO  
DBC Irrigation Supply  
5805 East 39<sup>th</sup> Ave  
Denver, CO 80207

**Matthew F. Zeman**  
**3535 Urban Ct.**  
**Wheat Ridge CO 80033**  
**(303) 908-1035**

February 29, 2024

Denver City and County Planning  
201 West Colfax Ave.  
Denver, CO 808202

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Kindest Regards,



**Matthew Zeman**

Thomas F Gould  
9250 E Costilla Ave, Greenwood Village, Co. 80112  
720-341-9927

February 29, 2024

Denver City and County Planning  
201 West Colfax Ave.  
Denver, CO 808202

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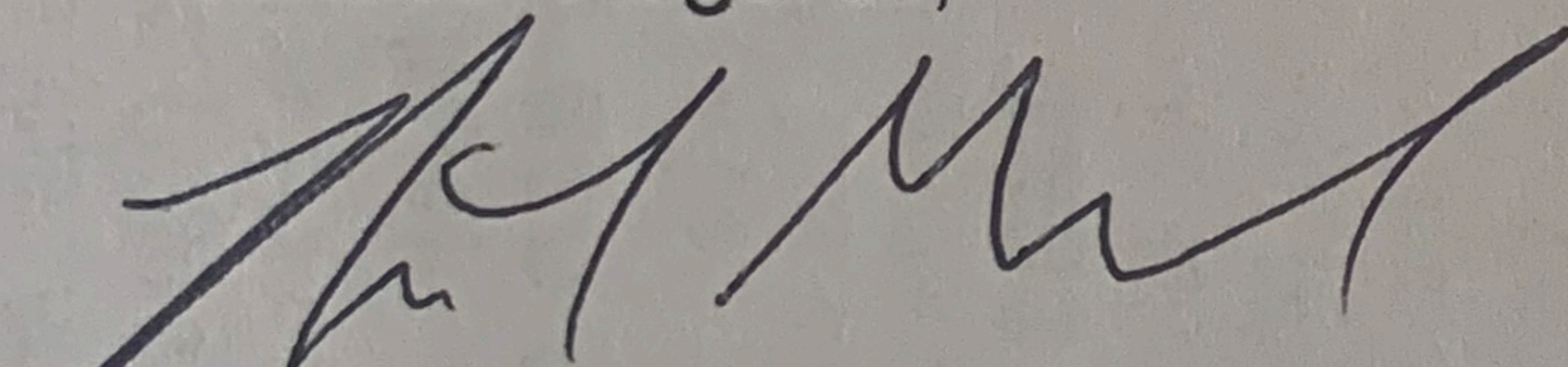
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Thomas F. Gould

February 29, 2024

Denver City and County Planning

201 West Colfax Ave.

Denver, CO 808202

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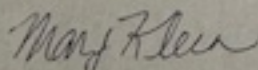
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Kindest Regards,



Mary Klein

15133 W 32<sup>nd</sup> Dk

Golden, CO 80401

**ANDRE J. WILKIE**  
**4845 Quaker Lane**  
**Golden, CO 80403**  
**(720) 233-8050**

February 29, 2024

Denver City and County Planning  
201 West Colfax Ave.  
Denver, CO 80202

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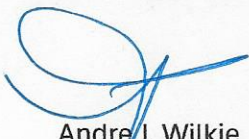
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I have been associated with and volunteered at the HOH since 2008, witnessing the many benefits our homeless population has received from the staff and volunteers. The focus of HOH has shifted in recent years to include recovery services, education, and job training. The approval of the waiver would be paramount in the creation and implementation of the programs that will provide the homeless guests the chance to rejoin the workforce and live a productive life.

HOH will continue to assist the homeless guests while never losing sight of respecting the neighbors in our community. The good neighbor programs in place to clean the garbage in the neighborhood and watch for and address activities that might be detrimental to the neighbors will continue for as long as operations are conducted. The Haven will maintain an open-door policy for the neighbors and will address any issues with them in a timely manner.

Thank you for the opportunity to voice my support for the waiver request submitted by the HOH. I greatly appreciate your consideration.

Kindest Regards,



Andre J. Wilkie  
The Haven of Hope  
Board Chair