

**From:** [Hopson, Mar'quasa R. - CC Council Clerk](#)  
**To:** [Simonet, Stacy B. - CC Administrator I](#)  
**Subject:** FW: [EXTERNAL] city council  
**Date:** Monday, June 29, 2020 11:38:19 AM  
**Attachments:** [Fwd EXTERNAL city council.msg](#)

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Hi Stacy,

The attached was forwarded to me in support of 20-0161.

Thank you so much.

Kind Regards,

**Mar'quasa R. Hopson | Council Secretary**  
Denver City Council | **Legislative Services**  
w: 720-337-2000 | 1437 Bannock St. | c: 720-532-7590

**From:** [Tamra M Ryan](#)  
**To:** [dence - City Council](#)  
**Cc:** [Bruce C. O'Donnell](#)  
**Subject:** Fwd: [EXTERNAL] Zoning Hearing  
**Date:** Saturday, August 1, 2020 4:58:39 PM

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Hello,  
An email in support of Women's Bean Project's 3201 Curtis St. rezoning. Hearing on 8/17.  
Thank you.

Tamra Ryan  
CEO | Women's Bean Project  
Author | The Third Law

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**From:** eme barnes <emebarnes2006@yahoo.com>  
**Sent:** Thursday, July 30, 2020 2:45 PM  
**To:** Tamra M Ryan  
**Subject:** [EXTERNAL] Zoning Hearing

My name is Eme Barnes, I was at a point in my life that that I knew something had to change, alcohol had become a problem and with the passing of my mother it became even bigger. I was unemployed, I had always been in the restaurant and bar business most of my life, so going going back to a work environment where alcohol was involved wouldn't have been a good option, I didn't really have any other skills. One of my sisters had read any article about The Women's Bean Project and their mission, she thought this might be the chance I needed to start over.

In March of 2006 I applied to WBP and a few weeks later I received a phone call to come in for interview, I was so excited when I was told that I had been accepted to the program, I didn't realize at the time that this was the beginning of new and different path that would change my life.

There are so many women coming through the doors at the Bean all hoping to join the program, many have heard of us from a friend, family member, a graduate, halfway houses, probation officers, neighbors and even on the bus or lightrain. They are all seeking a second chance, they are all ready to change, just like I was. Unfortunately due to the limited space we now have we can only help a small percentage of these women, a larger facility means more women would be getting the training and experience needed when seeking permanent employment and help then on their way to self sufficiency.

In my thirteen years at the Bean I've seen the transformation of so many women, they've come in with low self esteem they didn't thing they had much of a future, by time of their graduation they had secured a job, their children and family members were so proud of what they had accomplished. This could be the future of so many more women with a lager facility.

I retired from the Bean in March of 2019, I'm very proud to have been a part of the Bean Team and all the rewarding work they do for the community, I still think of myself as a member of the team. I'm also proud to report that I recently celebrated my twelve and a half years of sobriety. Than you to The Bean for the chance given to me so many years ago to become the person I am today!

Sincerely  
Eme Barnes



**WOMEN'S  
BEAN PROJECT®**

**THIS MEMO IS INTENDED TO BE MADE PART OF THE PUBLIC RECORD FOR  
REZONING APPLICATION 2019I-00105**

VIA: Email & Hand Delivery

DATE: 06/25/2020

TO: Members of Denver City Council

CC: Zach Rothmier, Denver City Council  
Brandon Shaver, CPD;  
Kirsten Crawford, COA

RE: CB 20-0161 Rezoning 3201 Curtis St. from PUD 397 to U-MX-2x  
APPLICANT: Women's Bean Project

Members of City Council:

I am contacting you to update you on facts concerning this rezoning request, which will be before City Council for its final public hearing this coming Monday, June 29.

**FACTS CONCERNING COMMUNITY ENGAGEMENT & COMMUNITY SUPPORT:**

The Women's Bean Project ("WBP") has worked extensively with the community on this rezoning request:

1. WBP did a mailing to immediate neighbors, who were invited to an open house at WBP held on October 24, 2019. At this open house 15 guests signed a petition in support of the rezoning.
2. WBP asked the RNO, Curtis Park Neighbors ("CPN") for input and advice on what zone district to rezone to. CPN went door to door with flyers and discussed this with neighbors and with their Board and with their general membership. CPN recommended U-MX-2x as the best zone district as it has more limited allowed uses than other districts and provides additional public input and notifications to neighbors relating to use permits.
3. WBP presented the rezoning to CPN's general membership meeting on October 3, 2019. The rezoning proposal was well received by CPN members.



**WOMEN'S  
BEAN PROJECT®**

As a result of 1-3 above, the *CPN RNO has issued a letter of support for this rezoning request*. Some immediate neighbors have also indicated their support for the rezoning. As of 12:00 PM today there is no known neighborhood opposition, only support. One neighbor, Ms. Benita Guzman sent in a letter regarding property values and displacement. This letter does not express opposition to or even address the rezoning request.

**FACTS REGARDING CURRENT ZONING:**

The WBP property is zoned PUD 397 from Chapter 59 and received this zoning in 1995 when such PUDs were common practice in the City of Denver. The PUD is very restrictive to the point that, for all practical purposes, it effectively limits WBP as the only viable user of the building. As such, any future occupant or user of the building would require a rezoning for uses other than the manufacturing of dry soup mix.

**FACTS ON LANDMARKS & HISTORIC STATUS:**

The building is a contributing structure in the Curtis Park G Historic Landmark District. As such it is protected from demolition and any proposed exterior modifications would be subject to Landmark Design Guidelines and Landmark Preservation Commission design review. In addition U-MX-2x has a two story height limit, so the building's height cannot be increased. Due to these factors and because preservation of historic buildings requires flexibility providing resiliency to owners and occupants, *Historic Denver has issued a letter of support for this rezoning request*.

**FACTS CONCERNING CONSISTENCY WITH REZONING CRITERIA:**

The criteria for review of all rezoning applications are found in DZC, Sections 12.4.10.7 and 12.4.10.8:

**Consistency with adopted plans:** CPD has determined that this rezoning request is consistent with and is therefore an implementation step for the following adopted plans:

- Comp Plan 2040
- Blueprint Denver
- Northeast Downtown Neighborhoods Plan

**Justifying Circumstances:** The City adopted the Denver Zoning Code in 2010 and the property retained Former Chapter 59 zoning. The subject property has retained its Former Chapter 59 zoning since the city adopted the Denver Zoning Code, which meets the criteria for justifying circumstance for the proposed rezoning.



**WOMEN'S  
BEAN PROJECT®**

**FACTS - SOCIAL AND ECONOMIC JUSTICE IMPLICATIONS**

The rezoning of 3201 Curtis is an early step in the Women's Bean Project's long term strategic plan to expand our services and grow our mission. The rezoning is an implementation step that ultimately will allow Women's Bean Project to serve many more women in Denver experiencing chronic unemployment and struggling to move into the workforce. Many WBP program participants are women of color who benefit from WBP's job and life skills training and employment. A year after graduating, over 96% of WBP graduates are still employed in the community. WBP's ability to increase its ability to serve more of women in our community and aid them in accessing employment is an important step in advancing Denver's Equitable City policy objectives concerning improving opportunities for social and economic justice as identified in Comp Plan 2040 and Blueprint Denver.

**FACTS - CITY PROCESS & REVIEW:**

Because the rezoning meets the DZC required legal criteria:

1. CPD Staff Report Recommends Approval.
2. Denver Planning Board voted unanimously to recommend approval.

**CONCLUSION:**

This rezoning request meets all the criteria in DZC, Sections 12.4.10.7 and 12.4.10.8. Because of thorough community outreach and public engagement, the rezoning also has broad support in the community.

Because the rezoning request meets the legal rezoning criteria the Women's Bean Project respectfully requests that members of City Council vote yes on CB 20-0161, rezoning 3201 Curtis St. to U-MX-2x.

**Should anyone have questions or require additional information please contact:**

Tamra Ryan, CEO Women's Bean Project  
[tamra.ryan@womensbeanproject.com](mailto:tamra.ryan@womensbeanproject.com) | 303-292-1919 x 111

Bruce O'Donnell, STARBOARD Realty  
[bdonnell@starboardrealtygroup.com](mailto:bdonnell@starboardrealtygroup.com) | 720-441-3310



**Curtis Park Neighbors  
Registered Neighborhood Organization**

**A RESOLUTION REAFFIRMING CURTIS PARK NEIGHBORS'  
("CPN") SUPPORT FOR REZONING 3201 CURTIS ST. FROM  
PUD 379 TO U-MX-2x, REZONING APPLICATION NUMBER  
2019I-00105.**

**WHEREAS**, Women's Bean Project, the owner of 3201 Curtis St. and the applicant for the rezoning approached CPN in the summer of 2019 asking for input and direction from the community, especially the closest neighbors to the property; and

**WHEREAS**, CPN, then held meetings, disseminated information and went door to door soliciting input from neighbors within 200' of the property concerning the rezoning; and

**WHEREAS**, CPN's efforts and input received from these neighbors of the property resulted in CPN learning that new U-MX-2x would be a favorable new Zone District that had earned community support from the properties within 200'; and

**WHEREAS**, Because of the community input received by CPN from these immediate neighbors CPN recommended to Women's Bean Project that U-MX-2x was the preferred Zone District to Rezone to; and

**WHEREAS**, Women's Bean Project agreed to follow CPN's recommendation and apply for rezoning to U-MX-2x; and

**WHEREAS**, The rezoning request meets the rezoning criteria established in the Denver Zoning Code and has the support of Community Planning and Development and the unanimous support of the Denver Planning Board; and

**WHEREAS**, CPN voted unanimously to support rezoning 3201 Curtis St. to U-MX-2x and issued a letter of support on September 25, 2019; and

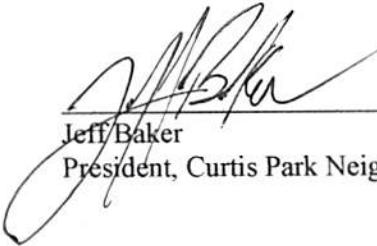
**WHEREAS**, the original City Council hearing on this rezoning scheduled for April 6, 2020 has been postponed and rescheduled three times, resulting in a new hearing date of August 17, nearly 5 months after the original hearing date and 10 months after the CPN Letter of support was issued; and

**WHEREAS**, due to the aforementioned facts, CPN wishes to reaffirm its and the community's support for the rezoning of 3201 Curtis St. to U-MX-2x; and

**WHEREAS**, On July 20, 2020 the Board of Directors of CPN voted 10 in favor and 0 opposed on this matter.

Therefore be it resolved on this 20<sup>th</sup> day of July, 2020 that CPN hereby reaffirms its support for rezoning application 2019i-00105, rezoning 3201 Curtis St to U-MX-2x

IN WITNESS WHEREOF, I have hereunto set my hand this 20<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Jeff Baker

President, Curtis Park Neighbors RNO

**Curtis Park Neighbors  
Registered Neighborhood Organization**

**A RESOLUTION REAFFIRMING CURTIS PARK NEIGHBORS'  
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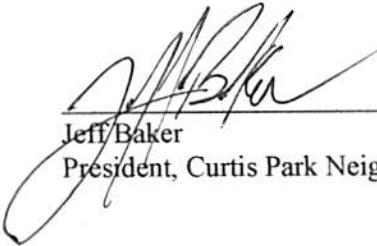
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\_\_\_\_\_  
Jeff Baker

President, Curtis Park Neighbors RNO



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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**Letter to City Council**

1 message

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**Tamra M Ryan** <tamra.ryan@womensbeanproject.com>  
To: "dencc@denvergov.org" <dencc@denvergov.org>

Mon, Jun 29, 2020 at 10:45 AM

**From:** Mir Zam <mirz2112@gmail.com>**Sent:** Monday, June 29, 2020 10:39:20 AM**Subject:** [EXTERNAL] Letter to City Council

To whom it may concern

My name is Miranda Zamora and I am a graduate and now full time staff member of the Women's Bean Project. I started as a participant in April of 2018. As a participant I was given a second chance to learn what it's like to work full time again. I was taught how to advocate for myself, punctuality, and setting attainable goals. I took Adult ED classes to study for my GED as well as budgeting class. My time as a participant was fully supported by understanding staff and a great mentor.

In February of 2019 I graduated with my GED and the new full time position as the Production Supervisor. Since then I have obtained my Drivers license, bought a car, moved out of transitional housing and into a home of my own. I am now able to fully support my children and be an active member of society.

I enjoy going to work everyday knowing that I am taking part of changing women's lives. Though the work continues everyday, we are experiencing some space restraints with our current building. We have a very small production floor that can only accommodate so many bodies. If we were able to open up our space we would be able to change more lives for women and their families just like mine and yours. Which in turn helps out our community.

Best Regards

--

Miranda Zamora



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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## A note of support for Women's Bean Project

1 message

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**Tamra M Ryan** <tamra.ryan@womensbeanproject.com>  
To: "dencc@denvergov.org" <dencc@denvergov.org>

Mon, Jun 29, 2020 at 11:21 AM

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**From:** Terri Vigil <vigilterri899@gmail.com>  
**Sent:** Monday, June 29, 2020 11:19 AM

My name is Terri vigil and I graduated from the Women's Bean Project in February 2020. In the 8 months I was there, I learned various job skills as well as life skills too. The classes I took gave me many tools to have self esteem and know my self worth. Also, I gained job skills working on the production line and in shipping and receiving. Two trades I never thought of learning but the women there helped me gain confidence to try something new.

Gaining those skills helped me at the job I'm at now. I work at the goodwill doing everything from cashier to donations. Without the help from the bean, I don't think I would of ever applied there or thought I could do warehouse work. During my furlough from goodwill because of the covid-19 outbreak, the womens bean project gave me the opportunity to go back and have employment til the goodwill opened back up.

The women's bean project is a wonderful program for women to grow, to see their self worth, to come back from a dark place they might have been in. For me, I can truly say that because of that program I am living a much more stable, healthy and positive life.

Thank you  
Terri Vigil



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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**Fwd: [EXTERNAL] city council**

1 message

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**Tamra M Ryan** <tamra.ryan@womensbeanproject.com>  
To: "Bruce C. O'Donnell" <bodonnell@starboardrealtygroup.com>

Sat, Jun 27, 2020 at 2:11 PM

Tamra Ryan  
CEO | Women's Bean Project  
Author | The Third Law

Please note: Our office will be closed July 1st-July 5th for a staff appreciation break. I will be unable to answer emails during this time, but will return your messages as soon as possible when I return. Thank you for understanding!

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**From:** Tamra M Ryan <tamra.ryan@womensbeanproject.com>  
**Sent:** Friday, June 26, 2020 8:05:54 PM  
**To:** Hopson, Mar'quasa R. - CC Council Clerk <MarQuasa.Hopson@denvergov.org>  
**Subject:** Fwd: [EXTERNAL] city council

Mar'quasa  
Here is a note from a graduate of the Bean Project.  
Thanks

Tamra Ryan  
CEO, Women's Bean Project  
Author, The Third Law

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**From:** Dominique Uriarte <uriartedominique87@gmail.com>  
**Sent:** Friday, June 26, 2020 7:53:44 PM  
**To:** Tamra M Ryan <tamra.ryan@womensbeanproject.com>  
**Subject:** [EXTERNAL] city council

To Whom It May Concern,

I am a proud 2019 Fall Graduate of Women's Bean Project. While at Women's Bean Project I found my work ethic and the skill set needed to move back into the community, as well as the confidence and comfort level to live in a society that I had stepped away from temporarily.

While I was a participant at WBP I was given mentorship, guidance, and support from women that understood the barriers I had faced. I was also taught how to set and achieve S.M.A.R.T goals.

The life lessons I have learned while at WBP have been proven priceless and have given me perspective that makes me want to come back and volunteer my time. I want to give new participants a glimpse of what could be as I continue to progress in my journey.

Best Regards,

Dominique Uriarte



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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**Fwd: Comment on Rezoning Petition for 3201 Curtis Street - Monday June 29 City Council Meeting**

1 message

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**Tamra M Ryan** <tamra.ryan@womensbeanproject.com>  
To: "Bruce C. O'Donnell" <bodonnell@starboardrealtygroup.com>

Sat, Jun 27, 2020 at 2:11 PM

Tamra Ryan  
CEO | Women's Bean Project  
Author | The Third Law

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**From:** [youngg@gtlaw.com](mailto:youngg@gtlaw.com) <[youngg@gtlaw.com](mailto:youngg@gtlaw.com)>**Sent:** Friday, June 26, 2020 8:31:35 PM**To:** [districtone@denvergov.org](mailto:districtone@denvergov.org) <[districtone@denvergov.org](mailto:districtone@denvergov.org)>; [kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org) <[kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org)>; [Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org) <[Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org)>; [kendra.black@denvergov.org](mailto:kendra.black@denvergov.org) <[kendra.black@denvergov.org](mailto:kendra.black@denvergov.org)>; [denvercouncil5@denvergov.org](mailto:denvercouncil5@denvergov.org) <[denvercouncil5@denvergov.org](mailto:denvercouncil5@denvergov.org)>; [paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org) <[paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org)>; [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org) <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>; [christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org) <[christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org)>; [district9@denvergov.org](mailto:district9@denvergov.org) <[district9@denvergov.org](mailto:district9@denvergov.org)>; [chris.hinds@denvergov.org](mailto:chris.hinds@denvergov.org) <[chris.hinds@denvergov.org](mailto:chris.hinds@denvergov.org)>; [stacie.gilmore@denvergov.org](mailto:stacie.gilmore@denvergov.org) <[stacie.gilmore@denvergov.org](mailto:stacie.gilmore@denvergov.org)>; [kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org) <[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)>; [ortegaatlarge@denvergov.org](mailto:ortegaatlarge@denvergov.org) <[ortegaatlarge@denvergov.org](mailto:ortegaatlarge@denvergov.org)>**Subject:** [EXTERNAL] FW: Comment on Rezoning Petition for [3201 Curtis Street](#) - Monday June 29 City Council Meeting

Dear City Council Members –

I am writing to express my whole-hearted support of the rezoning petition for the Women's Bean Project (WBP) facility at [3201 Curtis Street](#). I am a current WBP Board member and the Board Secretary. I understand that the City Staff, I believe the Denver Planning Board, will state that the proposed rezoning plan meets all legal criteria set out in the City Code and will recommend its approval. I also understand that that is what City Council should and will base its rezoning decision on.

That certainly is not my area of expertise—that's the province of the Denver Planning Board, and their responsibility to you. What I would like to share with Council are some thoughts about why approving this rezoning petition is so important to the future and success of WPB and the greater Denver community.

While I have only been on WBP's Board for a few years, I have been a donor and supporter of WPB for two decades and have followed its progress and the growing scope of the services it provides to so many women, women who have fallen through the cracks of our community and our society, due to domestic violence abuse, substance addiction, incarceration (and largely for substance or other non-violent offenses), homelessness due to these or other reasons, and in all cases, who do not have any real employment history and therefore can't even expect to get a job when they do commit to change their lives. That's where the WBP comes in—to provide women who have committed to change their lives a history of steady employment creating or packaging the WBP's now ever widening range of products, but more important, providing those women with the social, financial, technology, empowerment and other tools through very structured

programs/classes to give them the self-confidence and skills to become contributing members to employers, and more so, for their families and their communities. Over the last 20 years, I have heard first hand or read hundreds of the testimonials from WBP 'graduates' about how we have so positively changed their lives.

But you know all of this—you approved Proclamation No. 20-0243 on March 9 of this year, recognizing the WBP for its invaluable service to the Denver community for over 30 years, having served over one thousand women to obtain fulltime employment and better their lives. To me, the importance of this rezoning petition is to allow the WBP to serve even more women, every year for another 30 or more years, but even more so in the very near future. The size, configuration and other limitations of our current facility at [3201 Curtis Street](#) is dramatically hindering our ability to serve more women every year. WBP sales and product line have expanded over the last several years, and through a number of new, major retail brick and mortar and online outlets. But I believe we are at the very limits, if not over the limits of our production capacity to supply those retailers. Without that increased production space, storage and distribution prep platforms, we can't hire more women and therefore can't serve their incredible needs, needs which will lead to so many more women being able to live productive, healthy lives if they can participate in our program. However, to be able to fund a part of the purchase of a new facility, we need to be able to sell the current facilities, which we have outgrown now after about 20 years, at a price more (if we could even sell it at all) than the current zoning allows. It is critical to WBP's future, and the future of communities that our women participants live in throughout Denver.

While we might need to leave the current Five Points neighborhood, we are not leaving the greater Denver community. Our goal, as embodied in our strategic plan's mantra, is to serve more women better. That to me is the impetus for our rezoning petition. To serve more women better. I understand that our immediate neighborhood residents have been surveyed and had input to what rezoning limitations they would like to see, and they have shown support for the current rezoning petition, which has more limited allowed uses than other districts and provides additional public input and notifications to neighbors relating to use permits. I also understand that the building itself is in a historic landmark district, and in any event has a two-story limitation, so it can't be torn down to build a ten-story or whatever apt. or large retail complex.

In sum, WBP is asking for so little, and which is in compliance with the Denver City Code; but if approved, we will be able to offer so much more to so many more disadvantaged women of our Denver communities. I whole-heartedly ask Council to approve the pending zoning petition.

Thank you for your consideration.

Gwen Young

WBP Board member

Broomfield resident

Attorney at Greenberg Traurig, Denver office

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If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at [postmaster@gtlaw.com](mailto:postmaster@gtlaw.com), and do not use or disseminate the information.



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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**Letter to City Council**

1 message

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**Tamra M Ryan** <tamra.ryan@womensbeanproject.com>  
To: "dencc@denvergov.org" <dencc@denvergov.org>

Mon, Jun 29, 2020 at 10:45 AM

**From:** Mir Zam <mirz2112@gmail.com>**Sent:** Monday, June 29, 2020 10:39:20 AM**Subject:** [EXTERNAL] Letter to City Council

To whom it may concern

My name is Miranda Zamora and I am a graduate and now full time staff member of the Women's Bean Project. I started as a participant in April of 2018. As a participant I was given a second chance to learn what it's like to work full time again. I was taught how to advocate for myself, punctuality, and setting attainable goals. I took Adult ED classes to study for my GED as well as budgeting class. My time as a participant was fully supported by understanding staff and a great mentor.

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I enjoy going to work everyday knowing that I am taking part of changing women's lives. Though the work continues everyday, we are experiencing some space restraints with our current building. We have a very small production floor that can only accommodate so many bodies. If we were able to open up our space we would be able to change more lives for women and their families just like mine and yours. Which in turn helps out our community.

Best Regards

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Miranda Zamora



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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## A note of support for Women's Bean Project

1 message

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To: "dencc@denvergov.org" <dencc@denvergov.org>

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The women's bean project is a wonderful program for women to grow, to see their self worth, to come back from a dark place they might have been in. For me, I can truly say that because of that program I am living a much more stable, healthy and positive life.

Thank you  
Terri Vigil



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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**Fwd: [EXTERNAL] city council**

1 message

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**Tamra M Ryan** <tamra.ryan@womensbeanproject.com>  
To: "Bruce C. O'Donnell" <bodonnell@starboardrealtygroup.com>

Sat, Jun 27, 2020 at 2:11 PM

Tamra Ryan  
CEO | Women's Bean Project  
Author | The Third Law

Please note: Our office will be closed July 1st-July 5th for a staff appreciation break. I will be unable to answer emails during this time, but will return your messages as soon as possible when I return. Thank you for understanding!

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**From:** Tamra M Ryan <tamra.ryan@womensbeanproject.com>  
**Sent:** Friday, June 26, 2020 8:05:54 PM  
**To:** Hopson, Mar'quasa R. - CC Council Clerk <MarQuasa.Hopson@denvergov.org>  
**Subject:** Fwd: [EXTERNAL] city council

Mar'quasa  
Here is a note from a graduate of the Bean Project.  
Thanks

Tamra Ryan  
CEO, Women's Bean Project  
Author, The Third Law

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**From:** Dominique Uriarte <uriartedominique87@gmail.com>  
**Sent:** Friday, June 26, 2020 7:53:44 PM  
**To:** Tamra M Ryan <tamra.ryan@womensbeanproject.com>  
**Subject:** [EXTERNAL] city council

To Whom It May Concern,

I am a proud 2019 Fall Graduate of Women's Bean Project. While at Women's Bean Project I found my work ethic and the skill set needed to move back into the community, as well as the confidence and comfort level to live in a society that I had stepped away from temporarily.

While I was a participant at WBP I was given mentorship, guidance, and support from women that understood the barriers I had faced. I was also taught how to set and achieve S.M.A.R.T goals.

The life lessons I have learned while at WBP have been proven priceless and have given me perspective that makes me want to come back and volunteer my time. I want to give new participants a glimpse of what could be as I continue to progress in my journey.

Best Regards,

Dominique Uriarte



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

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**Fwd: Comment on Rezoning Petition for 3201 Curtis Street - Monday June 29 City Council Meeting**

1 message

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**Tamra M Ryan** <tamra.ryan@womensbeanproject.com>  
To: "Bruce C. O'Donnell" <bodonnell@starboardrealtygroup.com>

Sat, Jun 27, 2020 at 2:11 PM

Tamra Ryan  
CEO | Women's Bean Project  
Author | The Third Law

Please note: Our office will be closed July 1st-July 5th for a staff appreciation break. I will be unable to answer emails during this time, but will return your messages as soon as possible when I return. Thank you for understanding!

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**From:** [youngg@gtlaw.com](mailto:youngg@gtlaw.com) <[youngg@gtlaw.com](mailto:youngg@gtlaw.com)>**Sent:** Friday, June 26, 2020 8:31:35 PM**To:** [districtone@denvergov.org](mailto:districtone@denvergov.org) <[districtone@denvergov.org](mailto:districtone@denvergov.org)>; [kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org) <[kevin.flynn@denvergov.org](mailto:kevin.flynn@denvergov.org)>; [Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org) <[Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org)>; [kendra.black@denvergov.org](mailto:kendra.black@denvergov.org) <[kendra.black@denvergov.org](mailto:kendra.black@denvergov.org)>; [denvercouncil5@denvergov.org](mailto:denvercouncil5@denvergov.org) <[denvercouncil5@denvergov.org](mailto:denvercouncil5@denvergov.org)>; [paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org) <[paul.kashmann@denvergov.org](mailto:paul.kashmann@denvergov.org)>; [jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org) <[jolon.clark@denvergov.org](mailto:jolon.clark@denvergov.org)>; [christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org) <[christopher.herndon@denvergov.org](mailto:christopher.herndon@denvergov.org)>; [district9@denvergov.org](mailto:district9@denvergov.org) <[district9@denvergov.org](mailto:district9@denvergov.org)>; [chris.hinds@denvergov.org](mailto:chris.hinds@denvergov.org) <[chris.hinds@denvergov.org](mailto:chris.hinds@denvergov.org)>; [stacie.gilmore@denvergov.org](mailto:stacie.gilmore@denvergov.org) <[stacie.gilmore@denvergov.org](mailto:stacie.gilmore@denvergov.org)>; [kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org) <[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)>; [ortegaatlarge@denvergov.org](mailto:ortegaatlarge@denvergov.org) <[ortegaatlarge@denvergov.org](mailto:ortegaatlarge@denvergov.org)>**Subject:** [EXTERNAL] FW: Comment on Rezoning Petition for [3201 Curtis Street](#) - Monday June 29 City Council Meeting

Dear City Council Members –

I am writing to express my whole-hearted support of the rezoning petition for the Women's Bean Project (WBP) facility at [3201 Curtis Street](#). I am a current WBP Board member and the Board Secretary. I understand that the City Staff, I believe the Denver Planning Board, will state that the proposed rezoning plan meets all legal criteria set out in the City Code and will recommend its approval. I also understand that that is what City Council should and will base its rezoning decision on.

That certainly is not my area of expertise—that's the province of the Denver Planning Board, and their responsibility to you. What I would like to share with Council are some thoughts about why approving this rezoning petition is so important to the future and success of WPB and the greater Denver community.

While I have only been on WBP's Board for a few years, I have been a donor and supporter of WPB for two decades and have followed its progress and the growing scope of the services it provides to so many women, women who have fallen through the cracks of our community and our society, due to domestic violence abuse, substance addiction, incarceration (and largely for substance or other non-violent offenses), homelessness due to these or other reasons, and in all cases, who do not have any real employment history and therefore can't even expect to get a job when they do commit to change their lives. That's where the WBP comes in—to provide women who have committed to change their lives a history of steady employment creating or packaging the WBP's now ever widening range of products, but more important, providing those women with the social, financial, technology, empowerment and other tools through very structured

programs/classes to give them the self-confidence and skills to become contributing members to employers, and more so, for their families and their communities. Over the last 20 years, I have heard first hand or read hundreds of the testimonials from WBP 'graduates' about how we have so positively changed their lives.

But you know all of this—you approved Proclamation No. 20-0243 on March 9 of this year, recognizing the WBP for its invaluable service to the Denver community for over 30 years, having served over one thousand women to obtain fulltime employment and better their lives. To me, the importance of this rezoning petition is to allow the WBP to serve even more women, every year for another 30 or more years, but even more so in the very near future. The size, configuration and other limitations of our current facility at [3201 Curtis Street](#) is dramatically hindering our ability to serve more women every year. WBP sales and product line have expanded over the last several years, and through a number of new, major retail brick and mortar and online outlets. But I believe we are at the very limits, if not over the limits of our production capacity to supply those retailers. Without that increased production space, storage and distribution prep platforms, we can't hire more women and therefore can't serve their incredible needs, needs which will lead to so many more women being able to live productive, healthy lives if they can participate in our program. However, to be able to fund a part of the purchase of a new facility, we need to be able to sell the current facilities, which we have outgrown now after about 20 years, at a price more (if we could even sell it at all) than the current zoning allows. It is critical to WBP's future, and the future of communities that our women participants live in throughout Denver.

While we might need to leave the current Five Points neighborhood, we are not leaving the greater Denver community. Our goal, as embodied in our strategic plan's mantra, is to serve more women better. That to me is the impetus for our rezoning petition. To serve more women better. I understand that our immediate neighborhood residents have been surveyed and had input to what rezoning limitations they would like to see, and they have shown support for the current rezoning petition, which has more limited allowed uses than other districts and provides additional public input and notifications to neighbors relating to use permits. I also understand that the building itself is in a historic landmark district, and in any event has a two-story limitation, so it can't be torn down to build a ten-story or whatever apt. or large retail complex.

In sum, WBP is asking for so little, and which is in compliance with the Denver City Code; but if approved, we will be able to offer so much more to so many more disadvantaged women of our Denver communities. I whole-heartedly ask Council to approve the pending zoning petition.

Thank you for your consideration.

Gwen Young

WBP Board member

Broomfield resident

Attorney at Greenberg Traurig, Denver office

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If you are not an intended recipient of confidential and privileged information in this email, please delete it, notify us immediately at [postmaster@gtlaw.com](mailto:postmaster@gtlaw.com), and do not use or disseminate the information.

**Curtis Park Neighbors  
Registered Neighborhood Organization**

**A RESOLUTION REAFFIRMING CURTIS PARK NEIGHBORS'  
("CPN") SUPPORT FOR REZONING 3201 CURTIS ST. FROM  
PUD 379 TO U-MX-2x, REZONING APPLICATION NUMBER  
2019I-00105.**

**WHEREAS**, Women's Bean Project, the owner of 3201 Curtis St. and the applicant for the rezoning approached CPN in the summer of 2019 asking for input and direction from the community, especially the closest neighbors to the property; and

**WHEREAS**, CPN, then held meetings, disseminated information and went door to door soliciting input from neighbors within 200' of the property concerning the rezoning; and

**WHEREAS**, CPN's efforts and input received from these neighbors of the property resulted in CPN learning that new U-MX-2x would be a favorable new Zone District that had earned community support from the properties within 200'; and

**WHEREAS**, Because of the community input received by CPN from these immediate neighbors CPN recommended to Women's Bean Project that U-MX-2x was the preferred Zone District to Rezone to; and

**WHEREAS**, Women's Bean Project agreed to follow CPN's recommendation and apply for rezoning to U-MX-2x; and

**WHEREAS**, The rezoning request meets the rezoning criteria established in the Denver Zoning Code and has the support of Community Planning and Development and the unanimous support of the Denver Planning Board; and

**WHEREAS**, CPN voted unanimously to support rezoning 3201 Curtis St. to U-MX-2x and issued a letter of support on September 25, 2019; and

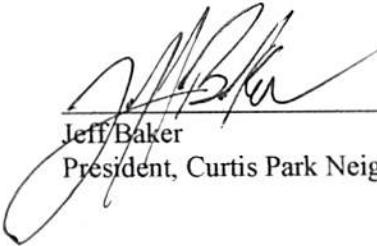
**WHEREAS**, the original City Council hearing on this rezoning scheduled for April 6, 2020 has been postponed and rescheduled three times, resulting in a new hearing date of August 17, nearly 5 months after the original hearing date and 10 months after the CPN Letter of support was issued; and

**WHEREAS**, due to the aforementioned facts, CPN wishes to reaffirm its and the community's support for the rezoning of 3201 Curtis St. to U-MX-2x; and

**WHEREAS**, On July 20, 2020 the Board of Directors of CPN voted 10 in favor and 0 opposed on this matter.

Therefore be it resolved on this 20<sup>th</sup> day of July, 2020 that CPN hereby reaffirms its support for rezoning application 2019i-00105, rezoning 3201 Curtis St to U-MX-2x

IN WITNESS WHEREOF, I have hereunto set my hand this 20<sup>th</sup> day of July, 2020.

  
\_\_\_\_\_  
Jeff Baker

President, Curtis Park Neighbors RNO



**WOMEN'S  
BEAN PROJECT®**

**THIS MEMO IS INTENDED TO BE MADE PART OF THE PUBLIC RECORD FOR  
REZONING APPLICATION 2019I-00105**

VIA: Email & Hand Delivery

DATE: 06/25/2020

TO: Members of Denver City Council

CC: Zach Rothmier, Denver City Council  
Brandon Shaver, CPD;  
Kirsten Crawford, COA

RE: CB 20-0161 Rezoning 3201 Curtis St. from PUD 397 to U-MX-2x  
APPLICANT: Women's Bean Project

Members of City Council:

I am contacting you to update you on facts concerning this rezoning request, which will be before City Council for its final public hearing this coming Monday, June 29.

**FACTS CONCERNING COMMUNITY ENGAGEMENT & COMMUNITY SUPPORT:**

The Women's Bean Project ("WBP") has worked extensively with the community on this rezoning request:

1. WBP did a mailing to immediate neighbors, who were invited to an open house at WBP held on October 24, 2019. At this open house 15 guests signed a petition in support of the rezoning.
2. WBP asked the RNO, Curtis Park Neighbors ("CPN") for input and advice on what zone district to rezone to. CPN went door to door with flyers and discussed this with neighbors and with their Board and with their general membership. CPN recommended U-MX-2x as the best zone district as it has more limited allowed uses than other districts and provides additional public input and notifications to neighbors relating to use permits.
3. WBP presented the rezoning to CPN's general membership meeting on October 3, 2019. The rezoning proposal was well received by CPN members.



**WOMEN'S  
BEAN PROJECT®**

As a result of 1-3 above, the *CPN RNO has issued a letter of support for this rezoning request*. Some immediate neighbors have also indicated their support for the rezoning. As of 12:00 PM today there is no known neighborhood opposition, only support. One neighbor, Ms. Benita Guzman sent in a letter regarding property values and displacement. This letter does not express opposition to or even address the rezoning request.

**FACTS REGARDING CURRENT ZONING:**

The WBP property is zoned PUD 397 from Chapter 59 and received this zoning in 1995 when such PUDs were common practice in the City of Denver. The PUD is very restrictive to the point that, for all practical purposes, it effectively limits WBP as the only viable user of the building. As such, any future occupant or user of the building would require a rezoning for uses other than the manufacturing of dry soup mix.

**FACTS ON LANDMARKS & HISTORIC STATUS:**

The building is a contributing structure in the Curtis Park G Historic Landmark District. As such it is protected from demolition and any proposed exterior modifications would be subject to Landmark Design Guidelines and Landmark Preservation Commission design review. In addition U-MX-2x has a two story height limit, so the building's height cannot be increased. Due to these factors and because preservation of historic buildings requires flexibility providing resiliency to owners and occupants, *Historic Denver has issued a letter of support for this rezoning request*.

**FACTS CONCERNING CONSISTENCY WITH REZONING CRITERIA:**

The criteria for review of all rezoning applications are found in DZC, Sections 12.4.10.7 and 12.4.10.8:

**Consistency with adopted plans:** CPD has determined that this rezoning request is consistent with and is therefore an implementation step for the following adopted plans:

- Comp Plan 2040
- Blueprint Denver
- Northeast Downtown Neighborhoods Plan

**Justifying Circumstances:** The City adopted the Denver Zoning Code in 2010 and the property retained Former Chapter 59 zoning. The subject property has retained its Former Chapter 59 zoning since the city adopted the Denver Zoning Code, which meets the criteria for justifying circumstance for the proposed rezoning.



**WOMEN'S  
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**FACTS - SOCIAL AND ECONOMIC JUSTICE IMPLICATIONS**

The rezoning of 3201 Curtis is an early step in the Women's Bean Project's long term strategic plan to expand our services and grow our mission. The rezoning is an implementation step that ultimately will allow Women's Bean Project to serve many more women in Denver experiencing chronic unemployment and struggling to move into the workforce. Many WBP program participants are women of color who benefit from WBP's job and life skills training and employment. A year after graduating, over 96% of WBP graduates are still employed in the community. WBP's ability to increase its ability to serve more of women in our community and aid them in accessing employment is an important step in advancing Denver's Equitable City policy objectives concerning improving opportunities for social and economic justice as identified in Comp Plan 2040 and Blueprint Denver.

**FACTS - CITY PROCESS & REVIEW:**

Because the rezoning meets the DZC required legal criteria:

1. CPD Staff Report Recommends Approval.
2. Denver Planning Board voted unanimously to recommend approval.

**CONCLUSION:**

This rezoning request meets all the criteria in DZC, Sections 12.4.10.7 and 12.4.10.8. Because of thorough community outreach and public engagement, the rezoning also has broad support in the community.

Because the rezoning request meets the legal rezoning criteria the Women's Bean Project respectfully requests that members of City Council vote yes on CB 20-0161, rezoning 3201 Curtis St. to U-MX-2x.

**Should anyone have questions or require additional information please contact:**

Tamra Ryan, CEO Women's Bean Project  
[tamra.ryan@womensbeanproject.com](mailto:tamra.ryan@womensbeanproject.com) | 303-292-1919 x 111

Bruce O'Donnell, STARBOARD Realty  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com) | 720-441-3310



**From:** [Tamra M Ryan](#)  
**To:** [dence - City Council](#)  
**Cc:** [Bruce C. O'Donnell](#)  
**Subject:** Fwd: [EXTERNAL] Zoning Hearing  
**Date:** Saturday, August 1, 2020 4:58:39 PM

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Hello,  
An email in support of Women's Bean Project's 3201 Curtis St. rezoning. Hearing on 8/17.  
Thank you.

Tamra Ryan  
CEO | Women's Bean Project  
Author | The Third Law

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**From:** eme barnes <emebarnes2006@yahoo.com>  
**Sent:** Thursday, July 30, 2020 2:45 PM  
**To:** Tamra M Ryan  
**Subject:** [EXTERNAL] Zoning Hearing

My name is Eme Barnes, I was at a point in my life that that I knew something had to change, alcohol had become a problem and with the passing of my mother it became even bigger. I was unemployed, I had always been in the restaurant and bar business most of my life, so going going back to a work environment where alcohol was involved wouldn't have been a good option, I didn't really have any other skills. One of my sisters had read any article about The Women's Bean Project and their mission, she thought this might be the chance I needed to start over.

In March of 2006 I applied to WBP and a few weeks later I received a phone call to come in for interview, I was so excited when I was told that I had been accepted to the program, I didn't realize at the time that this was the beginning of new and different path that would change my life.

There are so many women coming through the doors at the Bean all hoping to join the program, many have heard of us from a friend, family member, a graduate, halfway houses, probation officers, neighbors and even on the bus or lightrain. They are all seeking a second chance, they are all ready to change, just like I was. Unfortunately due to the limited space we now have we can only help a small percentage of these women, a larger facility means more women would be getting the training and experience needed when seeking permanent employment and help then on their way to self sufficiency.

In my thirteen years at the Bean I've seen the transformation of so many women, they've come in with low self esteem they didn't thing they had much of a future, by time of their graduation they had secured a job, their children and family members were so proud of what they had accomplished. This could be the future of so many more women with a lager facility.

I retired from the Bean in March of 2019, I'm very proud to have been a part of the Bean Team and all the rewarding work they do for the community, I still think of myself as a member of the team. I'm also proud to report that I recently celebrated my twelve and a half years of sobriety. Than you to The Bean for the chance given to me so many years ago to become the person I am today!

Sincerely  
Eme Barnes