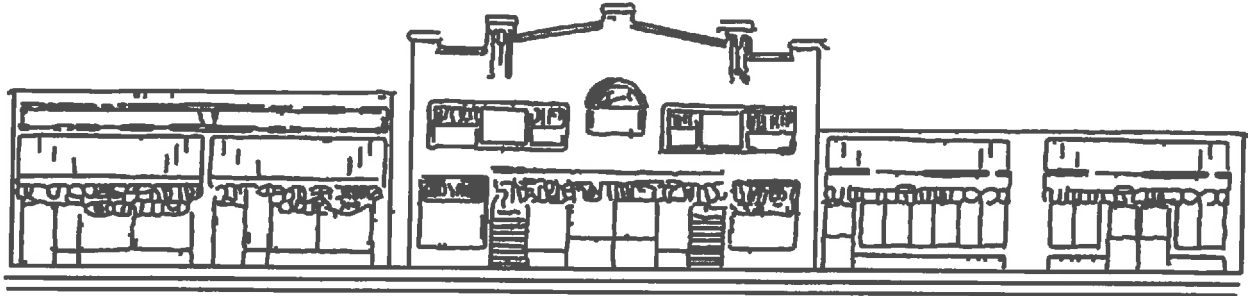


1059 S. GAYLORD ST.
COMMUNITY OUTREACH

Organization	Contact Name	Date	Method
Council District 6	Paul Kashmann	11.07.2024	email
Washington Park East Neighborhood Association (WPENA)	Mike Williams	12.28.2024	email
WPENA	Biddie Labrot Mike Williams	01.22.2025	video conference call
WPENA	Biddie Labrot	01.26.2025	email
WPENA	Biddie Labrot	02.11.2025	proposal was presented at the regular association meeting
South Gaylord Street Business Improvement District (SGSBID)	Joyce Bickel	07.19.2025	email
WPENA	Biddie Labrot	07.19.2025	email
SGSBID	Joyce Bickel	07.25.2025	email
SGSBID	Matt Hubbard	08.15.2025	email
SGSBID	Matt Hubbard Jackie Bouvier	08.21.2025	proposal was presented at the regular BID meeting
SGSBID	Matt Hubbard Jackie Bouvier	08.22.2025	email
WPENA	Biddie Labrot	09.04.2025	email
WPENA	Biddie Labrot	09.08.2025	telephone
WPENA	Biddie Labrot	09.16.2025	email
Council District 6	Paul Kashmann	11.12.2025	conference call



South Gaylord Street Business Improvement District

8/15/2025

Councilman Paul Kashmann

Re: Support for Rezoning Application – 1057 S Gaylord Street

Dear Councilman Kashmann,

On behalf of the South Gaylord Street Business Improvement District (BID), I am writing to express our support for the proposed rezoning of 1057 S Gaylord Street to allow for a Lodging use in place of the current Bed & Breakfast zoning.

We believe this change will be a positive addition to our block and the greater neighborhood. The proposed use will bring increased activity and vibrancy to the area, align with our block's vision, and contribute to the continued growth and success of South Gaylord Street as a unique destination.

We appreciate that the project will maintain the existing building's character and scale, with no increase in height and only minor exterior modifications. The adaptive reuse of the property into a small-scale, staff-less lodging option will provide visitors with a welcoming and convenient place to stay, further supporting our local businesses.

The South Gaylord BID values investments that enhance the vitality of our corridor while preserving its charm, and we believe this project strikes that balance well. We respectfully urge your favorable consideration of the rezoning request.

Thank you for your time and leadership.

Sincerely,


Matt Hubbard
President

Southpresident@southgaylord.com

303.578.9659

Gaylord Street Business Improvement District



Washington Park East Neighborhood Association

TO: David P Goode, David P Goode Architecture
FROM: Elizabeth Labrot, WPENA Zoning Committee
DATE: September 13, 2025
RE: 1057 South Gaylord - U-MS-2 with a Lodging use as a permitted exception.

David, thank you for forwarding the revised application for the Lodging use as a permitted exception in a U-MS-2 for 1057 South Gaylord Street.

As a re-cap:

The East Washington Park Zoning Committee met with you, as well as the owners Christine & Scott Kirkegaard, Seth Elken, and John & Christine Crabtree, via ZOOM on January 22, 2025, to review the plans for a boutique hotel on the second story of 1057 South Gaylord. The current zoning would not allow the use that the applicants requested, so a pre-application requesting a change in zoning to accommodate the new use was submitted. The current zoning only allows for a B&B.

In February, we reached out to both Mr. Salcedo and Councilman Kashmann and inquired about another pathway to allow an exception without a change in current zoning. We feel that a change in zoning would adversely affect the Old South Gaylord block as well as the surrounding neighborhood. (see attached document)

On September 10, we received the revised application for the exception for lodging as a permitted exception. This would not only preserve the integrity of this historic block but also allow for a creative re-use of the building, keeping the historic vibrancy of Old South Gaylord.

The Zoning Committee, as well as the Washington Park East RNO is in support of this exception for Lodging as a permitted exception in the current zoning of U-MS-2 located at 1057 South Gaylord.

CC Mark Williams
Councilman Paul Kashman