

Organization	Date(s) of outreach	Method of outreach	Contact	Feedback
City Council				
Councilwoman Lewis	3/19/2025, 6/20/25, 6/24/25	Email, in-person	Jesse Carey	
Councilwoman Gilmore	4/3/2025+	In-person	Stacie Gilmore	
Councilwoman Gonzales-Guiterrez	6/16/2025	Email, phone call	Sina	
Councilwoman Parady	6/16/2025	Email, Phone call	Sarah Parrady	
Registered Neighborhood Organiziations				
Montbello 2020	3/19/2025+	In person, presentation to M2020	Ann White	Majority support at M2020 meeting. Support letter attached.
Montbello Neighborhood Improvement Association	6/5/2025+	Phone call, email, presentation to MNIA	Emmet Hobley	Majority support at MNIA meeting.
Vecinos de Montbello	6/5/25, 6/16/25, 6/24/25	Email	Maria Rojas	No opposition, no response.
Inter-Neighborhood Cooperation	6/5/25, 6/16/25, 6/24/25	Email	Larry Ambrose	No opposition, no response.
Opportunity Corridor Coalition of United Residents	3/19/2025	Phone call, email.	Donna Garnett	No opposition.
Local Business Organizations				
Colorado Council of Churches	5/1/2025	Phone call, email	Adrian Miller	Full support. Letter attached.
InnovAge	5/1/2025	Phone call, in person	Summer Galceran	Full support. Letter attached.
First Industrial	6/24/2025	Phone call, email	Tori Scheck	Verbal support.
Minuteman Press	6/24/2025	Phone call, email	Jesse	Verbal support.
Monarch Montessori School	6/24/2025	In person meeting	Laura Pretty	Written support.
Montbello Organizing Committee	6/24/2025	Email	Donna Garnett	No opposition, no response.
Wells Fargo	5/6/2025	In person		Written support.
Several Surrounding Neighbors	3/19/25 - 6/25/25	Door to door	varies	See attached petition
Hosted Community Meeting	6/25/2025	Email, flyer, sign advertisement		Full support, no opposition.

2025I-00037

12150 E. Andrews Drive

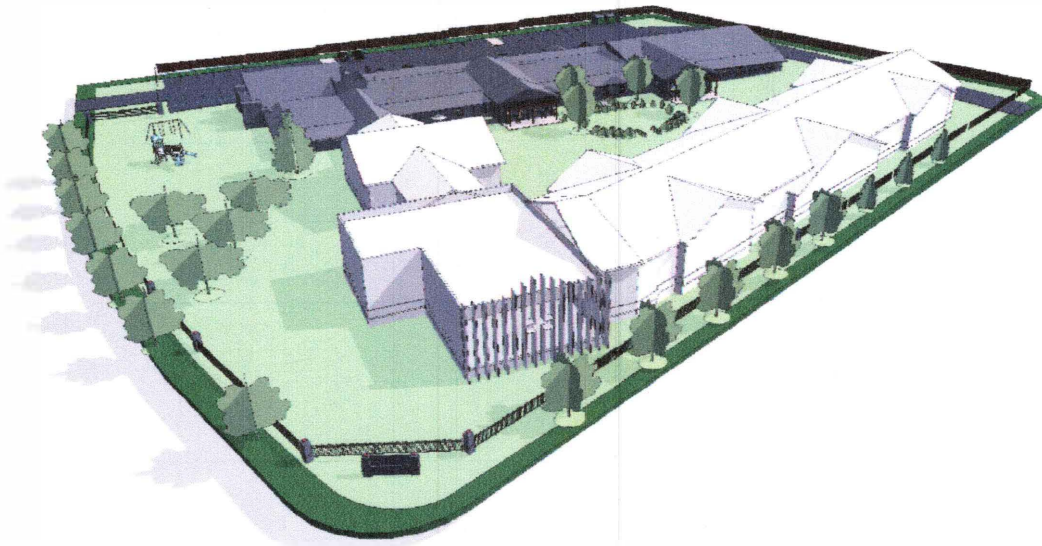
Exhibit G

Letters of Support



Open Arms Assisted Living Proposed Expansion

March 19, 2025
June 25, 2025



Open Arms Assisted Living is proposing additional beds on our property. The new addition will be facing Peoria Street. There are no additional parking spaces required. We are in the early phases of planning this project and are asking for your support. If you support this project, please sign your name and write your address. Thank you so much for your support of assisted living and alternative care.

Name

Lawrence Sandoval

Lucy N Lopez

Salvador Jones Rodriguez

Laura Perez

Ellen Lopez

José Rodriguez

Address

4841 Quentin St Denver CO 80239

4821 Quentin St Denver CO 80239

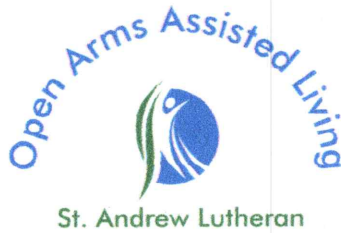
4701 Peoria St Unit #109 Denver 80234

4881 Quentin St

4861 QUENTIN ST

4820 Quentin St

Page 1



Open Arms Assisted Living Proposed Expansion

Name

Address

Leticia Valdez

12263 Andrew Dr

~~Sara Harmon~~

9903 Quari St

Alan Gomez

5003 Quari St

Ella Hart

4963 Quari St

Leslie Cross

1860 Chambers Rd.

Jill Poole

5196 Fraser St

Daniela Delacruz

2450 Sunset Dr.

Idalia Rascon

Saul Renuo

14419 Andrews Dr Denver

Mary Davis

12241 E. 48th Ave, Denver 80239

Billy Freery

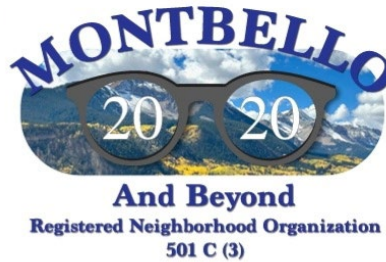
605 S. Alton St 3A Denver 80247

Laura Pretty (Monarch Montessori)

4895 Peoria St. Denver, CO 80239

Andrew Cooksey

4611 Peoria St Denver, CO 80239



Support Letter for Zoning Change at 12150 E. Andrews Drive

Introduction

Montbello 2020, a Registered Neighborhood Organization (RNO), fully supports the application for a zoning change at 12150 E. Andrews Drive. As an organization familiar with the rezoning process, we recognize the importance of this effort for the Montbello community.

Community Needs and Project Benefits

There is a clear need for more active spaces and reasonable housing options for seniors within Montbello. Open Arms Assisted Living, founded in 2020, currently offers thirty affordable assisted living beds. The expansion of this project is essential, as the community requires additional beds to meet growing demand.

Zoning Change Details

We support the proposed change from S-MU-3 to S-MX-3 zoning, which is necessary for the project to expand by approximately 63 beds, providing an excellent transition between residential uses and industrial zone districts. While the new zoning allows for mixed-use 3-story development, there are currently no plans to alter the existing structure beyond 2 stories.

Collaboration and Community Engagement

Open Arms Assisted Living, with the assistance of Peter Hynes and Synergy-RE, has made significant efforts to inform and involve the community about the proposed zone change. Their commitment to perpetuating and growing affordable assisted living and alternative care options is evident and appreciated.

Alignment with Blueprint Denver

Members of Montbello 2020, who participate in similar projects citywide, also support the designation of this land as an "Area of Change" in Blueprint Denver. We are enthusiastic about the plans presented and look forward to seeing the project come to fruition.

Conclusion

Montbello 2020, RNO expresses its complete support for the rezoning at 12150 E. Andrews Drive and encourages approval.

Respectfully,

Ms. Ann White, Executive Director

Montbello 2020, RNO

501 c 3



Date: May 2, 2025

Dear Denver City Council:

The Colorado Council of Churches writes in support of the Denver-based Open Arms Assisted Living (OAAL) application to develop a currently vacant segment of their property for affordable assisted living. This project would provide sixty-three more assisted living beds to our community and create more jobs, both in its construction and in the expansion of their healthcare staff.

Affordable housing for working families is critically needed in Denver, and we request your support and approval of this project. OAAL has already demonstrated impressive success by using re-zoned property to create assisted living housing for thirty (30) veterans, Medicaid beneficiaries, and InnovAge enrollees. The proposed project does not require additional land for construction or resident parking and there will be minimal impact on the surrounding neighborhood. OAAL's prior experience and success are compelling reasons to support its application.

Our faith teaches us that everyone has a right to a place to call home and calls us to actively use the resources God has entrusted to us to make this a reality. We face a housing affordability crisis, and one of the most important actions we can take to address that crisis is to build more affordable homes. As such, we give our full support to OAAL's vision to use its generous use of land to provide sixty-three affordable assisted living beds for people living on society's margins.

The long-term benefits of affordable housing are profound and can lead to meaningful and sustainable change in our communities and society. Affordable housing improves health by providing stability and freeing resources for food and health care, in this case easing the financial burden of care for the prospective resident's families. Actions supporting them are important to us and we believe important to Denver and our elected leaders.

We believe this proposed project makes sense morally, socially, and economically, and we encourage you to support its approval and implementation.

Respectfully,

The Colorado Council of Churches
2201 Dexter Street, Denver, CO 80207

July 22, 2025

Mr. Peter Hynes, President
Open Arms Assisted Living
12150 Andrews Drive
Denver, CO 80239

Dear Mr. Hynes,

InnovAge is an organization committed to better health for our dual-eligible seniors and committed to helping them age in their homes and communities. We are pleased to have partner organizations like Open Arms Assisted Living. The Open Arms model of repurposing faith-based schools into residential board and care is innovative and revolutionary. Providing an affordable location for our loved ones who need assisted care, memory care, respite care, and brain injury care is most needed in this current demographic shift.

InnovAge is focused on allowing our loved one to focus on independence, receive person-centered care, establish community partnerships, and provide better health and better care at a lower cost when compared to the traditional institutional nursing home setting. The Open Arms community-based design allows our clients to live life on their terms with the best possible care.

We support your proposal to construct an additional 63 beds to your existing facility. InnovAge hopes to continue to refer potential residents once your facility is operational. In fact, InnovAge is hopeful to explore additional innovative opportunities with Open Arms to meet our missions in a win-win scenario. Open Arms is an innovative approach to senior care, has created an impressive telehealth infrastructure, and successfully meets the needs of our most vulnerable senior population. We are pleased to work hand in hand with Open Arms.

Sincerely,



Summer Galceran
InnovAge



COMMUNITY MEETING

WED JUNE 25, 2025

5:30 – 6:30PM

12150 ANDREWS DRIVE

**TO DISCUSS OUR PLANS TO
ADD MORE SENIOR
HOUSING, CARE, and JOBS**

Refreshments & Childcare provided



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REUNIÓN DE LA
COMUNIDAD MIÉ 25 DE
JUNIO DE 2025 17:30 – 18:30
12150 ANDREWS DRIVE

**PARA HABLAR SOBRE NUESTROS
PLANES PARA AGREGAR MÁS
VIVIENDAS, CUIDADOS y
EMPLEOS PARA PERSONAS
MAYORES**

Refrigerios y cuidado de niños



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OPEN ARMS ASSISTED LIVING—PROPOSED ADDITION
12150 ANDREWS DRIVE, DENVER, CO.

JUNE 25, 2025

EXISTING 30 BEDS OF ASSISTED
LIVING

63 NEW BEDS OF ASSISTED
LIVING, BRAIN INJURY,
MEMORY CARE

NEW CHURCH SANCTUARY

OPEN ARMS ASSISTED LIVING—PROPOSED ADDITION
12150 ANDREWS DRIVE, DENVER, CO.

JUNE 25, 2025