

KENDRA BLACK

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April 2026

Tony Lechuga
Community Planning & Development
City & County of Denver

RE: 8401 E Belleview Ave, Denver 80237

Dear Mr. Lechuga,

I served as the Denver City Councilwoman representing District 4 in southeast Denver for two terms. During those eight years I worked closely with Shea Properties on a number of projects including planning and rezoning for Marina Square and rezoning for a conversion of a DTC office building to affordable housing (which is near completion.)

I am writing today to express my support for the rezoning at 8401 E Belleview Ave. I am so pleased that Shea is creating a true mixed-use community where the dated Marina Square retail center once stood. Shea's new development will include housing, retail, and employment opportunities. The project will revitalize the area on Belleview Avenue which is a major transportation corridor. It is also close to the Belleview Station TOD and will complement that development.

I strongly support this rezoning from B-8 with waivers in the old zoning code to SMX-8 and urge the Planning Board and City Council to unanimously support it.

Shea is an excellent developer that partners with the community and the city to create vibrant communities. This project is no exception.

Thank you for your work on this project.

Sincerely,



Kendra Black



WESTSIDE INVESTMENT PARTNERS, INC.

8350 E Crescent Parkway, Suite 200 Greenwood Village, CO 80111 p 303.984.9800

Community Planning & Development
Attn: Tony LeChuga
anthony.lechuga@denvergov.org

April 9, 2026

Dear Members of Denver Planning Board and Denver City Council:

As a neighboring business, I am pleased to support the proposed rezoning of the US Bank site at 8401 E. Belleview. Our offices are directly across the street from this property, and we have been glad to see reinvestment into the area, adding housing options to a strong employment center in the city and adjusting to market demands that focus less on standalone office buildings. This project is a natural extension of the neighboring Marina Square redevelopment and will add to the vibrancy of the area.

As the office market has changed in recent years given trends in work from home, the US Bank building itself has been underutilized and the overall site presents an opportunity for reinvigorating the area with mixed-use development, including adding residential and retail to form a more complete neighborhood. Shea Properties has been a good neighbor, and we trust that they will bring the same thoughtful planning and design to this property as they have to the adjacent Marina Square development.

This proposed rezoning aligns with previous planning efforts in the neighborhood and fits within the regional center context of the area. I strongly support this rezoning and look forward to seeing this project come to fruition.

A handwritten signature in blue ink, appearing to read "Megan Waldschmidt".

Megan Waldschmidt
Principal
Westside Investment Partners



Goldsmith Metropolitan District

8351 East Belleview Avenue
Denver, CO 80237
Phone: (303) 773-1700

April 9, 2026

Members of Denver Planning Board and Denver City Council:

On behalf of the Goldsmith Metropolitan District, I am writing in strong support of Shea Properties' application for rezoning of the US Bank site at 8401 E. Belleview Ave. A rezoning at this site is consistent with our vision of an employment center that includes expanded housing options and a well-planned mix of retail uses.

The Goldsmith Metropolitan District provides infrastructure and services like parks, trails and open space and landscaping for the Denver Tech Center and is proud to shape the high-quality development that makes the DTC a nationally recognized place to live and work. The US Bank site falls within the Metro District's boundaries.

The rezoning of this site will allow for revitalization of this important corner, with the additional residential and retail uses fulfilling the balance of creating an urban center within a suburban setting. The proposed S-MX-8 zoning aligns with the zoning of the neighboring property, allows for a natural extension of the adjacent Marina Square redevelopment, and is consistent with the City's plans for this area.

Shea Properties is a legacy developer in the Denver Tech Center and deeply understands the community's needs. They have demonstrated a history of partnerships and collaboration with this District and other neighboring property owners and communities. Updating zoning on this site will reflect the changing dynamics of the Tech Center, provide new opportunities for current and future residents and workers in the DTC, and allow for improved connectivity to neighboring sites and amenities. We are in full support of this application.

Sincerely,

Rebecca Tejada, P.E.
General Manager
Goldsmith Metropolitan District



April 21, 2026

Denver Planning Board & City Council
c/o Tony LeChuga, Community Planning & Development
201 W. Colfax Avenue
Denver, CO 80202
Tony.Lechuga@denvergov.org

RE: Application Number 2026-REZONE-000003

Members of Planning Board & Denver City Council:

Denver South is an economic development and transportation partnership servicing the eight-mile corridor along I-25 south from roughly Belleview to RidgeGate. We partner closely with the City and County of Denver on key transportation and economic development initiatives that add to the vitality of this region.

We are writing in support of Shea Properties' rezoning application for 8401 E. Belleview Avenue to S-MX-8, facilitating mixed use redevelopment of the US Bank site.

Our team recently released the South I-25 Corridor Study (Study) and found that diversifying land use and advancing housing options near transit are some most pressing needs in the development of the south I-25 corridor. We are in support of efforts that facilitate reinvestment and reuse of aging or underutilized sites and feel this site presents an economic opportunity.

Given the consistency of the proposed zoning with city plans and neighboring zoning, Shea's strong reputation of quality development, and the project's alignment with the mission of our organization, we believe this rezoning will advance the economic competitiveness of the region. We urge you to support the rezoning of 8401 E. Belleview Ave.

If you have questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "David Worley".

David Worley
President & CEO

david@denver-south.com