

# United Rezoning - Community Outreach Report

United's Denver New Land Development | 1761-17675 East 64<sup>th</sup> Avenue | 2023-PM-0000478 | 8-27-2025

United Airlines has conducted extensive community and stakeholder outreach concerning the New Land Development at 1761–17675 East 64th Avenue. This document provides a summary of United’s multi-year community outreach and engagement process that has occurred throughout the Large Development Review (LDR) process and leading up to the submittal of a rezoning application. United will continue community outreach efforts for the duration of the rezoning application process.

## City Council Outreach:

United Airlines has met with all members of Denver City Council on an ongoing basis since 2023. Given the site’s location in District 11, United has met with and communicated frequently with District 11 Councilmember Stacie Gilmore. Given the length of Large Development Review (LDR) and Planned Unit Development (PUD) drafting process, the United team has had time to hold multiple meetings with each Council office about United’s operations in the City, how the new land development fits into United’s growth in Denver, and elements of our rezoning application and community engagement efforts.

In addition to meetings regarding the site plans, rezoning application, and community outreach process, United offered tours of the existing Flight Training Center at the Quebec Street campus for Councilmembers and their staff. Councilmembers have been interested to learn more about flight training operations, benefits that the new campus will provide, and workforce and community hiring targets.

## Registered Neighborhood Organization and Local Stakeholder Outreach:

Early in the process, United Airlines contacted all Registered Neighborhood Organizations (RNOs) within the vicinity of the proposed site rezoning to offer to meet or present at their organization meetings. United also sent subsequent invitations to the RNOs to attend the project’s Community Information Meeting for the LDR process on March 14, 2024. Since those early meetings, United has maintained a consistent presence in the Montbello, Green Valley Ranch, and far northeast Denver community.

Below is a list of RNO and community outreach meetings and presentations held thus far:

<b>RNO and Community Outreach – Meetings and Presentations</b>	
District 11 Town Hall - 2024	2/22/2024
Community Information Meeting	3/14/2024
Montbello 20/20, RNO leadership meeting	5/1/2024
Montbello 20/20, Community Presentation	6/11/2024
District 11 Town Hall - 2025	2/13/2025
Montbello 20/20, Community Event	8/9/2025
Montbello 20/20, Community Presentation	10/9/2025
Montbello 20/20, RNO leadership meeting	12/19/2025
Khadija Haynes, Montbello Organizing Committee	2/2/2026
District 11 Town Hall – 2026	2/18/2026
Montbello 20/20, Community Presentation	<i>Scheduled for 3/12/2026</i>

As a part of the initial Community Information Meeting, United representatives mailed 328 postcards to an expanded radius surrounding the site with information on the meeting and where to learn more about the project.

At the District 11 Town Hall meetings and Montbello 20/20 community presentations, United has brought United team members from flight training, talent acquisition, community partnerships and government affairs to present on the full range of topics—including the New Land Development plan and City process, as well as United’s community partnerships and community hiring efforts and programs. As a result of the community outreach, United has partnered with Montbello 20/20 to support the last two annual Health, Wellness and Back to School Events and maintained a consistent presence in the community.

Recently, following continued community engagement efforts, United created a Denver Community Impact Report that details United’s employment and job growth, workforce development and training programs, diverse contracting and sourcing partnerships, environmental sustainability efforts, and local community partnerships and corporate social responsibility. The United team will continue to share this information and United’s story with the community as we continue our outreach process throughout the rezoning application stage.

**Rezoning Application Outreach:**

Initially, following the Large Development Framework (LDF), the thought process between the City and applicant team was that rezoning to S-MX was the likely direction. As such, in August 2024, the United team submitted an S-MX-8 rezoning application that triggered a round of notifications to nearby property owners and RNOs. Since that time and following comments from CPD staff, we have learned that the S-MX zone district is not the best fit for the site due to the size the property and unique security needs of the Flight Training Center. A Planned United Development (PUD) based on the Campus Educational Institution (CMP-EI) zone district is a better fit for the property. This has triggered another round of outreach to individuals and stakeholders we met with previously to provide an update on the change in zone district approach.

Overall, the responses from community members have demonstrated excitement and support for the project with more of a focus on job creation and attracting a top employer such as United versus the form-based elements of S-MX vs. PUD (based on CMP-EI). United has a proven record of successfully partnering with local disadvantaged business enterprises. Many small businesses leaders in the community are looking forward to opportunities to work with United Airlines.

The community has expressed an interest in making sure young people have quality career opportunities within Northeast Denver. United Airlines has brought in the requisite leaders and experts from their team to attend these meetings and to talk about the workforce programming United participates in and how the New Land Development represents an expansion of those opportunities. In past projects and discussions, neighboring residents have identified a strong desire to see additional community-serving retail, amenities and eating and drinking establishments in their community. The community hopes the United project will catalyze further business development in Northeast Denver. Infrastructure and traffic have been the largest topics of concern identified through our community outreach efforts and the United team has informed neighbors about the traffic planning and traffic study that will be done as a part of the process.

**Summary:**

United’s community outreach team has already conducted extensive community and stakeholder outreach and plans to continue proactive community outreach to community groups, RNOs and neighbors, local businesses, property owners and others throughout the rezoning process.

# Large Development Review | Community Information Meeting Report

United's Denver New Land Development | 1761-17675 East 64<sup>th</sup> Avenue | 2023-PM-0000478

<b>What:</b>	Community Information Meeting as required by LDR
<b>Date Time:</b>	March 14, 2024 @ 6:00PM
<b>Location:</b>	Virtual - Via Zoom
<b>Attendance:</b>	83 Participants Total

## Meeting Attendance:

United Airlines hosted a community information meeting for the site on Thursday, March 14, 2024 over Zoom. The meeting was planned to be held at the Green Valley Ranch Recreation Center but was shifted entirely to Zoom due to a severe snowstorm. The meeting included 20 panelists representing United Airlines and the City and County of Denver and different subject matter expertise. The turnout and attendance for this community meeting was strong, particularly given the site's location in a greenfield area with limited development within 500 feet of the site.

## Meeting Structure:

The meeting was moderated by Mizraim Cordero, Director of State & Local Government Affairs for United Airlines. After a brief introduction, welcoming remarks were given by Councilwoman Gilmore, representing District 11 in Northeast Denver. Then, representatives from United's team spoke about the company's commitment to Denver and its impact on job and economic growth as one of the largest employers in the state.

- Jonna McGrath, Vice President of the United Hub at DEN – highlighted Denver's growth as a United Hub, and the airline's significant investments at Denver International Airport. She announced new non-stop flights, increased gate capacity, and plans for further growth, including hiring 1,000 people in the coming year.
- Captain Jeff Ohman, Director of Flight Training with United – gave an overview of United's current and future needs for the Flight Training Center and how important training is to the airline's growth.
- Justin Petrochko, Global and Community Engagement Leader with United – discussed the many community partnerships United participates in and how future growth in Denver can foster enhanced opportunities for community partnerships.

City Staff, Stephen Wilson and Jason Morrison, presented the Large Development Review (LDR) process and goals, including identifying issues early in the process, providing information to the community, and creating a framework for coordinated development. The LDR process involves reviewing that the proposed development is in alignment with adopted plans and providing comments based on those plans: Far Northeast Area Plan; Blueprint Denver; and Comprehensive Plan 2040. The next steps included completing a Large Development Framework (LDF), Infrastructure Master Plan (IMP), Rezoning, and Site Development Plan Applications (SDP). They outlined how the City's review includes an equity analysis and Stephen encouraged questions and public participation in the process.

Following the City's presentation, Lilly Djaniants and Dan Simpson from ZGF Architects and United's design team discussed the Master Plan framework, outlining the site framework and organization concept, open space considerations, options for future roadway network, and the first phase of development for the Flight Training Center. Dan also emphasized United's commitment to sustainability and community well-being.

Mizraim Cordero then introduced his colleagues Angela Selak and Mark Adams, who discussed employment opportunities with United and the potential for onsite interview skill building. Angela also mentioned plans to

schedule a full day training for interview and resume building skills. Mark shared details about United's recent expansion at the Quebec Flight Training Center, emphasizing the airline's commitment to the local economy through contracting with local and traditionally disadvantaged businesses.

**Community Feedback and Questions:**

Mizraim Cordero opened the meeting for participant questions. The community members in attendance asked a wide variety of thoughtful questions, which were answered by the appropriate person from United's team and other information and resources were shared in this period of the meeting. A full summary and more detailed description of the meeting presentation and community feedback and questions was provided as part of the Large Development Review process. Overall, the project was well received by community members and a majority of the questions were focused on employment opportunities and traffic management.