July 16, 2024

Denver City Council
City and County Building
1437 Bannock St
Denver, CO 80202

Dear Honorable Members of the Denver City Council,

As the Cole Neighborhood Association, it is our mission to advocate for, represent, and improve the lives of Cole residents. In the spirit of that mission, we wish to express our **strong support for the rezoning and redevelopment of the Denver Rock Drill campus.**

This project will transform an underutilized industrial site into a vibrant mixed-use development within walking distance of the 38th and Blake rail station. We are especially excited about the adaptive reuse of Denver Rock Drill's iconic buildings which will help preserve the character of the Cole neighborhood. Rock Drill RiNo will also deliver new community amenities such as retail, entertainment, a variety of food options, small business opportunities, a community plaza, new job opportunities, along with much-needed affordable housing options.

The Rock Drill RiNo project aligns with multiple city goals. It exemplifies quality infill development that is consistent with the surrounding neighborhood, expands community amenities, and allow residents to live, work and play in the Cole neighborhood. It will deliver needed density and housing in a transit rich corridor. It will increase services and amenities available by walking, running, and biking along the 39th Avenue Greenway.

While we fully support the Rock Drill project, our support for future projects will be limited until a solution can be identified for the 38th Street underpass which is the predominant barrier to continued growth along Cole's 40th Ave corridor. We are optimistic that Council is exploring options to ensure better connectivity across 38th Street which will allow other projects to follow in Rock Drill's footsteps.

We urge you to support the rezoning of the Denver Rock Drill site. This is a once-in-a-generation opportunity to transform a blighted industrial site into a vibrant and inclusive community that will benefit Cole residents, local businesses, and visitors alike.

Thank you for your consideration.

Sincerely,

Mark Ajluni
President
Cole Neighborhood Association

April 9, 2024
Clayton United Registered Neighborhood Organization
Clayton Neighborhood, Denver, CO

Jason Morrison
Senior City Planner
Community Planning and Development
City and County of Denver
jason.morrison@denvergov.org

Re: Denver Rock Drill Rezoning

Mr. Morrison,

On April 9, 2024, the Clayton United RNO met for the quarterly meeting. In the course of our meeting, we discussed the rezoning of Denver Rock Drill. We also had a presentation by the developer at our January meeting, and participated in a neighborhood tour in early March. After discussing the implications of this development, our members voted 8 for, 0 against, and 3 abstaining to result in supporting as a neighborhood organization the rezoning Denver Rock Drill site. Concerns raised during the discussion focused on the potential lack of affordable housing units in this large development, adding to the displacement of long-term residents.

Please reach out if there are any questions or issues.

Regards,

Jes Driscoll
Secretary
Clayton United RNO
claytonneighborhooddenver@gmail.com

DeNo
DenverNorth
BUSINESS ASSOCIATION
Empowerment. Legacy. Sustainability.

July 3, 2025

To whom it may concern:

The Denver North Business Association (DeNoBA) is writing to express our support for the proposed RiNo Rock Drill mixed-use development currently under consideration. We believe this project represents a significant opportunity to revitalize our community and create a vibrant, inclusive space for residents, businesses, and visitors alike.

The inclusion of income-restricted housing units is a particularly compelling aspect of the proposal. DeNoBA is committed to fostering a thriving and diverse community where everyone has the opportunity to live, work, and play. By incorporating deep AMI (Area Median Income) housing, this development will ensure a more equitable environment where residents from a wider range of economic backgrounds can call Denver North home. We urge the approval of this development proposal, with a strong emphasis on incorporating deep AMI based housing units.

This approach offers several distinct advantages:

● A Stable Workforce: Providing affordable housing options for workers strengthens the local economy. Residents with shorter commutes are more likely to be reliable and engaged employees, benefiting local businesses.
● Increased Consumer Base: A diverse resident population creates a more robust consumer base for local businesses. People from various income levels have varied needs and spending habits, which can lead to a wider range of successful businesses within the development.
● Vibrant Community: A mix of residents fosters a richer social fabric. Interaction between people from different backgrounds creates a more dynamic and interesting neighborhood.
We are also enthusiastic about the proposed community gathering spaces, office and retail storefronts, and underground parking. These elements will provide much-needed amenities for residents and businesses, creating a true live-work-play environment within North Denver.

We believe this project will be a catalyst for positive change in our community, and we look forward to its successful implementation.

Sincerely,

Kristen Harness
Executive Director, Denver North Business Association

Katie Sproles
3557 N Lafayette St
Denver, CO, 80205

June 26, 2025

Denver Planning Board
c/o Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

RE: Strong Support for Denver Rock Drill Rezoning

Dear Members of the Denver Planning Board,

As a proud resident of the Cole neighborhood, I'm writing to share my strong and enthusiastic support for the rezoning of the Denver Rock Drill site. This project has been a long time coming, and I'm genuinely excited to see it moving forward.

For years, the Rock Drill has felt like a piece of our neighborhood's story just waiting to be brought back to life. It's incredible to see a plan that not only preserves the historic buildings but also creates new opportunities for housing, small businesses, community spaces, and local jobs—all while staying rooted in the character of Cole.

I especially appreciate the development team's commitment to affordable housing and to reactivating the site in ways that benefit existing residents. I especially appreciate their commitment to accommodate space for a possible grocery store on the site. This project clearly reflects the input and values of our community.

I urge you to approve the rezoning so we can finally see this important site transformed into something that honors our past and invests in our future.

Thank you for your consideration.

Sincerely,
Katie Sproles

Outlook

[EXTERNAL] Support for the Denver Rock Drill Rezoning and Redevelopment

From Brittany Sleeper <besleeper1@gmail.com>
Date Thu 6/26/2025 10:00 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>
Cc bethany@gravellpublicaffairs.com <bethany@gravellpublicaffairs.com>

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Brittany Sleeper
Denver, CO 80205
6/26/25

Denver Planning Board

c/o Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

RE: Support for the Denver Rock Drill Rezoning and Redevelopment

Dear Members of the Denver Planning Board,

As a neighbor to the Denver Rock Drill, I'm writing to express my strong support for the rezoning and redevelopment of the Denver Rock Drill site.

By reactivating the Denver Rock Drill campus with a mix of residences, workspaces, open space, community-serving retail and restaurants, the plan supports the long-term health and vitality of the Cole neighborhood and will ultimately help the surrounding community.

I respectfully urge you to support the rezoning request.

Thank you,

Brittany Sleeper

Outlook

[EXTERNAL] Denver Rock Drill

From Marc S <marcgstephens@gmail.com>
Date Thu 6/26/2025 8:42 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>
Cc bethany@gravellpublicaffairs.com <bethany@gravellpublicaffairs.com>

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Hello,

Just wanted to quickly voice my support for the rock drill rezoning and redevelopment. The location needs to be engaged for retail/word/live/public use via repurposing and new construction. My wife and I are neighbors at 3727 N Gaylord St. The rock drill has a rich history, great architecture, and could really help the neighborhood with thoughtful redevelopment.

Thanks,
Marc Stephens
Sent from my iPhone

Jamie Saunders
3731 N Lafayette St
Denver, CO 80205

June 28, 2025

Denver Planning Board
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: Support for Denver Rock Drill Rezoning and Redevelopment

Dear Members of the Planning Board

As a resident of the Cole Neighborhood, I am writing to express my enthusiastic support for the proposed rezoning and redevelopment of Denver Rock Drill.

I feel that this project will be a great asset to our neighborhood. It is rare to encounter a development team that will go to such great lengths to involve the community, sincerely listen to our concerns, and incorporate our suggestions.

One of the elements of the project that I am most excited for is the integration of more affordable housing units into this area. My younger sister lived with me here in Cole for several years, but recently decided she was ready to move into her own place. Unfortunately, she found that it was far too expensive for her to rent nearby, as all of the existing affordable units have already been filled, and have long waiting lists. She had to move outside of the city to find a place she could afford. I am hopeful that this project might make it possible to live within walking distance of each other in the future, as our families grow.

As a small business owner, I am also pleased that the development team is creating a strategy to hire individuals from our neighborhood, and incorporate local businesses into the Rock Drill. This neighborhood is full of hard-working, creative, and entrepreneurial people - I am so excited to support their businesses, and watch them succeed.

I urge you to approve the rezoning, which would allow this underutilized part of our neighborhood to flourish, and provide new opportunities for my family and my neighbors.

Sincerely,

Jamie Saunders

Outlook

[EXTERNAL] Support for Rezoning the Denver Rock Drill Site at 1717 E. 39th Avenue

From Michelle P <michelle.peterson.36@gmail.com>
Date Sun 6/29/2025 11:21 AM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>
Cc bethany@gravellpublicaffairs.com <bethany@gravellpublicaffairs.com>

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Dear Members of the Planning Board,

I'm writing to express my strong support for the proposed rezoning and redevelopment of this site. This project not only respects the historical character of our neighborhood but also presents a meaningful opportunity to bring long-overdue amenities to the area.

For years, many of us in the community have hoped for a grocery store nearby. It shouldn't be the norm for residents in central Denver to have to drive several miles just to buy basic necessities. The Rock Drill redevelopment stands out as one of the few projects that realistically has the space, location, and thoughtful planning to support a full-service grocery store, along with other essential retail.

The prospect of having cafés, restaurants, and shops within walking distance is also incredibly exciting. It would change the day-to-day experience of living here—fostering a more vibrant, walkable neighborhood and improving safety through greater street activity.

What I appreciate most is that this proposal isn’t just about adding more buildings—it’s about creating a neighborhood hub that enhances the lives of those of us who already call this place home. I urge you to approve the rezoning so that this promising project can move forward and begin delivering the services and vitality our community has been missing.

Sincerely,

--
Michelle Peterson
Michelle.Peterson36@gmail.com | (608) 658-9337

Outlook

[EXTERNAL] Support of Rock Drill Redevelopment

From Trevor Zakrzewski <zakrzewski.trevor@gmail.com>
Date Tue 7/1/2025 10:38 AM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

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Dear Planning Board and City Council Members,

I am writing to express my strong support for the Rock Drill redevelopment project.

I moved to Denver 12 years ago, the last 9 of which I've lived in the Cole neighborhood. During that time, I've had a front row seat to one of the city's most rapidly developing areas. I've watched Upper Larimer Street and the northeast corridor of Five Points transform from vacant lots and empty warehouses into a bustling hub of activity, with several new businesses opening just blocks from my home. One of my favorite new amenities (and where I take all my visitors to brag) is the 39th Avenue greenway.

I've also heard discussions about including a grocery store as part of the redevelopment, which is something this neighborhood has historically lacked. (For the record, I don't consider Natural Grocers on 38th a practical solution, and I drive past the shuttered Downing Super almost daily.)

On a personal level, I'm thrilled by the idea of new restaurants, shops, and gathering spaces just five blocks north of where I live. More broadly, I believe the Rock Drill development represents the right kind of ambitious project that makes Denver a more vibrant and dynamic place to call home.

Sincerely,

Trevor Zakrzewski

3409 Gilpin St, Denver CO 80205

Mary Beth Susman, PhD.
523 Hudson Street
Denver, CO 80220

June 26, 2025

Denver Planning Board
c/o Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

RE: Support for Rezoning of the Denver Rock Drill Site

Dear Members of the Denver Planning Board,

I am writing to support the proposed rezoning of the Denver Rock Drill property. It is a wonderful connection to our industrial and working-class roots.

The site's character with original buildings, machinery and rail infrastructure tells a great story of the city's early manufacturing era and the communities that sustained it. The proposed plan embraces its significance through adaptive reuse and public storytelling. And the concepts of creating walkable, interesting places for those who will live and work there are great.

As a participant in the initiative to create a Museum of Denver, I'm excited to have the Rock Drill site preserved and enhanced to celebrate an important historical place and business in our city.

Sincerely,

Cliff Blauvelt
Owner - Odie B's Rino
1350 40th St. Denver Suite 180
Denver, CO. 80205

Home address
3413 N. Gilpin St.
Denver, CO. 80205

June 27, 2025

Denver Planning Board
City and County of Denver
201 W. Colfax Ave.
Denver, CO 80202

RE: Support for Denver Rock Drill Rezoning Application

Dear Members of the Denver Planning Board,

As the owner of Odie B's, locally owned and operated restaurants in RiNo and Sunnyside, I am writing to voice my strong support for the proposed rezoning of the Denver Rock Drill site.

This project represents the kind of thoughtful, community-driven development our city needs. As a business owner committed to the long-term vitality of Denver's neighborhoods, I see the Denver Rock Drill plan as a unique opportunity to blend historic preservation with future-focused growth. It's not just about buildings—it's about creating a vibrant, walkable community that supports local businesses, fosters creativity, and offers new spaces for residents and visitors alike.

Denver Rock Drill's proposed mix of housing, retail, office, and public open space will help energize our neighborhood economy, increase foot traffic, and ultimately create more opportunities for businesses like mine. As a restaurant that thrives on a diverse and dynamic customer base, I welcome the density and vitality this redevelopment will bring.

Moreover, the development team's approach to adaptive reuse and honoring the site's historic character aligns with the values we share as Denverites—celebrating our past while building toward a more inclusive and sustainable future.

Please accept this letter as my enthusiastic endorsement of the Denver Rock Drill rezoning. I urge you to support this application and help bring this transformational project to life.

Sincerely,

J. Clifford Blauvelt IV

Outlook

[EXTERNAL] Denver Rock Drill Redevelopment Support

From Rachel <rachelwillis1321@gmail.com>
Date Tue 7/1/2025 10:55 AM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

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Dear Planning Board & City Council Members,

As a resident of the Cole neighborhood (3409 Gilpin St.), I'm writing to support the proposed redevelopment of the Denver Rock Drill site, located just four blocks from me. I believe this project is a remarkable opportunity to preserve the history of the neighborhood while creating new spaces for the community, local business and food.

The list of benefits this project promises to bring to the neighborhood is significant, but I can't overstate how excited I am about the inclusion of a grocery store. Currently, the nearest options for fresh food are over a mile away, so having a grocery store within walking distance would be an incredibly meaningful change for Cole residents.

At a time when so much of the city's new growth looks and feels generic and uninspired, it's refreshing to see a project that offers a bold alternative that will modernize without erasing, and invest without homogenizing. I strongly urge the City Council to approve this project. We need more thoughtful development like Rock Drill that will help to ensure Denver grows with intention, creativity, and respect for its roots. Thank you for your time and consideration of this project. I can't wait to see it (finally) come to life!

Take care,

Rachel Willis

Outlook

[EXTERNAL] Denver Rock Drill Redevelopment

From Luke Cebula <luke.cebula3@gmail.com>
Date Tue 7/1/2025 12:17 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

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Dear Planning Board and City Council Members,

My name is Luke Cebula and I live in 3435 N. Humboldt. St. Denver, CO 80205.

I bought my house and moved here a year ago and am SO excited about the Denver Rock Drill Redevelopment. We walk our dog there every single day, morning and evening, and would love to see the space developed into something that not only preserves our past, but also builds our future. More specifically, the Cole neighborhood is a grocery store desert, with no realistic / good grocery store within walking distance. We would LOVE this to solve that problem, by providing a grocery store space within the redevelopment.

Looking forward to hearing next steps in the future.

Thanks,

Luke Cebula
Luke.cebula3@gmail.com
714-336-8830

Outlook

[EXTERNAL] Denver Rock Drill Redevelopment

From Martin Brandt <martinfbrandt@gmail.com>
Date Tue 7/1/2025 12:23 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

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Dear Planning Board and City Council Members,

I live in the Cole neighborhood at 3418 Gilpin St, Denver, CO 80205, and I'd love to express my support for the proposed redevelopment of Denver Rock Drill.
I'm particularly excited about the project's plan to add additional housing density and garaged parking to the area. I would also love to see additional retail, including a grocery store, in this space, which would help a community that exists in an area without affordable groceries.
I'm also excited about the project's desire to adhere to the look and feel of Cole. I love the character of our neighborhood and want the Rock Drill development to fit in with the feel and identity of our neighborhood.
Please help our community to grow by supporting the continuation of this project.

Thank you,
Martin Brandt

Outlook

[EXTERNAL] Support for Rezoning of Denver Rock Drill Campus (1717 E. 39th Avenue)

From Cameron <7cameron@gmail.com>
Date Sun 7/6/2025 5:02 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>
Cc bethany@gravellpublicaffairs.com <bethany@gravellpublicaffairs.com>

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Mr. Lechuga,

I am writing in support of the rezoning and subsequent redevelopment of the Denver Rock Drill Campus. As a former resident of the Cole neighborhood, and current Denver resident, the potential of the Rock Drill site to host a vibrant, sustainable, and unique mix of residential, commercial, and community focused uses is plain to see.

I believe that, if redeveloped appropriately, the Rock Drill campus has the potential to serve as the hub of a strong community, for both existing and new residents. Given the current development activity in the area, preserving and re-imagining this historical infrastructure will help to support a vibrant, sustainable community.

I support rezoning, and recommend that the City of Denver approves rezoning and redevelopment while placing appropriate conditions to ensure that the campus is developed in a sustainable manner that preserves existing community equity and prevents further displacement of existing residents.

Thank You,

- Cameron Hufford

July 7, 2025
Denver City Councilmembers
1437 Bannock Street, Room 451
Denver, Colorado 80202

Dear City Councilmembers,

On behalf of the Biennial of the Americas, I am writing to express our support for the proposed rezoning of the Rock Drill site from I-B to C-MX-12/C-MX-16.

As an organization that has partnered and programmed at Rock Drill in the past, we've seen firsthand the potential of the site to host meaningful cultural experiences and bring people together. With its layered history and distinctive architecture, Rock Drill presents a rare opportunity for thoughtful redevelopment that honors the past while creating space for new forms of connection.

We are encouraged by the proposed mix of uses and the inclusion of public gathering spaces, art, and creative businesses—all of which contribute to a more vibrant and welcoming city. We also appreciate the intention to preserve the most architecturally significant buildings on the site, which could help anchor the redevelopment in a strong sense of place.

The Biennial supports efforts that bring people together across communities, disciplines, and cultures. We believe the Rock Drill redevelopment has the potential to contribute to that vision and look forward to seeing how the project evolves.

Sincerely,

FloraJane DiRienzo
Executive Director
Biennial of the Americas

Outlook

[EXTERNAL] 1717 E 39th Rezoning

From Zach Noyes <znoyes35@gmail.com>
Date Sun 7/6/2025 7:21 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

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Tony,

I'm in support of the rezone at 1717 E 39th st. Epic project—the neighborhood will benefit from increased residences and walkable commercial.

Zach Noyes, AICP
1350 40th St, Denver, CO 80205

Jennifer Jeung
3930 N High St
Denver, CO 80205

July 7, 2025

Honorable Denver City Councilmembers
1437 Bannock Street, Room 451
Denver, Colorado 80202

Dear City Councilmembers,

My husband and I own a home located at 3930 N High St in the Cole Neighborhood in District 9.

As a homeowner and a neighbor to the proposed Rock Drill RiNo redevelopment, I want to express my **full support** for the project and the proposed rezoning from I-B to C-MX-12/C-MX-16.

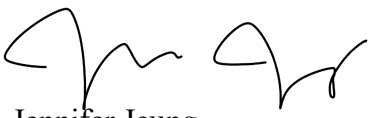
The Rock Drill site represents one of Denver's most significant adaptive reuse and mixed-use opportunities. The site is underutilized today, and the proposed rezoning will help make the goal of activating the site a reality.

We're supporting the rezoning request for the following reasons:

- We appreciate the development team's strong commitment to preservation and adaptive reuse. They will preserve the sawtooth, boiler, and foundry buildings, which are the three most architecturally and historically significant structures on the property.
- We applaud the development team for seeking appropriate density, especially the C-MX-16 on the northwest corner of the site. Density belongs along 40th Ave.
- The proposed retail and commercial will activate the site, making the area more vibrant and safe. Rock Drill really lends itself to assembly uses.
- Future redevelopment will include a strong commitment to mixed-income housing, providing greater opportunity for individuals who come from diverse socio-economic backgrounds. Rezoning Rock Drill will allow a project that does not displace anyone and brings many units of much-needed housing to an area to come to fruition.

We believe that this rezoning will have an incredible impact on our neighborhood, and we want to acknowledge the owners' ongoing efforts to meet with us to discuss plans for this site. We appreciate their team collaborating with us to make this a great place. The surrounding residents support this proposed rezoning, and we hope City Council will do the same.

Sincerely,



Jennifer Jeung

Outlook

[EXTERNAL] Denver Rock Drill Redevelopment

From Kevin Lawrence <lawrence.kvn@gmail.com>
Date Wed 7/2/2025 2:16 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

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My name is Kevin Lawrence and I live on Gilpin Street at 39th—directly across from the Rock Drill site. I see it from my front door every day.

When I first came to look at buying my home, I actually walked over to the Rock Drill before stepping inside the house. The site left a real impression. It felt like it had the potential to be the heartbeat of the neighborhood. Since then, I've imagined what it would be like for that space to become a place people gather—something alive, active, and connected to the fabric of Cole.

Right now, if I want real retail or a decent night out, I walk to RTD and ride down to Union Station. The idea that one day people might take RTD *to* us—that Cole could be a destination rather than a pass-through—is incredibly exciting. What I'm personally most looking forward to is the possibility of walkable food and drink spots, neighborhood-scale entertainment, and a real grocery store. That kind of investment would change daily life here in a meaningful way.

My partner and I went to the Rock Drill open house last year, and we walked away excited by the vision. This plan preserves history while building a vibrant, local, sustainable future. As a Cole resident and direct neighbor, I strongly support the redevelopment and hope the city will keep moving it forward.

Sincerely,

Kevin Lawrence

3823 N Gilpin St

Outlook

[EXTERNAL] Denver Rock Drill Redevelopment

From Brock Haft <haft.brock@gmail.com>
Date Wed 7/2/2025 2:25 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

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Dear Planning Board and City Council Members,

My name is Brock Haft, and I live just a block from the Rock Drill site, on Gilpin Street.

This past year, I spent hundreds of hours working on the garden in front of our house—and honestly, I think we've got one of the prettiest blocks in Cole. While I'm out there, I often think how incredible it would be if the street felt more connected to the Rock Drill site—if it felt like part of something alive and active.

Right now, for groceries or a bite out, I have to leave the neighborhood. I want to support my community, but the options just aren't here yet. Most of our friends moved to Cole in the last few years, but when we want to do something together, we mostly just rotate dinners at each other's homes.

I work from home, and I'd love to have nearby cafés, local food spots, or even just walkable public places to step out to during the day. This project would bring all of that within reach—while keeping the character of the area intact.

Thanks for considering,
Brock Haft
3823 N Gilpin St

--
Many thanks,
Brock Haft
Haft.Brock@gmail.com
520-300-0672

Outlook

[EXTERNAL] Denver Rock Drill Redevelopment Support!

From Vince Edwards <vce500@gmail.com>
Date Wed 7/2/2025 2:37 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

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Planning Board and City Council Members,

I am emailing you all to express my support for the proposed development to the old Denver Rock Drill site. I am a homeowner in Cole (and have lived in other neighborhoods in the city), and am very interested in seeing the city redevelop underutilized space for commercial uses, public spaces, and housing—mixing all three is even better.

I spend a ton of time walking around the city visiting museums, going to restaurants, visiting farmers markets, and spending time in public parks. The more access the community has to these things, particularly when they are walkable, the more likely people are to spend their time and their money within the city!

Walk and bike first design would be highly important to me. This is a somewhat walkable city, but we still have work to do as far as wide, tree-lined pedestrian avenues and protected bike lanes. I am not a fan of required parking and car-centric designs, and generally would not be in favor of using space for parking lots or structures. Denser parking structures that pay-to-park is better than surface parking, however.

I would support a system that would allow for small commercial operations to exist (and also be able to afford rent), as well as office space if there is a demand. There is a ton of housing going up in the area, but more would be good too, if there is still a demand. I would discourage the creation of luxury housing, as that is tailored to such a small subset of the city. I think open space would get a ton of use as well. Food trucks are okay, but sometimes they tend to be loud and generators pollute. Another option could be in-place food stalls (sometimes called hawker centers in SE Asia), if that space can accommodate it.

Space dedicated to more mundane services, like medical offices/dentists, grocery stores, etc. would also be very useful. This part of the city is sort of a food desert, with the Safeway on 20th, or Natural Grocers up across the train tracks are the only options for reasonably affordable groceries.

I appreciate being able to contact you directly about this matter, and look forward to following along with the planning and development of the Rock Drill!

Vince Edwards
410-707-2946
3430 N Williams Street
Cole, Denver, 80205

Outlook

FW: [EXTERNAL] Rezoning - application #2024I-00005

From Planningboard - CPD <planningboard2@denvergov.org>
Date Tue 7/15/2025 12:49 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

DENVER
THE MILE HIGH CITY

Erik Saucedo | Administrative Support Assistant IV
Community Planning and Development | City and County of Denver
Pronouns | He/Him/His

311 | denvergov.org/CPD | Denver 8 TV | Facebook | Twitter | Instagram

From: Andy Pendl <andypendl81@gmail.com>
Sent: Tuesday, July 15, 2025 2:10 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] Rezoning - application #2024I-00005

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Hello,
I'm writing in support of the redevelopment of the Denver Rock Drill property. I will two blocks south of 39th @ 3625 N Williams St. I think this redevelopment will bring a great vibrancy and re-invigoration to the neighborhood.

Regards,
Andy

Andy Pendl
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JANA NOVAK

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July 13, 2025

Denver City Council
Denver, CO

RE: Denver Rock Drill Project

Dear City Council Members,

I'm writing to express my wholehearted support for the Denver Rock Drill redevelopment project. I am a resident of the Cole neighborhood, one who lives less than a block away from the Denver Rock Drill, as well as the current owner of Denver Graffiti Tours. With my considerable interest in the neighborhoods around me, this project stands out as an excellent opportunity to highlight and preserve Denver's industrial roots while investing in something bold and creative.

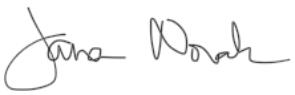
Through my work leading walking tours of the street art in the RiNo Art District, I've seen how impactful it is to connect people not just to the art on the walls, but also to stories about identity, displacement, resistance, and creative expression. The Rock Drill site carries that same layered potential. Just as every wall has a story, it is clear the Rock Drill site has a story. This story deserves to be told not just in history books, but through spaces that breathe new life into the old.

Having grown up in the heart of Washington, DC, and in the heart of its struggle to care for and illustrate its past while keeping up with an ever-changing present and an unforeseeable future, I know how critical it is to understand those competing interests can be complementary rather than adversarial. With thoughtful redevelopment, a place can become a space that bridges past and present, while elevating the voices and visions of local artists and neighbors. I consider the Rock Drill one of these spaces.

I believe in the power of art and creativity to open minds, challenge assumptions, and build connection. Projects like Rock Drill are essential to keeping that spirit alive by showing how development doesn't have to erase our character but can instead reflect and expand it. This project will not only create jobs and drive economic vitality, but it will help Denver feel more like Denver – a little scrappy, a little gritty, incredibly creative, and proud of where it came from.

Thank you for considering this meaningful investment in Denver's past, present, and future. I hope you'll support the Rock Drill redevelopment and help bring this vision to life.

Sincerely,



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