



August 3, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that the Ballpark Collective Registered Neighborhood Organization is informed and supportive of the efforts of the Denargo Market rezoning of 3225 Denargo Street to DM6. In meeting with the project design team, we feel their organization is in line with our goals to continue to protect and improve the safety, health, welfare, and quality of life in the neighborhood.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Van Sistine", is written over a horizontal line.

Matthew J. Van Sistine
Executive Director
Ballpark Collective



August 21, 2020

Brandon Shaver, Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Application No. 2020I-00055

Dear Mr. Shaver,

On August 11, 2020, the Board of Directors of the Elyria-Swansea-Globeville Business Association met with representatives of 3225 Denargo Street to understand their rezoning request.

We understand they are proposing a change from I-B, UO-2 to C-MX-16, and that the development would provide approximately 5,800 SF of retail along the ground level, along with 326 residential units for lease. We appreciate that they are voluntarily proposing an affordable housing agreement to reserve a total of 10% of the units for households at 60% and at 80% of the area median income. We believe the broader business and residential community will benefit from this rezoning, and we support their application.

Please feel free to contact me at 303-956-8572 should you have any questions.

Sincerely,

Larry Burgess, President
Elyria-Swansea-Globeville Business Association

City and County of Denver Planning

Board

Denver, Colorado

Dear Planning Board:

It is truly exciting to write this letter of support on behalf of the Denargo Market Residential Developments (DM3/DM4/DM6) located at 2520 Wewatta Way, 2600 Wewatta Way, and 3225 Denargo Street. I have had the opportunity to discuss with them how their projects will be integrated into our community and help with our neighborhood plan. I must say the Denargo Developments are willing to step up and integrate into our neighborhood by supporting our neighborhood efforts in expanding the Early Childhood Education program at Garden Place Elementary school by allowing the school to use the facilities at their developments as part of the gym class academic curriculum where the students would use there pickleball court, and outdoor amenity area.

This is just one example of how the Denargo Developments will enable the community to sustain the quality of life that is badly needed in District 9. The Denargo Developments went a step further and is willing to help out UCAN with its environmental clean plan for the neighborhood on an annual basis. This is the type of partnership public/private that we need throughout the City of Denver.

If you any questions regarding the content of this letter please feel free to reach out to me directly.

Armando Payan

President of UCAN

Cc/Candi Cede Baca City Council

Andrea Renteria Principal Garden Place Elementary School