

From: [Vanessa Quintana](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Cc: [District 1 Comments](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Chavez, Benjamin J. - CC YA2245 City Council Aide](#); [Mejia, Melissa - CC YA2245 City Council Aide](#); [Rocha Vasquez, Daisy - CC YA2245 City Council Aide](#); [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Kline, Genevieve M. - CC Senior City Council Aide District 4](#); [Cohn, Taylor - CC YA2245 City Council Aide](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#); [Visser, Sara - CC YC1500 Administrative Support Assistant III](#); [Fahrberger, Brent J. - CC Senior City Council Aide District 6](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [Banuelos, Anita - CC City Council Aide District 7](#); [Schultz, Amanda M. - CC Senior City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Hartman, Leya - CC YA2245 City Council Aide](#); [District 9](#); [Calderon, Lisa - CC Senior City Council Aide](#); [Gidfar, Mansur M. - CC WW1111 Contingent Worker](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#); [City Council District 10](#); [Sotelo, Melissa N. - CC YA2246 City Council Aide Senior](#); [Kyle, Polly A. - CC Senior City Council Aide At Large](#); [Lowell, Christopher - CC City Council Aide At Large](#); [Aldretti, Susan K. - CC Senior City Council Aide At Large](#); [Grunditz, Naomi R. - CC City Council Aide District 1](#)
Subject: [EXTERNAL] 90 Day Delay on bill 20-1159
Date: Monday, November 16, 2020 3:35:56 PM
Attachments: [90 day delay letter Quintana.docx](#)

Denver City Council,

I am submitting a letter on behalf of myself and the Reclaim the Eastside RNO to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points.

Best,

--

Vanessa Quintana, MPP

720-462-0490 | vanessa.quintana2020@berkeley.edu

"To win any struggle for liberation, you have to have the way as well as the will, an overall ideology and strategy that stem from a scientific analysis of history and present conditions." ~ Assata

From: [Selena Piña](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [District 1 Comments](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Chavez, Benjamin J. - CC YA2245 City Council Aide](#); [Mejia, Melissa - CC YA2245 City Council Aide](#); [Rocha Vasquez, Daisy - CC YA2245 City Council Aide](#); [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Kline, Genevieve M. - CC Senior City Council Aide District 4](#); [Cohn, Taylor - CC YA2245 City Council Aide](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#); [Visser, Sara - CC YC1500 Administrative Support Assistant III](#); [Fahrberger, Brent J. - CC Senior City Council Aide District 6](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [Banuelos, Anita - CC City Council Aide District 7](#); [Schoultz, Amanda M. - CC Senior City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Hartman, Leya - CC YA2245 City Council Aide](#); [District 9](#); [Calderon, Lisa - CC Senior City Council Aide](#); [Gidfar, Mansur M. - CC WW1111 Contingent Worker](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#); [City Council District 10](#); [Sotelo, Melissa N. - CC YA2246 City Council Aide Senior](#); [Kyle, Polly A. - CC Senior City Council Aide At Large](#); [Lowell, Christopher - CC City Council Aide At Large](#); [Aldretti, Susan K. - CC Senior City Council Aide At Large](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Grunditz, Naomi R. - CC City Council Aide District 1](#); [Calderon, Lisa - CC Senior City Council Aide eastsidetrailblazers@gmail.com](#)
Cc:
Subject: [EXTERNAL] A letter for the public record on Bill20-1159: 90 Day delay Letter for DENARGO market rezone
Date: Monday, November 16, 2020 3:27:54 PM

November 16, 2020

Dear City Council,

I Selena Piña, and we at Reclaim The East Side RNO, would like to request the following letter to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville.

Any extraordinary ask for a change in land use entitlements, such as a change in use and 16 stories height, right now in our City should be justified with an extraordinary benefits package to protect the surrounding communities health and wellbeing. Similar developments and investments to this project have skyrocketed the rent gap and property taxes more than 500% in Globeville and Elyria-Swansea since 2007, more than three times greater than the City average, exacerbating historic racial health disparities (inequities). The well-being and stability of our neighborhoods matters, and unless this project helps to alleviate and not exacerbate the problem, we will be opposed to this rezone, and we will also urge our community partners to stand in opposition.

Because of this, the GES Coalition, partners and neighbors currently oppose the proposed rezone for this site without a proper Community Benefits Agreement. The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisors) as well as City Council to postpone setting a date for the rezone hearing in order to potentially reach a CBA. A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

At this point, without a developed equity agreement with the surrounding neighborhood, the few amounts of committed affordable units is not enough and the overall project would exacerbate involuntary displacement and the need for affordable units more than help it. Keeping industrial zoning at this site would maintain jobs and stability of this area.

Instead of bringing an unfinished negotiation before council, we would like to request a 90 day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA. Without this time, we feel we would be unable to come to an agreement that would bring the equitable process needed for such a drastic change in use and height requested in this entitlement change; and would stand in

opposition to this extreme rezone.

Signed,

Selena Piña

She/Her/Hers & They/Their/Them

LGBTQIA+ Community Activist, Chican@ Scholar, & Homeless Advocate

Secretary, Reclaim The East Side

EastsideTrailblazers@gmail.com

Selenapina@gmail.com

November, 16, 2020

From: [Liliana Flores Amaro](#)
To: [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dencc - City Council](#); [District 9](#)
Subject: [EXTERNAL] Bill 20-1159
Date: Monday, December 7, 2020 2:25:39 PM

Dear Councilpersons C de Baca, Kashman, Ortega, and Kniech and city staff:

My name is Liliana Flores Amaro and I am calling as a neighbor in the Swansea neighborhood and a member of the GES Development Committee and the GES Coalition. **I am in opposition of the 3225 DeNargo St. 16 story rezone proposed for December 14th hearing** because I believe it is an extreme change in height and use that merits critical look at equity and urban development in this area. I hope you take the time to read the incoming letters and information from the GES Coalition about this project that shows the data in GES around involuntary displacement pressures and huge changes in the area that is impacting the stability and health of people in my neighborhood. Our communities, and communities across the City will be watching this re-zone to see how Council will continue to depend on extractive land use to obtain development that pushes our most vulnerable families from this City.

We have been let down both by CPD and HOST as far as pushing this project through without proper analysis of the impact nor working/speaking to the community. The Development agreement gives the impression that we are getting some affordability or equity but that is absolutely not the case. The affordability they are providing is not relevant to the need in this area, and was not agreed to by the community. If we as the City just accept whatever the developer is giving without pushing back--we will never gain equitable outcomes.

GES's history has been intertwined with the history of industry in this city. This is an industrial site that has provided jobs in the community for a long time. Our communities need these types of jobs that light industrial zoning provides. Replacing them with luxury housing does not provide the type of jobs that support the local economy.

You have an opportunity to be responsive to the city's residents, to the folks that are trying to get by, many whose hardships have been magnified due to the pandemic. Ask yourselves, how does a 16 story luxury building help those folks in and in the surrounding communities as the plans currently stand now?

Liliana Flores Amaro
lfloresamaro@gmail.com
720-585-1234

From: [Hannah Warner](#)
To: [dence - City Council](#)
Cc: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Subject: [EXTERNAL] Concerned Neighbor, Opposed to Bill 20-1159
Date: Sunday, December 13, 2020 9:13:48 PM

Dear Council Members,

I would like my letter to be part of the public record.

My name is Hannah Warner and I am writing as a neighbor in the City Park neighborhood and a member of the GES Development Committee and the GES Coalition/Globeville First/E-SNA, EGS&P/etc. I am in opposition of the 3225 DeNargo St. 16 story rezone proposed for December 14th hearing because I believe it is an extreme change in height and use that merits critical look at equity and urban development in this area. I hope you take the time to read the incoming letters and information from the GES Coalition about this project that shows the data in GES around involuntary displacement pressures and huge changes in the area that is impacting the stability and health of people in my neighborhood. Our communities, and communities across the City will be watching this re-zone to see how Council will continue to depend on extractive land use to obtain development that pushes our most vulnerable families from this City.

Our city can't continue to continue the patterns of redlining that are currently erasing low income communities of color in this City. We would ask you to think about a question--would you put a 16 story development with over 300 market rate units right next to your most vulnerable to displacement neighborhood? We have been let down both by CPD and HOST as far as pushing this project through without proper analysis of the impact nor working/speaking to the community. The Development agreement gives the impression that we are getting some affordability or equity but that is absolutely not the case. The affordability they are providing is not relevant to the need in this area, and was not agreed to by the community. If we as the City just accept whatever the developer is giving without pushing back--we will never gain equitable outcomes.

We feel this proposal is not in alignment with the Comprehensive 2040 plan that contains 9 goals and 23 strategies around equity and that this project is setting a precedent to continue to not address equity issues, while getting land entitlements for 16 stories! Growth needs to be across the City, not on the backs of our most vulnerable residents.

My community is suffering! 77% of us in GES are essential workers and we are over impacted by the COVID19 pandemic. 89% of our neighbors are paying over 50% of their incomes in rent (severely rent burdened) now during this pandemic.

GES's history has been intertwined with the history of industry in this city. This is an industrial site that has provided jobs in the community for a long time. Our communities need these types of jobs that light industrial zoning provides.

Replacing them with luxury housing does not provide the type of jobs that support the local economy.

This sets a standard for how large rezones are given and what is expected of them. It also sets a tone for 16 story buildings along the downtown corridor, and in this area as acceptable without much examination of the landscape, the urban plan, the equity or the significant amount of infrastructure needs and expenses this will burden this area with 16 stories on a very small lot.

Please do the right thing. Money does not give people or corporations the right to take away another persons home.

All my best,

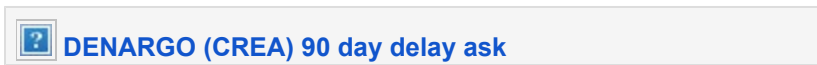
Hannah

warner.hannah@gmail.com | 720 480 4639

Sent from my iPhone

From: [Alfonso Espino](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [District 1 Comments](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Chavez, Benjamin J. - CC YA2245 City Council Aide](#); [Mejia, Melissa - CC YA2245 City Council Aide](#); [Rocha Vasquez, Daisy - CC YA2245 City Council Aide](#); [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Kline, Genevieve M. - CC Senior City Council Aide District 4](#); [Cohn, Taylor - CC YA2245 City Council Aide](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#); [Visser, Sara - CC YC1500 Administrative Support Assistant III](#); [Fahrberger, Brent J. - CC Senior City Council Aide District 6](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [Banuelos, Anita - CC City Council Aide District 7](#)
Cc: [Nola Miguel](#); [Robin Reichhardt](#); [Maria E. De Luna](#)
Subject: [EXTERNAL] Letter of opposition for bill 20-1159
Date: Monday, November 16, 2020 2:50:01 PM

We would like to request the following letter to be a part of the record for **bill 20-1159**, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville.



--
Alfonso Espino
Organizing Fellow
GES Coalition

From: [Alma Urbano](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Cc: [District 1 Comments](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Chavez, Benjamin J. - CC YA2245 City Council Aide](#); [Mejia, Melissa - CC YA2245 City Council Aide](#); [Rocha Vasquez, Daisy - CC YA2245 City Council Aide](#); [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Kline, Genevieve M. - CC Senior City Council Aide District 4](#); [Cohn, Taylor - CC YA2245 City Council Aide](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#); [Visser, Sara - CC YC1500 Administrative Support Assistant III](#); [Fahrberger, Brent J. - CC Senior City Council Aide District 6](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [Banuelos, Anita - CC City Council Aide District 7](#); [Schultz, Amanda M. - CC Senior City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Hartman, Leya - CC YA2245 City Council Aide](#); [District 9](#); [Calderon, Lisa - CC Senior City Council Aide](#); [Gidfar, Mansur M. - CC WW1111 Contingent Worker](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#); [City Council District 10](#); [Sotelo, Melissa N. - CC YA2246 City Council Aide Senior](#); [Kyle, Polly A. - CC Senior City Council Aide At Large](#); [Lowell, Christopher - CC City Council Aide At Large](#); [Aldretti, Susan K. - CC Senior City Council Aide At Large](#); [Grunditz, Naomi R. - CC City Council Aide District 1](#)
Subject: [EXTERNAL] Letter to be a part of the record for bill 20-1159 (from Alma Urbano)
Date: Monday, November 16, 2020 3:22:22 PM

November 16, 2020

Dear City Council,

I, Alma Urbano-Torres, as someone who resides in Swansea neighborhood and works in Globeville, would like to request the following letter to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville.

Any extraordinary ask for a change in land use entitlements, such as a change in use and 16 stories height, right now in our City should be justified with an extraordinary benefits package to protect the surrounding communities health and wellbeing. **Similar developments and investments to this project have skyrocketed the rent gap and property taxes more than 500% in Globeville and Elyria-Swansea since 2007, more than three times greater than the City average, exacerbating historic racial health disparities (inequities).** The well-being and stability of our neighborhoods matters, and unless this project helps to alleviate and not exacerbate the problem, we will be opposed to this rezone, and we will also urge our community partners to stand in opposition.

Because of this, the GES Coalition, partners and neighbors **currently oppose the proposed rezone for this site** without a proper Community Benefits Agreement. The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisors) as well as City Council to **postpone setting a date for the rezone hearing in order to potentially reach a CBA.** A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

At this point, without a developed equity agreement with the surrounding neighborhood, the

few amounts of committed affordable units is not enough and the overall project would exacerbate involuntary displacement and the need for affordable units more than help it. Keeping industrial zoning at this site would maintain jobs and stability of this area.

Instead of bringing an unfinished negotiation before council, we would like to request a 90 day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA. Without this time, we feel we would be unable to come to an agreement that would bring the equitable process needed for such a drastic change in use and height requested in this entitlement change; and would stand in opposition to this extreme rezone.

Signed,

Alma Urbano-Torres

**5151 ½ Milwaukee St
Denver Co 80216**

aurbano6@gmail.com

Phone #: 303-763-0989

November 16th, 2020

--

Alma Urbano Torres

My pronouns are she/her/ella. Please tell me yours. ([What's this?](#))

From: [Drew Dutcher](#)
To: [dence - City Council](#)
Cc: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Subject: [EXTERNAL] NO on Bill 20-1159: Re-zoning for 3225 Denargo Street
Date: Monday, November 16, 2020 4:32:01 PM

Dear Members of City Council,

The Elyria and Swansea Neighborhood Association has met several times recently with the Cypress Real Estate Advisers regarding the rezoning of 3225 Denargo Street in Five Points from I-B, UO-2 to C-MX-16, DO-7.

We would like to request the following letter to be a part of the record for bill 20-1159, an ordinance changing the zoning classification from I-B, UO-2 to C-MX-16, DO-7 for 3225 Denargo Street in Five Points; across the river from Globeville:

Any extraordinary ask for a change in land use entitlements, such as a change in use and 16 stories height, right now in our City should be justified with an extraordinary benefits package to protect the surrounding communities health and wellbeing. **Similar developments and investments to this project have skyrocketed the rent gap and property taxes more than 500% in Globeville and Elyria-Swansea since 2007, more than three times greater than the City average, exacerbating historic racial health disparities (inequities).** The well-being and stability of our neighborhoods matters, and unless this project helps to alleviate and not exacerbate the problem, we will be opposed to this rezone, and we will also urge our community partners to stand in opposition.

Because of this, the Elyria and Swansea Neighborhood Association, along with GES Coalition, and partners and neighbors, **currently oppose the proposed rezone for this site without a proper Community Benefits Agreement.** The initial offers and negotiations were deemed insufficient and unfinished by the community, and we are asking the developer (Cypress Real Estate Advisers) as well as City Council to postpone setting a date for the rezone hearing in order to potentially reach a CBA. A comprehensive agreement should reflect the need in the surrounding community and not increase displacement pressures or ongoing loss of industrial zoning that provides working class jobs for neighbors. The requested zoning of C-MX-16 would most certainly increase displacement pressures related to exorbitant rises in property values and negatively impact the health and wellbeing of surrounding neighbors already at risk of displacement.

At this point, without a developed equity agreement with the surrounding neighborhood, the few amounts of committed affordable units is not enough and the overall project would exacerbate involuntary displacement and the need for affordable units more than help it. Keeping industrial zoning at this site would maintain jobs and stability of this area.

Instead of bringing an unfinished negotiation before council, **we would like to request a**

90-day extension to give time for a Community Benefits Agreement to be created, and a Development Agreement that would reflect what is in the CBA. Without this time, we feel we would be unable to come to an agreement that would bring the equitable process needed for such a drastic change in use and height requested in this entitlement change; and would stand in opposition to this extreme rezone.

**Drew Dutcher
President
Elyria and Swansea Neighborhood Association
303-349-4360**

From: [Audrey Crockett](#)
To: [dence - City Council](#)
Cc: [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#)
Subject: [EXTERNAL] Opposing Bill 20-1159
Date: Monday, December 14, 2020 1:35:21 PM

Hello,

I'm writing to oppose the rezoning of 3225 Denargy Street in Five Points. As a resident of Globeville, I feel that this is not the type of development our neighborhoods need. We need affordable housing, not more luxury units that will stand empty. This type of development places tax and rent burdens on myself and my neighbors and will exacerbate involuntary displacement and housing instability in my neighborhood. Therefore, I stand with other members of the GES Coalition and Denverites across the city to oppose this bill.

Please include my opposition as part of the public record for bill 20-1159.

Thank you,

Audrey Crockett

From: [Vanessa Quintana](#)
To: [denc - City Council](#)
Cc: [CdeBaca, Candi - CC Member District 9 Denver City Council](#)
Subject: [EXTERNAL] Opposition Letter against 3225 DeNargo
Date: Monday, December 14, 2020 2:56:00 PM
Attachments: [3225 DeNargo Opposition letter Quintana.docx](#)

Good Afternoon, Council:

Please include this letter on file for the proposed rezone of 3225 DeNargo.

Best,
Vanessa Quintana

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Vanessa Quintana, MPP

720-462-0490 | vanessa.quintana2020@berkeley.edu

"To win any struggle for liberation, you have to have the way as well as the will, an overall ideology and strategy that stem from a scientific analysis of history and present conditions." ~ Assata

From: [Nola Miguel](#)
To: [dence - City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#)
Cc: [District 1 Comments](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Chavez, Benjamin J. - CC YA2245 City Council Aide](#); [Mejia, Melissa - CC YA2245 City Council Aide](#); [Rocha Vasquez, Daisy - CC YA2245 City Council Aide](#); [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Kline, Genevieve M. - CC Senior City Council Aide District 4](#); [Cohn, Taylor - CC YA2245 City Council Aide](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#); [Visser, Sara - CC YC1500 Administrative Support Assistant III](#); [Fahrberger, Brent J. - CC Senior City Council Aide District 6](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [Banuelos, Anita - CC City Council Aide District 7](#); [Schultz, Amanda M. - CC Senior City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Hartman, Leya - CC YA2245 City Council Aide](#); [District 9](#); [Calderon, Lisa - CC Senior City Council Aide](#); [Gidfar, Mansur M. - CC WW1111 Contingent Worker](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#); [City Council District 10](#); [Sotelo, Melissa N. - CC YA2246 City Council Aide Senior](#); [Kyle, Polly A. - CC Senior City Council Aide At Large](#); [Lowell, Christopher - CC City Council Aide At Large](#); [Aldretti, Susan K. - CC Senior City Council Aide At Large](#); [Grunditz, Naomi R. - CC City Council Aide District 1](#); [Globeville First](#); [Drew Dutcher](#); [Robin Reichhardt](#); [Alfonso Espino](#); [Maria E. De Luna](#); [yessica@communitywealthbuilding.org](#); [nessaquintana09@gmail.com](#); [Alma Urbano Torres](#); [Vanessa Roberts](#); [Sandra Ruiz](#); [Yadira Sanchez](#)
Subject: [EXTERNAL] Opposition Letter from the GES Development Committee for 3225 DeNargo
Date: Friday, December 11, 2020 4:21:16 PM
Attachments: [Opposition letter GES Coalition DeNargo 3225 DeNargo.pdf](#)

Dear Denver City Council and Central offices,
We ask that the attached letter in opposition to **bill 20-1159 to rezone property from I-B, UO-2 to C-MX-16 be added to the public record.**
Thank you for your attention to, and consideration of, this letter for your decision on Monday, December 14th.

Sincerely,

Organized GES neighbors that form the **Globeville Elyria Swansea Organizing Development Committee**

including organizational membership from:

Globeville Elyria Swansea (GES) Coalition Organizing For Health and Housing Justice
Globeville First, RNO
Elyria-Swansea Neighborhood Association, RNO
EGS & Partners, RNO
Project VOYCE
Center for Community Wealth Building

--

Nola Miguel, MSW, nola@gescoalition.com
GES Coalition Organizing for Health and Housing Justice
<https://www.gescoalition.com>
Office: 3455 Ringsby Ct., suite 131, Denver CO, 80216
Mail: PO Box 16132, Denver, CO, 80216
720-282-3186--office
303-596-6425 cell

From: [Alfonso Espino](#)
To: [denc - City Council](#)
Cc: [Nola Miguel](#); [Robin Reichhardt](#); [Globeville First](#); [Drew Dutcher](#)
Subject: [EXTERNAL] Opposition to "Denargo Market" Rezone
Date: Thursday, August 27, 2020 5:18:07 PM
Attachments: [Denargo Market Opposition letter GES 8 27 2020.pdf](#)

August 27th, 2020

Dear Denver City Council Members,

Please see the below evidence, categorized under the rezone criteria, that supports the **Globeville Elyria Swansea Organizing Development Committee position to “DENY the C-MX-16 rezone” for the proposal 3225 Denargo “Denargo Market”**.

The following are the **conditions** that we would like to see attached to this re-zone regardless of the owner:

- 1.) A “Transformative project” process that **includes an “Anti-displacement action plan”** in the neighborhoods, led by the City and completed before the Site Development Plan is approved in order to inform the site plan and design.
- 2.) Commit and adhere to **“Regenerating a Vision of Equity, Health and Affordability”** outlined in the last two pages of this letter. If adding these conditions is not possible, we feel the proposed C-MX-16 zoning would be harmful to the neighborhoods and ask City Council members to not approve this change in the zoning code.
- 3.) Furthermore, a Community Benefits Agreement should be developed and signed with a Five Points neighbor-led group, the GES Coalition and GES Registered Neighborhood Organization, and the developer before the Site Development Plan is approved by the City (see outline of sample agreement in attachments).
- 4.) Finally, a full traffic/construction impact analysis reported on to the neighborhood before any construction is started on the site.

Does the rezoning further public health, safety and welfare?

NO. THIS PROJECT WILL WORSEN INVOLUNTARY DISPLACEMENT IN THE SURROUNDING AREAS.

- This project, being mostly market rate, will worsen involuntary displacement of Five Points, Globeville and Elyria-Swansea residents. **Market rate units are known to negatively impact surrounding low-income communities...** *“the impact of new development in a neighborhood is usually the opposite because it*

increases demand (for that neighborhood) by more than it increases supply.”
https://shelterforce.org/2016/03/10/why_we_must_build/

- **“Studies show that market-rate housing development is linked to the mass displacement of neighboring low-income residents. Such displacement occurs even when low-income housing is not directly demolished and destroyed to make way for new development—because it operates through indirect and exclusionary means, such as “price shadowing”. Market-rate housing production causes significant price impacts in surrounding neighborhoods, raising area rents and real estate taxes. These price impacts have resulted in higher housing cost burdens for low-income residents, and their displacement.**
- On the question of affordability, none of the planned units at this site have been agreed to be below market rate by this Developer. The developer states that they “may” take on an adjacent site that has a small affordability component, but that is not this proposal that would create over 300 units. Zero affordability is an insult to this City and the surrounding communities who wish for development to stop passing them by and leaving them unable to benefit from new developments. The ongoing excuse we heard from the developer that there is no other affordable housing in RiNo is unacceptable, **creating an exclusive all market rate community should never be an option.** This site is literally surrounded by homelessness and neighborhoods facing mass displacement. *How is this project supporting the health and wellbeing of the most vulnerable in the community it is developing in?*
- Although this rezoning request is being named by the developer as a technicality, the City Council should be examining these proposals in current day context and not continuing the patterns that have already excluded and displaced surrounding neighbors. **No entitlements should be given to projects that do not support the health and wellbeing of the surrounding neighborhood.**
- The benefit of this project to neighbors, as stated by the developer, is the potential for retail that the community could utilize. Yet the ongoing patterns of redlining and RiverNorth area retail are **not inclusive to the needs or desires of the surrounding neighborhoods**, and without affordable housing as part of this development, the retail and other “assets” listed by the developer will be exclusive to those that can afford them.

Outlining Community Concerns

- There is a concern from residents in the Five Points, Globeville, and Elyria-Swansea neighborhoods that **no meaningful outreach was done by the developer of the property** in order to come to meaningful and impactful community benefits. Only one call was made between the developer and five different neighborhood groups and RNOs from the surrounding neighborhoods. **Nothing commented on that call has been followed up on by the developer; NO FOLLOW UP was done with these groups.**
- The proposed changes to zoning, which would allow for more density, have no commitment to affordability. **Communities cannot be built to last if density sacrifices affordability.** The intent to densify in our city should be done so with the intent of increasing affordability of rental units, not to increase profit margins. *Had the developer approached the surrounding communities of GES and Five Points with intent to collaborate, a realistic number could have been come up with together that could address the issues of affordability and an equitable planning process.* Since this was not the case, the community will NOT support the rezoning request. We ask that City Council support our position and reject this rezone application.
- No consideration has been made by the developer, or the city on how to best serve the surrounding homeless population near the site as part of this development. Rather than being an inclusive process that aimed at alleviating both displacement and homelessness in the area, this project proposal as it stands, would only worsen the situation in the nearby communities.
- Considering the COVID-19 health crisis has increased homelessness coupled with the pending Eviction crisis which will intensify homelessness and displacement pressures, **this and any future development projects that have little to no affordability should be categorically rejected in favor of developing affordable, stable long term mixed housing** that is strategically planned and implemented in an equitable manner (see last two pages).
- “Benefits” are not for the community; no relevance or alignment with community needs or culture. Exclusive retail and dog parks were not envisioned with our communities input; nor is there an explicit commitment to include the community moving forward on these or other choices to be made through the development process.

The City of Denver needs to do more to enforce affordability and equitable planning

If we are hearing that we need BOTH deeper affordability and more units (also bigger for families) then why isn't the city asking for that from developers instead of letting them keep figuring it out based on the "Math that works for them. The City has invested in the 38/Blake station, in Brighton Blvd improvements, in TIF areas that have taken tax dollars away, and in new parks and streets and development in River North. All of these public improvements have added to the value of the property at DeNargo and **it is absolutely the City's right to be able to ask for affordable housing or benefits for the people that will be impacted by this project.**

- The 38th/Blake height incentive has NOT been effective in providing affordable housing and property values within a 0.25-mile and 0.50-mile of the station increased by an average of \$1.1 million and a percent change of 260 percent. Public infrastructure projects need to have equity policy put in place to ensure that these projects are not displacement of the neighbors they are intended to serve.
- The city needs concrete measures of affordability to test developments on, with metrics that make sense on a neighborhood geographic context (such as neighborhood median income (AMI based on immediate area instead of the whole of Denver).
- The City needs measures to prevent displacement, promoting equity in place, and increasing access to affordable units for low-earning families in neighborhoods vulnerable to displacement.
- Rezoning to allow for more stories on a building should be a tool used to create affordable housing, not to create more units that drive the price of rent and property taxes higher in the surrounding neighborhoods.
- As outlined in Blueprint Denver (Pg. 30), **this rezoning request FAILS to improve access to opportunity in terms of creating more equitable access to quality-of-life amenities, health and quality education.** It absolutely FAILS to address reducing vulnerability to displacement for the surrounding populations, AND would in-fact *increase displacement pressures*. **The**

developer's proposal FAILS to expand housing diversity, which BLUEPRINT Denver correctly points out as important in order to "enable more inclusive and diverse communities." (Pg. 40) This development would promote the same homogenous housing stock that already exists in RINO, which has shown over the past 10 years to be limited to a young, white, middle-upper class population. Any development that asks for a re-zoning to build more units, should in turn provide a diverse, and truly affordable (50% AMI or less) housing stock.

REGENERATING A VISION OF HEALTH, EQUITY AND AFFORDABILITY

A considerate, responsible developer should be considering the health, equity and affordability of neighbors that they will be developing next to, not future neighbors that are not there yet (attracting gentry). **We ask that city council DENY this rezoning request for the current or future developers UNLESS**, they (current and/or future developers of the property) embrace, accept and adhere to the following asks that have been developed by organized communities across North Denver:

- 1. Sign a Community Benefits Agreement** with an organized body composed of 2/3 Five Points/GES residents INCLUDING those most vulnerable in the neighborhood (homeless, renters facing displacement, families, non-english speaking) to address the following points below:
- 2. Commit to increase affordability of units** in order to address the extraordinary circumstances of the neighborhood by providing affordable units (and affordable unit sizes) that match and are proportionate to critical neighborhood displacement pressures and housing needs. Make at least half the units affordable (under 80% AMI) and half of those affordable units between (30-50% AMI). Prioritize developing larger unit sizes for low-earning families.
- 3. Commit to meaningful and ongoing community participation** in order to form community oversight and transparency of the development, including decision and review about topics the community names as relevant in the agreement.
- 4. Commit to establishing a Neighborhood Affirmative Marketing effort** to make sure that existing and interested Five Points & GES neighbors have the first opportunity to apply for affordable rental units. Make a commitment to significantly reduce or eliminate application fees and security deposits for current OR former residents previously displaced from these communities.

5. **Commit to making a donation to a community-defense fund** in order to support legal costs (for prevention of eviction and foreclosure, pre-eviction and lease termination) for neighbors in Five points or other nearby neighborhoods who are jeopardized with involuntary displacement.

6. **Commit to give preference to local businesses facing displacement pressures** by including a commitment to: providing a no-compete clause for existing local businesses; bringing in no chain businesses; offering available retail space first to existing local businesses.

7. **Commit to donating land** to grassroots, neighborhood-based projects that are supporting and developing community stewardship of perpetual affordable housing and other community amenities.

Signed by,

Organized neighbors that form the **Globeville Elyria Swansea Organizing Development Committee**

including organizational membership from:

Globeville Elyria Swansea Coalition Organizing For Health and Housing
Justice

Globeville First

Elyria-Swansea Neighborhood Association

Project Voyce

From: [Michelle Magnero](#)
To: [dencc - City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Cc: [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#)
Subject: [EXTERNAL] Opposition to approval of bill 20-1159
Date: Monday, December 14, 2020 12:12:24 PM

Good afternoon,

I am a resident of district 3. I am writing to voice my opposition to the approval of bill 20-1159. This bill concerns a rezoning of 3225 Denargo st. in Five Points. Such a rezoning sets a bad precedent for development in the city and will lead to displacement and exacerbation of the existing housing crisis. For these reasons, I ask that council oppose this bill.

Thank you,
Michelle Magnero

From: [Mike Keldsen](#)
To: [denc - City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Cc: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Subject: [EXTERNAL] Opposition to bill 20-1159
Date: Saturday, December 12, 2020 1:24:06 PM

Good afternoon Denver City Council,

I am writing as part of the public record to voice my opposition and concern around bill 20-1159. I am a resident and homeowner in Globeville. I am in opposition of the 3225 DeNargo St. 16 story rezone proposed for December 14th hearing because I believe it is an extreme change in height and use that merits critical look at equity and urban development in this area. I hope you take the time to read the incoming letters and information from the GES Coalition about this project that shows the data in GES around involuntary displacement pressures and huge changes in the area that is impacting the stability and health of people in my neighborhood.

In general I don't support large projects that cater mainly to upper income earners and their desire to live in luxury apartments while doing little to support struggling households. While, as I understand it there have been some negotiations, the developer has failed to offer satisfactory access to the generational and existing communities living in the area. This is more of the same concerning pattern of developer-led city government. The city demands relief and criticality in access and justice for all residents. I will be monitoring the vote on this bill and I wish to see council act to provide a barrier to rampant gentrification and displacement.

Mike Keldsen
Globeville resident

From: [Rocio Torres](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dence - City Council](#); [District 1 Comments](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Chavez, Benjamin J. - CC YA2245 City Council Aide](#); [Mejia, Melissa - CC YA2245 City Council Aide](#); [Rocha Vasquez, Daisy - CC YA2245 City Council Aide](#); [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](#); [Kline, Genevieve M. - CC Senior City Council Aide District 4](#); [Cohn, Taylor - CC YA2245 City Council Aide](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#); [Visser, Sara - CC YC1500 Administrative Support Assistant III](#); [Fahrberger, Brent J. - CC Senior City Council Aide District 6](#); [Carpenter, Tate E. - CC City Council Aide District 7](#); [Thompson, Maggie M. - CC Senior City Council Aide District 7](#); [Banuelos, Anita - CC City Council Aide District 7](#); [Schultz, Amanda M. - CC Senior City Council Aide](#); [Guillen, Bonnie K. - CC City Council Aide](#); [Hartman, Leya - CC YA2245 City Council Aide](#); [District 9](#); [Calderon, Lisa - CC Senior City Council Aide](#); [Gidfar, Mansur M. - CC WW1111 Contingent Worker](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Zukowski, Liz S. - CC Senior City Council Aide District 10](#); [City Council District 10](#); [Sotelo, Melissa N. - CC YA2246 City Council Aide Senior](#); [Kyle, Polly A. - CC Senior City Council Aide At Large](#); [Lowell, Christopher - CC City Council Aide At Large](#); [Aldretti, Susan K. - CC Senior City Council Aide At Large](#); [Grunditz, Naomi R. - CC City Council Aide District 1](#)
Subject: [EXTERNAL] To be part of the public record: NO to bill 20-1159
Date: Monday, December 7, 2020 7:03:13 PM

Estimado concejales de Denver,

Mi nombre es Angelina (Rocio) Torres , y llamo como vecino del vecindario Swansea y miembro del Comité de Desarrollo de GES y de la Coalición de GES. **Estoy en contra de la rezonificación de 16 pisos de 3225 DeNargo St.** propuesta para la audiencia del 14 de diciembre porque creo que es un cambio extremo en altura y uso que merece una mirada crítica sobre la equidad y el desarrollo urbano en esta área. Espero que se tomen el tiempo de leer las cartas entrantes y la información de la Coalición GES sobre este proyecto que muestra los datos en GES sobre presiones de desplazamiento involuntario y grandes cambios en el área que está impactando la estabilidad y la salud de las personas en mi vecindario. Nuestras comunidades y comunidades en toda la ciudad estarán observando esta re-zona para ver cómo el Concejo seguirá dependiendo del uso de la tierra para obtener un desarrollo que empuje a nuestras familias más vulnerables de esta ciudad.

Nuestra ciudad no puede continuar con los patrones de exclusión que actualmente están borrando las comunidades de color de bajos ingresos en esta ciudad. Le pedimos que piense en una pregunta: ¿pondría un desarrollo de 16 pisos con más de 300 unidades a precio de mercado justo al lado de su vecindario más vulnerable al desplazamiento?

Hemos sido decepcionados tanto por CPD como por HOST en cuanto a impulsar este proyecto sin un análisis adecuado del impacto ni trabajar / hablar con la comunidad. El acuerdo de desarrollo da la impresión de que estamos obteniendo cierta asequibilidad o equidad, pero ese no es el caso en absoluto. La asequibilidad que brindan no es relevante para la necesidad en esta área y no fue acordada por la comunidad. Si nosotros, como ciudad, simplemente aceptamos lo que el desarrollador está dando sin retroceder, nunca obtendremos resultados equitativos

Creemos que esta propuesta no está alineada con el plan Integral 2040 que contiene 9 metas y 23 estrategias en torno a la equidad y que este proyecto está sentando un precedente para continuar sin abordar los problemas de equidad, ¡mientras obtiene derechos de tierras para 16 pisos!

Angelina Torres
5151 1/2 Milwaukee St

**Denver Co
80216
720-266-8259**

My name is Angelina Torres and I am calling as a neighbor in Swansea neighborhood and a member of the GES Development Committee and the GES Coalition. I am in **opposition of the 3225 DeNargo St. 16 story rezone proposed for December 14th hearing** because I believe it is an extreme change in height and use that merits critical look at equity and urban development in this area. I hope you take the time to read the incoming letters and information from the GES Coalition about this project that shows the data in GES around involuntary displacement pressures and huge changes in the area that is impacting the stability and health of people in my neighborhood. Our communities, and communities across the City will be watching this re-zone to see how Council will continue to depend on extractive land use to obtain development that pushes our most vulnerable families from this City.

Our city can't continue to continue the patterns of redlining that are currently erasing low income communities of color in this City. We would ask you to think about a question--would you put a 16 story development with over 300 market rate units right next to your most vulnerable to displacement neighborhood?

We have been let down both by CPD and HOST as far as pushing this project through without proper analysis of the impact nor working/speaking to the community. The Development agreement gives the impression that we are getting some affordability or equity but that is absolutely not the case. The affordability they are providing is not relevant to the need in this area, and was not agreed to by the community. If we as the City just accept whatever the developer is giving without pushing back--we will never gain equitable outcomes.

We feel this proposal is not in alignment with the Comprehensive 2040 plan that contains 9 goals and 23 strategies around equity and that this project is setting a precedent to continue to not address equity issues, while getting land entitlements for 16 stories!

My community is suffering! 77% of us in GES are essential workers and we are over impacted by the COVID19 pandemic. 89% of our neighbors are paying over 50% of their incomes in rent (severely rent burdened) now during this pandemic.

**Angelina Torres
5151 1/2 Milwaukee St
Denver Co
80216
720-266-8259**

From: [savannah flores](#)
To: [dence - City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] upcoming bill 20-1159 Texas based developer Cypress Real Estate
Date: Monday, December 14, 2020 1:32:55 PM

Hello to whom it may concern,

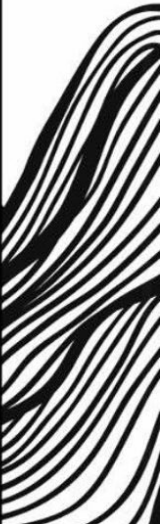
My name is Savannah L. Flores. I am writing to voice that I am in opposition of the 3225 DeNargo St. 16 story rezone proposed for December 14th hearing because I believe it is an extreme change in height and use that merits critical look at equity and urban development in this area. I hope you take the time to read the incoming letters and information from the GES Coalition about this project that shows the data in GES around involuntary displacement pressures and huge changes in the area that is impacting the stability and health of people in my neighborhood. Our communities, and communities across the City will be watching this re-zone to see how Council will continue to depend on extractive land use to obtain development that pushes our most vulnerable families from this City.

I agree that growth needs to be across the City, not on the backs of Denver's most vulnerable residents. The community is suffering! 77% in GES are essential workers and are over impacted by the COVID19 pandemic. 89% of our neighbors are paying over 50% of their incomes in rent (severely rent burdened) now during this pandemic. This is gentrification and could possibly displace people into multi family housing in much smaller spaces because they can't afford to live where they've made home at now.. this environmental racism has been hapening and please don't let it continue into 2020/2021. Please give a fuck about your community, this can also lead to food scarcity etc. Please don't be selfish, these families need this space right now at an affordable price. Low income families should still be able to enjoy Denver and push through in this pandemic... please consider your communities request for help!!



WHY

FOR THE BETTER PART OF A DECADE, DENVER'S COMMUNITIES OF COLOR, MADE UP OF A MAJORITY OF LOW-WAGE WORKERS AND RENTERS, HAVE FACED A NEW WAVE OF EXTREME DISPLACEMENT PRESSURES, DRIVEN BY NEW DEVELOPMENT AND INVESTMENT, COMPOUNDING THESE DEVASTATING IMPACTS TO FAMILY AND COMMUNITY HEALTH. OUR NEIGHBORS, WHO HAVE LONG-BREATHED LIFE INTO OUR COMMUNITIES, ARE NOW PUSHED OUT OF THEM. THERE IS A VERY VISIBLE PAIN IN OUR COMMUNITIES-- A CONSTANT WORRY WITH STOMACHS FULL OF ANGER-- WHEN WE SEE OUR CITY GOVERNMENT IN PARTNERSHIP AND SPONSORSHIP OF FOR-PROFIT DEVELOPERS, WHO ARE GIVEN THE PROFIT-MOTIVES AND THE LEGALITY TO TAKE ALL THAT WE HAVE BUILT AWAY FROM US. THIS EXTRACTIVE MODEL OF DEVELOPMENT IS BUILDING A DENVER THAT IS UNAFFORDABLE TO MOST, WHILE UPHOLDING HISTORIC DISPARITIES AND INEQUITIES THAT TARGET LOW-INCOME EARNERS AND RENTERS IN COMMUNITIES OF COLOR FOR HIGH-RISK OF HOUSING INSTABILITY AND DISPLACEMENT.



p.s. I would like my letter to be part of the public record for [bill 20-1159](#)

From: [Alessandra Chavira](#)
To: [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [dencc - City Council](#)
Cc: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] URGENT: VOTE NO on 16 Story Rezone
Date: Monday, December 14, 2020 12:05:41 PM

Dear Councilwoman Gilmore,

My name is Alessandra Chavira and I am emailing as a neighbor in Far northeast neighborhood and a member of the GES Development Committee and the GES Coalition/Globeville First/E-SNA, EGS&P/etc. I ask for this letter to be part of the public record. I am in opposition of the 3225 DeNargo St. 16 story rezone proposed for December 14th hearing because I believe it is an extreme change in height and use that merits critical look at equity and urban development in this area. I hope you take the time to read the incoming letters and information from the GES Coalition about this project that shows the data in GES around involuntary displacement pressures and huge changes in the area that is impacting the stability and health of people in my neighborhood. Our communities, and communities across the City will be watching this re-zone to see how Council will continue to depend on extractive land use to obtain development that pushes our most vulnerable families from this City.

Our city can't continue to continue the patterns of redlining that are currently erasing low income communities of color in this City. We would ask you to think about a question--would you put a 16 story development with over 300 market rate units right next to your most vulnerable to displacement neighborhood?

I ask you to represent our community and oppose this development

Thank you,
Alessandra Chavira

From: [Aldretti, Susan K. - CC Senior City Council Aide At Large](#)
To: [denc - City Council](#)
Subject: Denargo Rezoning
Date: Friday, December 11, 2020 4:29:21 PM
Attachments: [3225 Denargo.docx](#)

Attached is a memo for the record concerning the 3225 Denargo rezoning. Please include it in packet for all council members. Thanks.



Susan Aldretti
Council Aide
Councilwoman At-Large Debbie Ortega
Denver City Council
1437 Bannock Street, Room 492
Denver, CO 80202
[720.337.7713](tel:720.337.7713) Phone | [720-337-7728](tel:720-337-7728) Direct Line
susan.aldretti@denvergov.org

From: [District 9](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [denc - City Council](#)
Subject: Fw: [EXTERNAL] Opposition Letter from the GES Development Committee for 3225 DeNargo
Date: Friday, December 11, 2020 4:33:41 PM
Attachments: [Opposition letter GES Coalition DeNargo 3225 DeNargo.pdf](#)
[Outlook-t4psfu43.png](#)



The D9 Team

Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
District9@denvergov.org

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From: Nola Miguel <nola@gescoalition.com>

Sent: Friday, December 11, 2020 4:20 PM

To: [denc - City Council](mailto:denc@denvergov.org) <denc@denvergov.org>; [Kaiser, Libby - CPD CE0429 City Planner Senior](mailto:Kaiser.Libby@denvergov.org) <Libby.Kaiser@denvergov.org>; [Flynn, Kevin J. - CC Member District 2 Denver City Council](mailto:Kevin.Flynn@denvergov.org) <Kevin.Flynn@denvergov.org>; [Torres, Jamie C. - CC Member District 3 Denver City Council](mailto:Jamie.Torres@denvergov.org) <Jamie.Torres@denvergov.org>; [Black, Kendra A. - CC Member District 4 Denver City Council](mailto:Kendra.Black@denvergov.org) <Kendra.Black@denvergov.org>; [Kashmann, Paul J. - CC Member District 6 Denver City Council](mailto:Paul.Kashmann@denvergov.org) <Paul.Kashmann@denvergov.org>; [Clark, Jolon M. - CC Member District 7 Denver City Council](mailto:Jolon.Clark@denvergov.org) <Jolon.Clark@denvergov.org>; [Herndon, Christopher J. - CC Member District 8 Denver City Council](mailto:Christopher.Herndon@denvergov.org) <Christopher.Herndon@denvergov.org>; [Hinds, Chris - CC Member District 10 Denver City Council](mailto:Chris.Hinds@denvergov.org) <Chris.Hinds@denvergov.org>; [Gilmore, Stacie M. - CC XA1405 President Denver City Council](mailto:Stacie.Gilmore@denvergov.org) <Stacie.Gilmore@denvergov.org>; [Deborah Ortega - Councilwoman At Large](mailto:OrtegaAtLarge@denvergov.org) <OrtegaAtLarge@denvergov.org>; [Kniech, Robin L. - CC Member At Large Denver City Council](mailto:Robin.Kniech@denvergov.org) <Robin.Kniech@denvergov.org>; [CdeBaca, Candi - CC Member District 9 Denver City Council](mailto:Candi.CdeBaca@denvergov.org) <Candi.CdeBaca@denvergov.org>; [Ortega, Deborah L. - CC Member At Large Denver City Council](mailto:Deborah.Ortega@denvergov.org) <Deborah.Ortega@denvergov.org>; [Sawyer, Amanda - CC Member District 5 Denver City Council](mailto:Amanda.Sawyer@denvergov.org) <Amanda.Sawyer@denvergov.org>; [Sandoval, Amanda P. - CC Member District 1 Denver City Council](mailto:Amanda.Sandoval@denvergov.org) <Amanda.Sandoval@denvergov.org>

Cc: [District 1 Comments](mailto:DistrictOne@denvergov.org) <DistrictOne@denvergov.org>; [Montano, Dana D. - CC YA3153 Administrator II](mailto:Dana.Montano@denvergov.org) <Dana.Montano@denvergov.org>; [Chavez, Benjamin J. - CC YA2245 City Council Aide](mailto:Benjamin.Chavez@denvergov.org) <Benjamin.Chavez@denvergov.org>; [Mejia, Melissa - CC YA2245 City Council Aide](mailto:Melissa.Mejia@denvergov.org) <Melissa.Mejia@denvergov.org>; [Rocha Vasquez, Daisy - CC YA2245 City Council Aide](mailto:Daisy.RochaVasquez@denvergov.org) <Daisy.RochaVasquez@denvergov.org>; [Gile, Kathleen O. - CC YA2246 City Council Aide Senior](mailto:Gile.Kathleen@denvergov.org)

<kathy.gile@denvergov.org>; Kline, Genevieve M. - CC Senior City Council Aide District 4
<Genevieve.Kline@denvergov.org>; Cohn, Taylor - CC YA2245 City Council Aide
<Taylor.Cohn@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Fry, Logan
M. - CC YA2245 City Council Aide <Logan.Fry@denvergov.org>; Visser, Sara - CC YC1500
Administrative Support Assistant III <Sara.Visser@denvergov.org>; Fahrberger, Brent J. - CC Senior
City Council Aide District 6 <Brent.Fahrberger@denvergov.org>; Carpenter, Tate E. - CC City Council
Aide District 7 <Tate.Carpenter@denvergov.org>; Thompson, Maggie M. - CC Senior City Council
Aide District 7 <Maggie.Thompson@denvergov.org>; Banuelos, Anita - CC City Council Aide District 7
<Anita.Banuelos@denvergov.org>; Schoultz, Amanda M. - CC Senior City Council Aide
<Amanda.Schoultz@denvergov.org>; Guillen, Bonnie K. - CC City Council Aide
<Bonnie.Guillen@denvergov.org>; Hartman, Leya - CC YA2245 City Council Aide
<Leya.Hartman@denvergov.org>; District 9 <District9@denvergov.org>; Calderon, Lisa - CC Senior
City Council Aide <Lisa.Calderon@denvergov.org>; Gidfar, Mansur M. - CC WW1111 Contingent
Worker <Mansur.Gidfar@denvergov.org>; St. Peter, Teresa A. - CC Senior City Council Aide District
10 <Teresa.St.Peter@denvergov.org>; Zukowski, Liz S. - CC Senior City Council Aide District 10
<liz.Zukowski@denvergov.org>; City Council District 10 <District10@denvergov.org>; Sotelo, Melissa
N. - CC YA2246 City Council Aide Senior <Melissa.Sotelo@denvergov.org>; Kyle, Polly A. - CC Senior
City Council Aide At Large <Polly.Kyle@denvergov.org>; Lowell, Christopher - CC City Council Aide At
Large <Christopher.Lowell@denvergov.org>; Aldretti, Susan K. - CC Senior City Council Aide At Large
<Susan.Aldretti@denvergov.org>; Grunditz, Naomi R. - CC City Council Aide District 1
<Naomi.Grunditz@denvergov.org>; Globeville First <globevillefirst@gmail.com>; Drew Dutcher
<drewdutcherdirect@gmail.com>; Robin Reichhardt <robin@gescoalition.com>; Alfonso Espino
<alfonso@gescoalition.com>; Maria E. De Luna <maria@gescoalition.com>;
yessica@communitywealthbuilding.org <yessica@communitywealthbuilding.org>;
nessaquintana09@gmail.com <nessaquintana09@gmail.com>; Alma Urbano Torres
<alma@projectvoyce.org>; Vanessa Roberts <vanessa@projectvoyce.org>; Sandra Ruiz
<sandraerikarp13@yahoo.com>; Yadira Sanchez <loryss766@gmail.com>

Subject: [EXTERNAL] Opposition Letter from the GES Development Committee for 3225 DeNargo

Dear Denver City Council and Central offices,

We ask that the attached letter in opposition to **bill 20-1159 to rezone property from I-B, UO-2 to C-MX-16 be added to the public record.**

Thank you for your attention to, and consideration of, this letter for your decision on Monday, December 14th.

Sincerely,

Organized GES neighbors that form the **Globeville Elyria Swansea Organizing Development Committee**

including organizational membership from:

Globeville Elyria Swansea (GES) Coalition Organizing For Health and Housing Justice

Globeville First, RNO

Elyria-Swansea Neighborhood Association, RNO

EGS & Partners, RNO

Project VOYCE

Center for Community Wealth Building

--

Nola Miguel, MSW, nola@gescoalition.com
GES Coalition Organizing for Health and Housing Justice
<https://www.gescoalition.com>
Office: 3455 Ringsby Ct., suite 131, Denver CO, 80216
Mail: PO Box 16132, Denver, CO, 80216
720-282-3186--office
303-596-6425 cell

From: [District 9](#)
To: [Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council](#)
Subject: Fw: Message from YVETTE FREEMAN (2023066821)
Date: Monday, December 14, 2020 12:09:48 PM
Attachments: [VoiceMessage.wav](#)
[Outlook-xhvv4snz.png](#)

This message is from Yvette Freeman who lives in zip code 80205. She is calling to oppose the Denargo Rezoning (20-1159).

Thank you,

Brea Zeise
Executive Assistant
Denver City Council, District 9



The D9 Team
Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
District9@denvergov.org

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From: Cisco Unity Connection Messaging System <unityconnection@voicemail.denverco.gov>
Sent: Monday, December 14, 2020 11:03 AM
To: 77709@voicemail.denverco.gov <77709@voicemail.denverco.gov>
Subject: Message from YVETTE FREEMAN (2023066821)

From: [Hopson, Mar'quasa R. - CC Council Clerk](#)
To: [Stevens, Elle H. - CC Legislative Assistant](#)
Subject: FW: Public record
Date: Friday, December 11, 2020 2:39:01 PM
Attachments: [FW EXTERNAL bill 20-1159.msg](#)
[FW EXTERNAL To be part of the public record NO to bill 20-1159.msg](#)
[FW EXTERNAL Bill 20-1159.msg](#)

Kind Regards,

Mar'quasa R. Hopson | Council Secretary
Denver City Council | **Legislative Services**
w: 720-337-2000 | 1437 Bannock St. | c: 303-532-7590

From: Hopson, Mar'quasa R. - CC Council Clerk
Sent: Friday, December 11, 2020 12:08 PM
To: Ortega, Deborah L. - CC Member At Large Denver City Council
<Deborah.Ortega@denvergov.org>
Subject: Public record

Hello,

These have been uploaded.

Thank you!

From: [Kaiser, Libby - CPD CE0429 City Planner Senior](#)
To: [District 9; dencc - City Council](#)
Subject: RE: [EXTERNAL] Opposition Letter from the GES Development Committee for 3225 DeNargo
Date: Friday, December 11, 2020 4:34:56 PM
Attachments: [image001.png](#)
[image003.png](#)

Got it – thanks!

Libby Kaiser | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720) 865.2933 | libby.kaiser@denvergov.org
DenverGov.org/CPD | [Twitter](#) | [Instagram](#) | [Take our Survey](#)



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Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: www.denvergov.org/cpd.

From: District 9 <District9@denvergov.org>
Sent: Friday, December 11, 2020 4:34 PM
To: Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>; dencc - City Council <dencc@denvergov.org>
Subject: Fw: [EXTERNAL] Opposition Letter from the GES Development Committee for 3225 DeNargo



The D9 Team
Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
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From: Nola Miguel <nola@gescoalition.com>

Sent: Friday, December 11, 2020 4:20 PM

To: dencc - City Council <dencc@denvergov.org>; Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council <Christopher.Herndon@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver City Council <Deborah.Ortega@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@denvergov.org>

Cc: District 1 Comments <DistrictOne@denvergov.org>; Montano, Dana D. - CC YA3153 Administrator II <Dana.Montano@denvergov.org>; Chavez, Benjamin J. - CC YA2245 City Council Aide <Benjamin.Chavez@denvergov.org>; Mejia, Melissa - CC YA2245 City Council Aide <Melissa.Mejia@denvergov.org>; Rocha Vasquez, Daisy - CC YA2245 City Council Aide <Daisy.RochaVasquez@denvergov.org>; Gile, Kathleen O. - CC YA2246 City Council Aide Senior <kathy.gile@denvergov.org>; Kline, Genevieve M. - CC Senior City Council Aide District 4 <Genevieve.Kline@denvergov.org>; Cohn, Taylor - CC YA2245 City Council Aide <Taylor.Cohn@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Fry, Logan M. - CC YA2245 City Council Aide <Logan.Fry@denvergov.org>; Visser, Sara - CC YC1500 Administrative Support Assistant III <Sara.Visser@denvergov.org>; Fahrberger, Brent J. - CC Senior City Council Aide District 6 <Brent.Fahrberger@denvergov.org>; Carpenter, Tate E. - CC City Council Aide District 7 <Tate.Carpenter@denvergov.org>; Thompson, Maggie M. - CC Senior City Council Aide District 7 <Maggie.Thompson@denvergov.org>; Banuelos, Anita - CC City Council Aide District 7 <Anita.Banuelos@denvergov.org>; Schoultz, Amanda M. - CC Senior City Council Aide <Amanda.Schoultz@denvergov.org>; Guillen, Bonnie K. - CC City Council Aide <Bonnie.Guillen@denvergov.org>; Hartman, Leya - CC YA2245 City Council Aide <Leya.Hartman@denvergov.org>; District 9 <District9@denvergov.org>; Calderon, Lisa - CC Senior City Council Aide <Lisa.Calderon@denvergov.org>; Gidfar, Mansur M. - CC WW1111 Contingent Worker <Mansur.Gidfar@denvergov.org>; St. Peter, Teresa A. - CC Senior City Council Aide District 10 <Teresa.St.Peter@denvergov.org>; Zukowski, Liz S. - CC Senior City Council Aide District 10 <liz.Zukowski@denvergov.org>; City Council District 10 <District10@denvergov.org>; Sotelo, Melissa N. - CC YA2246 City Council Aide Senior <Melissa.Sotelo@denvergov.org>; Kyle, Polly A. - CC Senior City Council Aide At Large <Polly.Kyle@denvergov.org>; Lowell, Christopher - CC City Council Aide At Large <Christopher.Lowell@denvergov.org>; Aldretti, Susan K. - CC Senior City Council Aide At Large

<Susan.Aldretti@denvergov.org>; Grunditz, Naomi R. - CC City Council Aide District 1
<Naomi.Grunditz@denvergov.org>; Globeville First <globevillefirst@gmail.com>; Drew Dutcher
<drewdutcherdirect@gmail.com>; Robin Reichhardt <robin@gescoalition.com>; Alfonso Espino
<alfonso@gescoalition.com>; Maria E. De Luna <maria@gescoalition.com>;
yessica@communitywealthbuilding.org <yessica@communitywealthbuilding.org>;
nessaquintana09@gmail.com <nessaquintana09@gmail.com>; Alma Urbano Torres
<alma@projectvoyce.org>; Vanessa Roberts <vanessa@projectvoyce.org>; Sandra Ruiz
<sandraerikarp13@yahoo.com>; Yadira Sanchez <loryss766@gmail.com>

Subject: [EXTERNAL] Opposition Letter from the GES Development Committee for 3225 DeNargo

Dear Denver City Council and Central offices,

We ask that the attached letter in opposition to **bill 20-1159 to rezone property from I-B, UO-2 to C-MX-16 be added to the public record.**

Thank you for your attention to, and consideration of, this letter for your decision on Monday, December 14th.

Sincerely,

Organized GES neighbors that form the **Globeville Elyria Swansea Organizing Development Committee**

including organizational membership from:

Globeville Elyria Swansea (GES) Coalition Organizing For Health and Housing Justice

Globeville First, RNO

Elyria-Swansea Neighborhood Association, RNO

EGS & Partners, RNO

Project VOYCE

Center for Community Wealth Building

--

Nola Miguel, MSW, nola@gescoalition.com
GES Coalition Organizing for Health and Housing Justice
<https://www.gescoalition.com>
Office: 3455 Ringsby Ct., suite 131, Denver CO, 80216
Mail: PO Box 16132, Denver, CO, 80216
720-282-3186--office
303-596-6425 cell

From: [District 9](#)
To: [Dianne and Dale Thiel](#)
Subject: Re: [EXTERNAL] VOTE NO on rezoning: 20-1159A bill for an ordinance changing the zoning classification for 3225 Denargo Street
Date: Monday, December 14, 2020 12:49:11 PM
Attachments: [Outlook-zk5ujkmu.png](#)

Dear Dianne,

Thank you for reaching out to share your thoughts. This is to confirm we received your message, and that I've shared your opposition to the Denargo rezoning (20-1159) with Councilwoman CdeBaca and her staff.

Best regards,

Brea Zeise
Executive Assistant
Denver City Council, District 9



The D9 Team

Denver City Council ★ District 9
2855 Tremont Place, Unit 201
Denver, CO 80205
O: 720-337-7709
District9@denvergov.org

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From: Dianne and Dale Thiel <aglee668@indra.com>

Sent: Monday, December 14, 2020 11:28 AM

To: Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council <Christopher.Herndon@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; District 9 <District9@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; District 1 Comments

<DistrictOne@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>

Subject: [EXTERNAL] VOTE NO on rezoning: 20-1159A bill for an ordinance changing the zoning classification for 3225 Denargo Street

Dear City Council Member:

I'm guessing you've already made up your mind on this rezoning or you would have voted against this project in Committee. Yet there are powerful reasons to deny this rezoning.

The City has a surplus of luxury housing units, and has a housing crisis for Extremely Low Income and Low Income Housing BECAUSE the City is choosing to support luxury developers over poor people's housing needs.

The City is choosing to continue allowing developers to move into low income communities of color and take the land for projects that will destroy peoples of color ability to continue to afford to live in their homes. The City is choosing to appropriate the land within poor communities for private profits and to increase the tax revenue for the City.

This is a harmful, destructive "policy" that has to be stopped now. We cannot continue to allow developers to destroy low income communities. YOU have to take responsibility for acting to make Denver a city for people of all incomes. You must change your thinking and priorities tonight and next week and next year.

Denver talks about "equity" in public documents but does not implement equitable policies, even with a black mayor and People of Color in his administration, and People of Color on City Council. It sickens me.

Sincerely,
Dianne Thiel
Denver

From: [Kniech, Robin L. - CC Member At Large Denver City Council](#)
To: [Hopson, Mar"quasa R. - CC Council Clerk](#)
Subject: Fw: [EXTERNAL] Opposing Bill 20-1159
Date: Monday, December 14, 2020 5:58:02 PM

just making sure this was in the packet in granicus.

r

From: Audrey Crockett <audrey.crockett@gmail.com>
Sent: Monday, December 14, 2020 1:35 PM
To: dencc - City Council <dencc@denvergov.org>
Cc: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>
Subject: [EXTERNAL] Opposing Bill 20-1159

Hello,

I'm writing to oppose the rezoning of 3225 Denargy Street in Five Points. As a resident of Globeville, I feel that this is not the type of development our neighborhoods need. We need affordable housing, not more luxury units that will stand empty. This type of development places tax and rent burdens on myself and my neighbors and will exacerbate involuntary displacement and housing instability in my neighborhood. Therefore, I stand with other members of the GES Coalition and Denverites across the city to oppose this bill.

Please include my opposition as part of the public record for bill 20-1159.

Thank you,

Audrey Crockett