



Denver Park Hill Seventh-day Adventist Church  
3385 Albion Street • Denver, Co 80207

January 19, 2019

City Council Main Office  
City and County Building  
1437 Bannock St., Rm. 451  
Denver, CO 80202

The members of Park Hill Seventh-day Adventist Church object to the rezoning of 3411 Albion Street from a Single Use (E-SU-Dx) to Mixed Use (E-MX-2x). This rezoning is in direct contradiction of the current Park Hill Neighborhood Plan, part of the Denver Comprehensive Plan 2000 that says

[Page 33] LZ-3 Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.

At the September and November Northeast Park Hill Coalition meetings, Bruce O'Donnell reported that with the rezoning, townhomes will be built on the lot at 3411 Albion St, and will be sold at market rate. Most members of our community will not be able to purchase a townhome, and the unintended consequences will result in community members being displaced.

In addition, Blueprint Denver, the city document that is used to achieve the vision outlined in Plan 2000, indicates for much of Denver is labeled an Area of Stability, and two of its strategies are 1) address incompatible zoning and land use issues, and 2) diversity of housing type, size, cost.

The Park Hill SDA Church has been an integral part of this community for over 100 years. We, along with this community, are currently looking at alternatives that better suit our needs and would not like to see a project like this come into our neighborhood without weighing other options.

As members of the community, we stand against the rezoning of 3411 Albion St.

Sincerely,

Dr. Robert L. Davis, Senior Pastor  
Denver Park Hill Seventh-day Adventist Church