



April 15, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

The Colfax Ave Business Improvement District (CBID) is aware of Capitol Hill United Neighborhoods' (CHUN) rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). **At the April 14, 2020 meeting, the CBID board of directors unanimously voted to support this rezoning.** As longtime community partners of CHUN, we submit this letter of support and encourage your approval of their request.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, we urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

A handwritten signature in black ink that reads "Frank Locantore".

Frank Locantore  
Executive Director

Cc: Chris Hinds, Denver City Council District 10

April 21, 2020

**To:** Denver Planning Board  
c/o Scott Robinson, Senior City Planner  
Community Planning and Development



**From:** Judy Trompeter, President  
Uptown on the Hill RNO

**Re:** Rezoning Application #20181-00142 at 1290 N. Williams St.

Uptown on the Hill Registered Neighborhood Organization (UOTH) **supports** the rezoning request of Capitol Hill United Neighborhoods (CHUN) for their property at 1290 N. Williams Street (the Tears-McFarlane House).

Our reasons for supporting this rezoning of the property to a Planned Unit Development are these:

- CHUN has been active for more than 50 years, working with other organizations and sharing its assets to improve Denver.
- CHUN's and UOTH's missions share many commonalities, including an emphasis on preserving the history and enhancing the livability of our neighborhoods.
- While Cheesman Park and the Tears-McFarlane House are both just outside UOTH's coverage area, those living and working in the Uptown neighborhood frequent the park and will benefit from improvements to the historic building and surrounding property.
- The proposed usage (i.e. restoring the landmark-designated house and continuing to use it for offices) and adding a cafe to serve visitors to Cheesman Park, are uses which will add to the vibrancy of Capitol Hill.
- Preserving this community asset is an important part of CHUN's commitment to the neighborhood.
- Offering a new amenity in keeping with the house, park, and neighborhood will be an asset to all, visitors and residents alike.
- Proceeds from the café will be used to further CHUN's mission.
- The proposed rezoning aligns with Denver's planning documents.

For these reasons we urge the Planning Board to recommend that the Denver City Council approve this rezoning request. Please circulate this letter of support to those on the Planning Board and the City Council and also make it available to the public.

Board of Directors

***Uptown on the Hill Registered Neighborhood Organization***

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

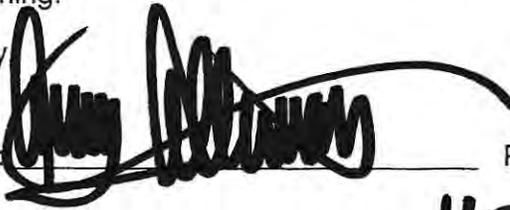
Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely

SIGNED: 

PRINTED NAME: Amy Allemen

STREET INTERSECTION or ADDRESS: 1626 Logan St.

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 16, 2020 8:57 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

FYI - For Planning Board and Denver City Council.

----- Forwarded message -----

From: **Kelly A** <[akelly4now@yahoo.com](mailto:akelly4now@yahoo.com)>  
Date: Thu, Jul 16, 2020 at 7:31 PM  
Subject: Yes! I support the CHUN Tears-McFarlane PUD  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons: 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan. 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context. 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community. 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities. For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,  
S Kelly Ambler  
1328 Vine St.  
Denver

CC: Councilman Chris Hinds, District 10

Office of Community Planning and Development  
City and County of Denver  
201 West Colfax Avenue, Department 205  
Denver, CO 80202  
Attn: Mr. Scott Robinson, Senior City Planner

July 11, 2020

Dear Mr. Robinson,

I am extremely dismayed by prospect proposed regarding the sale of 50% of CHUN's Tears-McFarlane Mansion to City Street Investors with the express purpose of turning the mansion into a coffee house - wine bar and restaurant that seeks to make substantive money from special events for up to 100 people, and professionalize the offices rather than continue to offer them only to non-profits as originally intended.

No, I am adamantly OPPOSED to ANY and ALL of this.

Please do not allow this commercialization of Cheesman Park and the terrible attendant problems it will bring to Cheesman Park, the neighborhood and the people who live and work in the area.

- The project is not consistent with the residential zoning surrounding the property or with the nearby Wyman Historic District.
- Many neighbors were not surveyed concerning this change of use.
- A commercial food service facility and event center on the park's northern edge will irreparably damage the quiet nature of this end of the park.
- There is no overriding demand for the addition of more food service as there are already coffee shops, restaurants and taverns several blocks to the east and west on 13th Avenue and on Colfax two blocks to the north.

In short, upzoning 1290 Williams Street from the current office use and occasional special events to a new daily commercial use within a residential district would be burdensome to the neighborhood because of increased traffic, noise, activity, and congestion.

Please do not approve this PUD.

Sincerely,

Ellen Anderman  
1201 N. Williams St. Apt. 2C  
Denver, CO 80218  
eabirch@earthlink.net

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Elyse Appelgate <elyse.appelgate@gmail.com>  
**Sent:** Monday, June 29, 2020 9:18 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Support for the Tears MacFarlane PUD

Mr. Robinson,

As a resident of the Capitol Hill neighborhood and an urban planner, I enthusiastically support CHUN's PUD application for the Tears-MacFarlane Property. Having a cafe on the north side of Cheesman park will further Denver's goals of providing mixed uses and offer park visitors a much needed place to enjoy food and drink nearby.

In many other cities and countries cafes in parks are standard, as they further diversify the users of parks, creating more watchful eyes, and create more opportunities for neighbors to interact. This will be a wonderful addition to Cheesman Park and the surrounding area.

Further, this is exactly the kind of use that PUD provisions are created for. It is a unique opportunity to provide a special use in the neighborhood without spot-zoning or rezoning which could inadvertently permit uses that would not be appropriate for the location.

Thank you for your work on this project,

Elyse Appelgate

7/1/2020

110 Sixteenth Street, Suite 505  
Denver, Colorado 80202-5200  
July 1, 2020

Mr. Scott Robinson, Senior City Planner  
Office of Community Planning and Development  
City and County of Denver  
201 West Colfax Avenue, Suite 205  
Denver, Colorado 80202

Re: 1290 Williams Street Application 20181-01442

Dear Mr. Robinson

I have been a resident and owner of a condominium adjacent to 1290 Williams Street since 2005 and was a tenant of apartments in the 1300 block of Williams Street from 1964 through 1972.

I oppose the proposed PUD rezoning of the Tears-McFarlane Mansion at 1290 Williams Street for several reasons including one issue which seems to be disregarded by nearly all who have stated opposition to the proposal. That is the pedestrian access from Cheesman Park--specifically the pathway which is entered from the bus stop on the north side of 12th Avenue near the bus stop and is extended northeasterly to Williams Street where a ramp has been placed for pedestrian use on what was once the east side of Williams Street.

Use of the ramp on Williams Street, (at the south edge of property into Cheesman Park was placed by the City of Denver to allow persons, specifically, disabled persons) to have access to and from both 13th Avenue and the bus stop. The ramp continues to be maintained by the City of Denver.

The current sidewalk in front of 1290 Williams Street has been capped with asphalt and contains significant portions of at least eight parking spaces. If the sidewalk is restored to pedestrian use, the parking spaces would be relocated by at least eight feet which would possibly eliminate the use of all eight spaces as the remaining space would require diagonal parking and could eliminate forward exits from Williams Street.

For many months, the current owner of 1290 Williams Street has had a sign posted on the corner of 13th Avenue and Williams Street promoting the rental of event space and offices. The continued presence of the sign confirms the absence for any need for commercial use of an event center. Moreover, the immediate area seems to have an adequate number of restaurants and taverns. The area residents I have spoken to have confirmed that an additional restaurant and/or tavern is not needed.

Presently, there are near traffic jams in the area from Downing Street to York Street and additional businesses of "events" could cause this to increase.

Page Two

Any expansion of commercial zoning development could take place on East Colfax Avenue two blocks to the north of 1290 Williams Street where it appears that some properties are available for commercial use and development.

I urge the Planning Commission as well as the City Council to reject any proposed re-zoning adjacent to Cheesman Park.

Yours respectfully,

  
Gerald R. Armstrong

cc: Members Denver Planning Board  
City Council Members Chris Hinds, Robin Kneich and Debbie Ortega

7/11/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

{ DATE \@ "MMMM d, yyyy" }

Dear Mr. Robinson:

I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,



1290 WILLIAMS

303 748 0901

Name:

Address:

#130

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 6:59 PM  
**To:** Carol B; Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Re: I support the Tears-McFarlane PUD Rezoning

Thanks for completing a letter/email of support. We have copied Scott Robinson who will share this note with Denver Community Planning and Development, as well as, Denver City Council. Warmly,  
The CHUN Board and Staff

On Wed, Jul 8, 2020 at 2:46 PM Carol B <[balkcom.carol@gmail.com](mailto:balkcom.carol@gmail.com)> wrote:

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community (the Cheesman Park area, specifically) and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty related to outcomes. It is sensitive to and respects the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the surrounding community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities. A proposed coffee shop will fill a need in Cheesman Park and would be a welcome addition.

For these reasons (and because the long-term financial stability of the Tears-McFarlane House has been at issue for the last 10 years that my husband and I have lived here), I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Carol Balkcom  
935 N. Lafayette Street

CC: Councilman Chris Hinds, District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

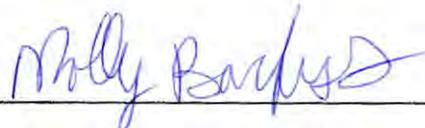
Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Molly Barfuss

STREET INTERSECTION or ADDRESS: 1281 Columbine St, Apt 306, Denver  
CO 80206

Cc: Chris Hinds, Denver City Council District 10

July 2, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

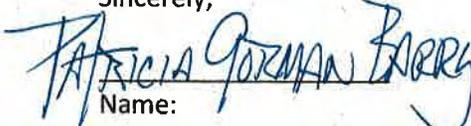
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I have been a Denver resident since 1956 and have welcomed CHUN and its use of the Tears-McFarlane Mansion for its offices. However, I strongly oppose rezoning the area so a bar, restaurant, and events center can be licensed to operate on the premises.

This area is residential and not commercial for a reason --- individuals and families live here!! Not only is the noise and traffic unwanted, we do not want to "open the gates" for additional enterprises to replace homes throughout the area with bars and restaurants.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name: Patricia Gorman Barry Address: 475 E. 12th Ave. #4A Telephone/Email: 303-358-5553  
pgbarry@brainwise-pk.org

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: PHILIP BECK

STREET INTERSECTION or ADDRESS: 1250 HUMBOLDT ST. #703, DENVER 80218

Cc: Chris Hinds, Denver City Council District 10

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

July 6, 2020

Dear Mr. Robinson:

I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,

H. Ortega 1290 Williams St 720-339-0936  
Name: Address: Telephone/Email:  
#BC

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board



January 13, 2020  
1739 North Clarkson Street  
Denver CO 80218-1027

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning and Development  
City and County of Denver  
201 West Colfax Avenue, Dept 205  
Denver CO 80202

RE: Support for Rezoning Application #20181-00142 at 1290 North Williams Street

To members of the Denver Planning Board:

I have lived in Capital Hill since 1973 and used to live just two blocks west of Cheesman Park. In 1978 my husband and I purchased a home in North Capital Hill where I still reside. We would frequently walk to the park from both houses and remember when there was a small café in the Tears-McFarlane House. It was a convenient place to get a drink or something light to eat and to use the rest rooms. It would be delightful to have that amenity available again.

My understanding is the proposal for rezoning the property fits in with neighborhood plans and that extensive outreach has been carried out with neighbors in the area.

I support the rezoning application and ask the Planning Board to recommend to Denver City Council to approve this PUD. My phone number is 303 861-0524 if there are any follow-up questions.

Sincerely,



Marilyn Bernier

cc: Chris Hinds, Denver City Council District 10  
CHUN

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

July 2, 2020

Dear Mr. Robinson:

I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,

SUSAN BEVINS . 3344 W. MANCRIEFF PL  
DENVER, CO 80211 SUEB17@HOTMAIL.COM  
Name: Susan Bevins Address: Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board



April 12 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

I understand the following 4 points which have been made clear to me by others more intimately involved in this request, and I concur with these points as presented to you here:  
This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Benita Bock PRINTED NAME: BENITA BOCK

STREET INTERSECTION or ADDRESS: home: 2437 DOWNING ST 80205

Cc: Chris Hinds, Denver City Council District 10 home of worship: Our Savior's Lutheran 9th + EMERSON, 80218

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I work in Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: MATTHEW BOSLER

STREET INTERSECTION or ADDRESS: 910 MADISON ST.

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:



STREET INTERSECTION or ADDRESS:

**515 N. Pearl St. Denver  
80203**

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Joel Brown  
STREET INTERSECTION or ADDRESS: 1801 PA St.

Cc: Chris Hinds, Denver City Council District 10

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

July 16, 2020

Dear Mr. Robinson:

I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,

Patricia Baumgart      12016 Williams St SE      719/588-4977      Logpeeler@mac.com  
Name:                                      Address:                                      Telephone/Email:

Cc:      Councilmember Chris Hinds  
         Councilmember Robin Kneich  
         Councilmember Debbie Ortega  
         Members, Denver Planning Board

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

July 16, 2020

Dear Mr. Robinson:

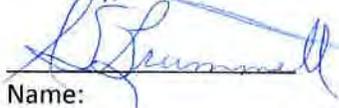
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I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
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- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,



Name:

1201 W. Williams St.  
Address: apt 13-C  
Denver, CO 80218

Address:

719/937-3787

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 6:55 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

Dear Scott, Feedback continues to come in for CHUN's PUD application. Please kindly pass this along to the Planning Board and Denver City Council. All the best, The CHUN Office Team

----- Forwarded message -----

From: **Sue Bruner** <[suegordon1@yahoo.com](mailto:suegordon1@yahoo.com)>  
Date: Wed, Jul 8, 2020 at 3:06 PM  
Subject: Yes! I support the CHUN Tears-McFarlane PUD  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver 201 W. Colfax Ave., Dept. 205 Denver, CO 80202 RE: Support for Rezoning of 1290 N. Williams St., Denver  
Dear Members of the Denver Planning Board: I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons: 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan. 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context. 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community. 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities. For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning. Sincerely, STREET INTERSECTION or ADDRESS: CC: Councilman Chris Hinds, District 10

February 4, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. Tonight, I attended a community meeting with members of the Capitol Hill United Neighborhoods team to discuss the rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Carson Bryant

STREET INTERSECTION or ADDRESS: 10<sup>th</sup> & Logan

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

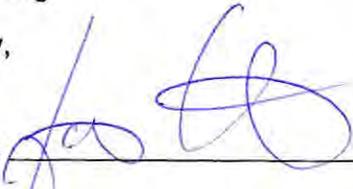
I work in Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:

JESSICA CADOTTE

STREET INTERSECTION or ADDRESS:

17th & Lafayette St

Cc: Chris Hinds, Denver City Council District 10

January 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. I am aware of the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Bill Calloway

STREET INTERSECTION or ADDRESS: 1250 Humboldt St #1101  
Denver CO 80218

Cc: Chris Hinds, Denver City Council District 10

7/14/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

*Barbara J. Campbell* *338 Clayton* *313-525-9868*  
 Name: Barbara J. Campbell Address: 338 Clayton #9 Telephone/Email: campbell.barbara@gmail.com

Cc: Councilmember Chris Hinds  
 Councilmember Robin Kneich  
 Councilmember Debbie Ortega  
 Members, Denver Planning Board

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and work in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

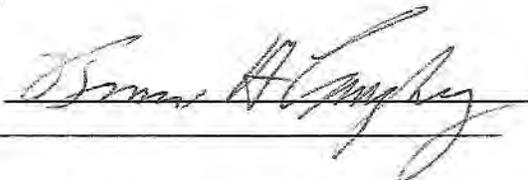
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:

BRUCE H. CAUGHEY

STREET INTERSECTION or ADDRESS:

1394 VINE ST, DENVER CO

80206

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Laura Chauncey-Mullins PRINTED NAME: Laura Chauncey-Mullins

STREET INTERSECTION or ADDRESS: 715 N. Lafayette St.

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 6:58 PM  
**To:** Judith Cohen  
**Cc:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Re: Yes! I support the CHUN Tears-McFarlane PUD

Dear Judith - Thanks for completing a letter/email of support. We have copied Scott Robinson who will share this note with Denver Community Planning and Development, as well as, Denver City Council. Warmly, The CHUN Board and Staff

On Wed, Jul 8, 2020 at 2:26 PM Judith Cohen <[cohenjudithx@gmail.com](mailto:cohenjudithx@gmail.com)> wrote:

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Judith Cohen

1489 Steele Street

CC: Councilman Chris Hinds, District 10

February 07, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am a resident of Denver and live and work in the greater Capitol Hill community. I currently serve as the VP of Community Engagement on the board of Capitol Hill United Neighborhoods. I was born in Denver and went to college at Metropolitan State College. I've lived in San Francisco, Manhattan, Dallas, Los Angeles, and Vancouver BC. I moved back to Denver in 2015 and immediately became involved in my community. As an active member of CHUN I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: *Mark Cossin*

PRINTED NAME: Mark Cossin

ADDRESS: 1055 Corona St. 80218

Cc: Chris Hinds, Denver City Council District 10

Susan B. Damour  
1020 Olive Street  
Denver, CO 80220

Scott Robinson, Senior City Planner  
Office of Community Planning and Development  
City and County of Denver  
210 West Colfax, Dept. 205  
Denver, CO 80202

RE: Rezoning of 1290 Williams St.  
Application # 20181-00142

Dear Mr. Robinson:

As frequent visitors and users of Cheesman Park, we would like to voice our opposition to the proposed rezoning of the Tears-McFarlane Mansion on the north side of the Park.

Adding a commercial restaurant, bar and event center will disrupt the Park – where there is already too much traffic and extremely limited parking. Businesses that bring more noise, more alcohol and extended commercial hours will damage the nature of this treasured city park that has been designed to be an oasis in a densely populated residential neighborhood.

There are more than enough bars and restaurants north of the Park, and there is no guarantee that conversion the Tears-McFarlane Mansion will provide the sustained revenue to support the building, especially in our current and future economic uncertainty. We urge you to adhere to the 2010 zoning designation to preserve Cheesman Park and the area.

Sincerely,



Susan Damour  
303-394-4515  
sue.damour1218@gmail.com



Frederick W. Damour  
303-549-1405  
fwdamour@earthlink.net

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

*Scott, Chns,  
we couldn't be stronger  
supporters of this and  
similar Comm. dev.  
Projects & Greatly  
appreciate your  
consideration!*

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and work in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,



SIGNED: Victoria Daraie PRINTED NAME:

*Ken Daraie*  
VICTORIA DARAIE

STREET INTERSECTION or ADDRESS: Gaylord & 3<sup>rd</sup>, 317 Gaylord ST  
Den. 80206

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: JACE DAVIS

STREET INTERSECTION or ADDRESS: 1077 RACE STREET

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 10:24 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: I support the Tears-McFarlane PUD Rezoning

FYI

----- Forwarded message -----

From: <[tdavison@aol.com](mailto:tdavison@aol.com)>  
Date: Wed, Jul 8, 2020 at 4:10 PM  
Subject: I support the Tears-McFarlane PUD Rezoning  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. P

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

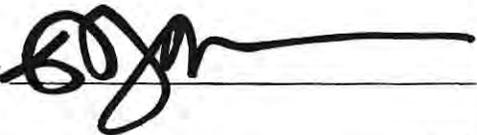
Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: W. DEMAIO

STREET INTERSECTION or ADDRESS: 734 COOK ST

Cc: Chris Hinds, Denver City Council District 10

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

1201 Williams St. 303-808-4508

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

January 24, 2020

Denver Planning Board  
 c/o Mr. Scott Robinson, Senior City Planner  
 Community Planning & Development  
 City and County of Denver  
 201 W. Colfax Ave., Dept. 205  
 Denver, CO 80202

**RE: Support for Rezoning Application #2018i-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House--rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Nancy Dillinger

STREET INTERSECTION or ADDRESS: 1150 Vine St

Cc: Chris Hinds, Denver City Council District 10

Doña T. Dodson  
1250 Humboldt St.#1404  
Denver, CO 80218  
[dodsondnvr@hotmail.com](mailto:dodsondnvr@hotmail.com)  
303-333-2983

July 10, 2020

TO: Scott Robinson, Senior City Planner  
CC: Denver Planning Board  
RE: 1290 Williams Proposed P.U.D. Application 20181-00142

Dear Sir:

I live in a condo on the immediate west side of Cheesman Park not far from the proposed P.U.D. referenced above.

I am adamantly opposed to the proposed zoning change for these reasons.

- This change in zoning would have a negative impact on the adjacent residents and the park patrons with no upside to Cheesman Park neighbors. The purpose of this change is strictly to dig Capitol Hill United Neighborhoods out of a financial hole.
- This proposed change conflicts with the Cheesman Park Plan which calls for passive recreation in the park, not commercial businesses.
- This is in conflict with the Draft East Central Area Plan which is focused on promoting more pedestrian traffic on 13<sup>th</sup>. The Draft East Central Plan does not call for ADDED COMMERCIAL USE along the 13<sup>th</sup> Avenue corridor.
- Already trash trucks have a nightmare turning off of 13<sup>th</sup> Avenue. Liquor and food deliveries to 1290 Williams would be disruptive to both traffic and pedestrians. This proposed P.U.D. abuts residential property on either side and will adversely impact their right to the quiet enjoyment of their homes.
- This proposed change would set a dangerous precedent of commercial/retail businesses immediately adjacent to this and possibly other parks.

I respectfully request the Planning Commission and Denver City Council deny this rezoning.

Sincerely,

D. T. Dodson

CC: Chris Hinds, Debbie Ortega, Robin Kneich, Planning Board Members

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

July 10, 2020

Dear Mr. Robinson:

I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,



Name: \_\_\_\_\_

1201 WILLIAMS  
Address: STREET  
#20

303-771-0237  
Telephone/Email: \_\_\_\_\_

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

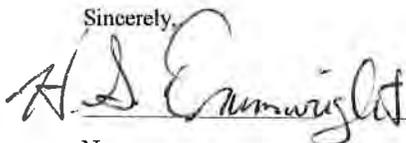
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

 111 Race St. #5A 303.886.6299/had4@msm.com

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board



July 13, 2020

**To:** Denver Planning Board  
c/o Scott Robinson, Senior City Planner  
Community Planning and Development

**Re:** Rezoning Application #20181-00142 at 1290 N. Williams St.

Dear Planning Board Members,

I'm writing to express the Denver Streets Partnership's support for the rezoning request of Capitol Hill United Neighborhoods (CHUN) for their property at 1290 N. Williams Street (the Tears-McFarlane House).

The Denver Streets Partnership is coalition of community groups advocating for people-friendly streets, and has partnered with CHUN on various projects aimed at improving the safety and livability of the greater Capitol Hill area. Cheesman Park and the Tears-McFarlane House are wonderful destinations within easy walking distance for the many residents of this area, who will benefit from improvements to the historic building and surrounding property.

The proposed uses for the property – including restoring the landmark-designated house, continuing to use the house for office space, and adding a café – will further enhance the vibrancy and walkability of the neighborhood. The café in particular will be a new amenity that is in keeping with the character of the house, the adjacent park, and the overall neighborhood, and will be an asset to both residents and visitors alike. Furthermore, the proposed rezoning aligns with Blueprint Denver and other relevant planning documents.

CHUN has been active in the community for more than 50 years, partnering with organizations like ours and sharing its assets to improve Denver. We are therefore especially pleased that the proceeds from the proposed café will be used to further CHUN's mission and work in the community.

For these reasons we urge the Planning Board to recommend that the Denver City Council approve this rezoning request.

Sincerely,

A handwritten signature in black ink that reads "Jill Locantore". The signature is written in a cursive, flowing style.

Jill Locantore, Executive Director  
Denver Streets Partnership

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 7:03 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell; Pat McHenry; Joe Vostrejs  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

Dear Scott -

Here is a brief note of support for the CHUN PUD -- including a quote from Buddha. The quote seems particularly apropos given our mission to create a thriving, community asset.

Thanks  
Travis

----- Forwarded message -----

**From:** EDWARD DUDDLESTON <[EVD.1@hotmail.com](mailto:EVD.1@hotmail.com)>  
**Date:** Wed, Jul 8, 2020 at 2:57 PM  
**Subject:** Yes! I support the CHUN Tears-McFarlane PUD  
**To:** [chun@chundenver.org](mailto:chun@chundenver.org) <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning

"Be where you are; otherwise you will miss your life." Buddha

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

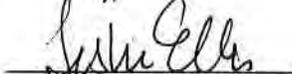
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

1201 Williams St. #30

Address: Denver 80218

303-830-2553;

Telephone/Email:

leslieellis@comcast.net

comcast.net

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

January 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. I am aware of the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Gifford P. Ewing PRINTED NAME: G. F. FORIS P. EWING

STREET INTERSECTION or ADDRESS: 720 N G. F. FIRE - Denver CO 80218

Cc: Chris Hinds, Denver City Council District 10

January 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. I am aware of the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

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For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Mary B Ewing PRINTED NAME: Mary B Ewing

STREET INTERSECTION or ADDRESS: 720 W. G. Linn St.

Cc: Chris Hinds, Denver City Council District 10

June 28, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

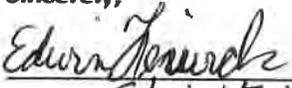
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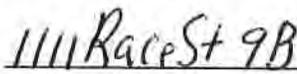
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

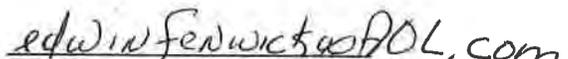
Sincerely,



Name: Edwin Fenwick



Address: Denver, 80206



Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board



January 31, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

First Baptist Church of Denver is in the middle of the Capitol Hill community. We are aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). We are submitting this letter to express our support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, we urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Brian J Henderson PRINTED NAME: Brian J Henderson

STREET INTERSECTION or ADDRESS: 1373 Grant Street, 80203

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Monday, June 29, 2020 11:07 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Travis Leiker; Bruce O'Donnell  
**Subject:** [EXTERNAL] Fwd: I support CHUN's PUD Application

Scott -

Please see email below. We would like this letter to be sent to the Denver Planning Board and City Council as a part of the rezoning application.

Warmly,  
Travis

----- Forwarded message -----

From: **Beth Fischer** <[fischereliz58@gmail.com](mailto:fischereliz58@gmail.com)>  
Date: Mon, Jun 29, 2020 at 10:38 AM  
Subject: I support CHUN's PUD Application  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

Hi

I am a CHUN member and support the PUD application for Tears McFarlane house

Beth Fischer

Sent from my iPhone

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 10:21 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: 1290 Williams Street PUD

Scott,

Below is a note from Beth Fischer concerning our PUD rezoning application. Please include this with the Planning Board's materials.

Warmly,  
The CHUN Team

----- Forwarded message -----

**From:** Beth Fischer <[fischereliz58@gmail.com](mailto:fischereliz58@gmail.com)>  
**Date:** Thu, Jul 9, 2020 at 9:06 AM  
**Subject:** 1290 Williams Street PUD  
**To:** <[chun@chundenver.org](mailto:chun@chundenver.org)>

I am a longtime member of Chang and support the rezoning of the tears MacFarland house. It will continue to in sure the property is an asset to the community.

Elizabeth Fischer

Sent from my iPhone

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

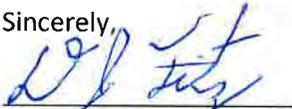
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name: DENNIS FITZPATRICK

1291 HIGH ST

Address: DENVER CO 80218

303 322 0290

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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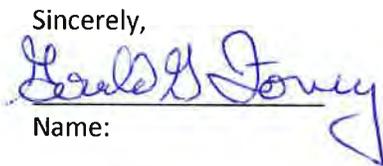
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

1290 High  
Unit 0 80218  
Address:

303-653-3475  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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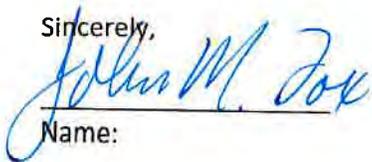
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

2116 E. 4TH AVE

Address: DENVER, CO

80206

303 885 4412

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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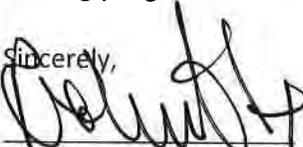
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name: Robert Fox

1291 High St Unit E  
Denver CO 80218  
Address:

720-260-8849  
robertmfox@msn.com  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

2116 E 4th Ave

Address: Denver 80206

509 987-2843

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 30, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name: L. R. KNEESE

844 Humboldt St  
Address: Denver  
80218

303 437-1330  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

**John F. Garrow  
1101 Humboldt St.  
Denver, Colorado. 80218  
( 720 ) 508-3772**

**July 20,2020**

**Mr. Scott Robinson, Senior City Planner  
Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, Colorado 80202**

**VIA EMAIL**

**Re: Objections to proposed rezoning and use of 1290 Williams St./  
Application No. 20181-00142**

**Dear Mr. Robinson,**

**We have lived in the Humboldt Historic District since 2012, and selected our home because of its proximity to Cheesman Park. We currently spend 2-3 hours per day in the park with family and grandchildren, visitors, and walking our three dogs. We are very familiar with the subject property, the park, the surrounding neighborhoods, and the many people who use and enjoy the park. This is neither a form letter, or a “ Not in my back yard” protest of the proposal now before you. Rather, it is intended to express deep concerns regarding this application, what the proposed PUD will permit in the future if approved; and the resulting negative impact on Cheesman Park and surrounding neighborhoods. I am sending this to urge that the proposed rezoning be denied, and ask that you consider the following facts.**

**l) A THOROUGH CONSIDERATION OF THE PROBABLE OUTCOMES OF GRANTING THE APPLICATION:**

**CHUN, the sole owner and applicant, has invested great effort in its attempts to obtain support for this request. CHUN admits that it does not have the financial ability to continue the existing uses of the property, or maintain the Tears-McFarlane Historic Residence. It has represented that it will enter a “ partnership” with City Streets Investors ( CSI ). The agreement is said to provide that CSI will acquire 50% ownership of the property. In exchange for CSI’s investment of several million dollars for this 50% interest, the funds will then be used by CHUN and CSI to provide for restoration of the residence, and improvement of the meeting hall which would then become an eating and drinking establishment. Other**

possible uses which will be authorized are described in the proposed PUD ordinance G-G 23. The gist of the campaign by CHUN is that this proposal will be good for CHUN, CSI, and the public because the current uses will substantially continue ( such as CHUN's current activities, community meetings, events, office rentals, and the like) all in a better facility. And with a better eating and drinking facility than the cafe which existed on the property many years ago. The theme of CHUN's application is that "everyone wins", and " It's not really a major change in how the property is used now " .

But the fact is, none of these representations by CHUN would be assured, or required by the requested rezoning.

The PUD requested expressly states that it will authorize and permit:

- \* A broadening of all existing uses currently on the property,
- \* Increasing the present size and uses of the structures now on the property,
- \* Allow both indoor and outdoor arts, recreation, and entertainment services,
- \* Eating and drinking establishments,
- \* Retail sales, service, and repair services,
- \* Outdoor dining and bar services, ancillary to indoor dining and bar services,
- \* Outdoor music and entertainment,
- \* Outdoor and retail sales and displays,
- \* Bed and Breakfast Lodging, and
- \* A consolidation of the two structures now on the property into a single structure.

What is more significant however, and what should be thoroughly considered and investigated, are the following realities and facts:

- \* There is nothing that will require CHUN to continue its ownership interest in the property if the property is rezoned. CHUN would be free to sell 100% of its ownership to CSI. CHUN will have then solved its financial problems, and would be free to move on anywhere it wishes. There are many public and private facilities where CHUN could meet and conduct business at no cost. Or, it could purchase or lease space in another location. And Chun would be well funded for many years to come.
- \* CSI would thereupon become the sole owner of the property, with complete discretion to determine what improvements, activities, and undertakings will subsequently occur on the property. The PUD does not require or mandate any of the uses authorized- rather, it authorizes uses. CSI is a sophisticated, experienced, and well qualified developer, and

deserves respect for its several undertakings which have certainly provided betterment to Denver. But that is not the point. With complete ownership, and the rezoning, CSI will be free to undertake any activity permitted by the PUD. For example, a high quality indoor and outdoor dining and drinking establishment located upon the perimeter of the most beautiful park in Denver. No other activities would be required. Kindly consider the fact that CSI plans an investment of several million dollars here. It would be decades before such an investment could be recouped by CSI before earning a profit with a simple cafe. Is it not more probable that a larger expansion of the structures into a restaurant and bar might be contemplated, which would explain CSI's keen interest in the property?

- \* There would be no requirement or assurance that CHUN would remain; or that any leased space would remain available; or that members of the community would be permitted any use of the property ( other than as patrons of a commercial facility ); or that any of the other activities authorized by the PUD would be undertaken, such as seasonal markets, Christmas tree sales, etc. CSI may well decide that those uses are not compatible with a high end eating and drinking establishment. The property is very small.
- \* CSI is not a charitable or community benefit organization. It is not in business to " help CHUN", or the visitors and users of Cheesman Park. It is a business enterprise, with a primary purpose of making profits for its investors. This is not to say that there is no ancillary benefit to the public from CSI's developments. Union Station is a perfect example. It provides a never ending stream of patrons for its restaurants and commercial operations arriving and departing downtown. It is hard to envision a better business model. The same is true of Cheesman Park- a never ending stream of visitors and prospective patrons. But Union Station is downtown, and has no negative impact on surrounding uses. The opposite is true with respect to Cheesman Park and its surrounding neighborhoods, businesses, residential uses, and streets.

Equal and careful consideration should be given to what could happen with the property, and not just CHUN's current " Plan ". Approval of this PUD will create vested rights in the zoning to any and all subsequent owners and developers. Once granted, those rights cannot be reversed or taken away.

## II) PARKING, TRAFFIC, IMPACT AND NOISE STUDIES:

Parking appears to be the elephant in the room which the applicant is unable or unwilling to address. Stated simply, there is no meaningful parking available to serve either the present needs of the property, or the greater parking needs which will surely result should the City approve this rezoning. The property currently has 9 parking spaces, which will

remain if the PUD is approved. 9 parking spots will not be sufficient for any commercial use. It will be insufficient for staff, let alone patrons and visitors. Perhaps in recognition of this, the applicant emphasizes the accessibility of the site on foot, bicycle, public transportation, and ride services such as Uber. The current small driveway to the 9 existing parking spots is too small for taxi or Uber drivers to even turn around. Applicant suggests a parking valet service, but where will the vehicles then be parked? And what would be the effect of hundreds of Uber and Taxi drivers pulling in and out onto 13th Ave during peak morning and afternoon traffic? And construction traffic? Construction is proposed. The only possible access to the property for construction purposes is the single narrow driveway on 13th Ave. The former alley adjacent to the property to the north has been vacated, and can no longer be used for any vehicles- it is now dedicated solely to pedestrian access into the park. 13th Ave. is already an extremely busy and dangerous thoroughfare. There is simply no available street parking in near proximity to the property, or across the affected neighborhoods. Many residents in the areas surrounding this parcel are required to park blocks from their homes already. There may be some limited ability to park within Cheesman Park on the north side of the interior park road south of the property, with “ pedestrian access “ across park property to the subject property. But this very small amount of parking is now the only remaining parking for park users and visitors since the east, south, and western portions of the interior park road have been closed permanently. Any use of the park roadway to provide parking for a commercial operation- outside of the park -will deprive park users of the very limited parking remaining available. Has the Park Department agreed to this? And to pedestrian ingress and egress to such a facility across park property? As a matter of policy, park property should not be used to serve the interests of commercial properties outside of the park.

Respectfully, it is very difficult to comprehend that proper Parking, Traffic, and Impact studies have not already been required prior to action on this application. It would be in the best interests of all potentially affected by this proposal to have the benefit of such studies, which are routinely required in similar situations. The obvious need for close scrutiny of these issues cannot be understated, and public safety requires it. To proceed without such studies would be irresponsible.

### **III) THE NEGATIVE IMPACT UPON CHEESMAN PARK; AND THE RESIDENTS AND SMALL BUSINESSES IN THE SURROUNDING NEIGHBORHOODS SHOULD THE REZONING BE APPROVED:**

Open space is a precious asset in all communities, large and small. Cheesman Park is arguably unique in this regard. Especially in an area as densely populated as Capitol Hill. Its origins and history, and the tremendous investment of funds and efforts by the City and others make it

the pristine gem that it is today. It is more than a simple neighborhood park. People come from all over Denver, the entire front range, other States, and even other countries to visit the park and to experience its beauty. Many say that it is the most beautiful park in Denver. Approval of the requested zoning would have an immediate and permanent detrimental effect on the park and surrounding neighborhood residents and businesses.

1) The commercial development of the property will, in fact, result in increased traffic, parking, and pedestrian traffic within Cheesman Park. The park should not have these added burdens in service of a commercial operation which is not in the park.

2) Approval of a restaurant and bar on the north end of the park, with outdoor dining and music, will obviously create an issue with noise which does not presently exist. Cheesman Park is quiet in the daytime hours, and even more so in the evening. It is an essential element of the park's character. The quiet nature of the park is enjoyed by surrounding residents from balconies, porches, homes and from within the park itself. Sound in the park carries great distances, especially after sunset. The noise generated by an outdoor restaurant, with clanking dishes, loud conversation, and live music will likely be heard throughout the entire park, and surrounding neighborhoods. The park is very quiet in the early morning hours, and in the late evening. The opening and closing of a restaurant and bar during these times will be especially disruptive. The noise associated with vehicular and truck traffic to a new facility during construction, and the subsequent deliveries of food, liquor, supplies, and patrons of the new facility will add to noise levels. Cooking odors, trash and refuse odors, and inevitable litter will all have an unavoidable negative impact on the park itself, visitors and users of the park, and surrounding neighborhoods. The proposed use will disrupt the quiet nature of the park in perpetuity. A noise study, and related impact analysis on Cheesman Park and surrounding neighborhoods is essential.

3) The park features a crushed stone path around its perimeter, 1 1/2 miles in length, which is used by hundreds ( or more ) walkers, joggers, runners, and cyclists each day. It passes the subject property just a few yards from its southern boundary where outdoor dining would occur. At present, it is quiet, shaded, and park users enjoy the perimeter path in peace. This established use of the park will be disrupted not only by construction, but also outdoor dining activities, all little more than an arms length away from the path. Many will be dissuaded from using this path in the future. This damage to an existing and well established use of the park would be permanent, and irreversible.

4) As noted below, there are now 24 existing neighborhood establishments providing food and beverages presently located within 1300 feet of Cheesman park. Most are small neighborhood businesses which have been there for decades (or longer). Most are patronized by many park visitors and users. CSI already has Nova Coffee, Satchels restaurant, and other businesses near the park. The current COVID pandemic has had a significant negative impact on these small businesses, and many are in a precarious financial position as a result. The proposed use will result in further harm to all of them.

The negative impacts enumerated in paragraphs 1) through 4), above, are difficult to quantify or measure. But they are quite real, and certain to occur.

Cheesman Park is classified as a “passive” park, that is enjoyed by all who desire to get away from urban life to enjoy nature, and the peaceful tranquility which the park now provides. It is a designated Historic Landmark. The Historic Landscape Assessment and Master Plan for Cheesman Park, adopted in 2008 after extensive study, does not contemplate any commercial uses of any type, nor any food and beverage sales in or adjacent to the park. Rather, the Master Plans vision is “... an elegant eighty acre oasis that lies in the heart of Capitol Hill, one of the city’s most diverse and densely populated neighborhoods” ....a wonderful retreat of wooded edges and open lawns enjoyed by walkers, runners, picnickers, and sunset watchers....” The stated purpose of the Master Plan is to “Restore the Park’s legacy through historic preservation”...and to create and preserve”... a safe and enjoyable space with a pedestrian focus”. The park as it now exists is consistent with the vision of the Master Plan. The proposed zoning, if approved, would permit commercial development connected to the park on its north end and would permanently and irrevocably change the park, which has been carefully developed and preserved for over a century.

The previous time, effort, and funds expended by the City over the last hundred years to preserve, enhance, improve, and maintain Cheesman Park are a matter of record. The planning and zoning for this park, and its surrounding neighborhoods were carefully considered, debated, and thoughtfully codified. The present Zoning and planning do not permit the proposed use. This is, of course, why this PUD is sought. The existing zoning and planning are presumptively valid and in the best interests of the park and its environs, and should be given great deference and weight.

**IV) THERE IS INSUFFICIENT LEGAL JUSTIFICATION FOR REZONING:**

The applicant has cited DZC Section 12.4.10.8.A, which defines the prerequisite showing needed to justify the rezoning requested in this PUD. It states that the applicant is required to demonstrate that:

“ Since the date of the approval of the existing zoning ( in this case, the current comprehensive Denver Zoning Code of 2010 ) there has been a change to the degree that the proposed rezoning is necessary”

The present application, on its face, fails to comply with this threshold requirement. While the applicant asserts that the “exponential growth” in Denver has created a “ need “ for a cafe’ and liquor facility on the park, it is unsupported by the facts. No facts or data of any type are offered. Visitors to the park have always brought their own picnic baskets, food, and drink to the park, and certainly don’t “ need “ a commercial operation to provide these things. In fact, the park and the neighborhoods surrounding it have changed very little since the current zoning and planning were put in place in 2010. The “ exponential growth “ has occurred elsewhere. As noted, there are presently 24 existing establishments within 1300 feet ( a mere 1/4 mile ) of the subject property serving food and/or alcoholic beverages. Adding another eating and drinking establishment, physically connected to a public park, is neither necessary or in the best interests of the park and its users, or the interests of the surrounding established neighborhoods and small businesses. Finally, nothing in the proposal demonstrates that the proposed use would further the intent of current zoning and planning for the property, or provide betterment to the surrounding neighborhoods. Thus, the requirements to justify rezoning the property are clearly not presented.

V) CONCLUSION- The following facts and realities should be readily apparent to all who study this application. CHUN admits that it makes the request for rezoning because of its current financial inability to maintain the Tears-McFarlane residence. CSI has joined in the effort, and proposes to invest millions of dollars to assume 50% ownership, and to construct and operate a “small cafe’ “and events center serving food and alcohol. Most respectfully, this appears to be a “ Trojan Horse “ for the true intent of the applicant. CSI would never be able to recoup an investment of this magnitude through operating a small cafe’. Instead, it evident that CSI has its eye on what may be the most desirable location in Denver for a high end eating, drinking, and events facility. CSI’s investment in the property is entirely contingent upon CHUN first obtaining the rezoning.

CHUN remains involved at this time to create the appearance that this is not a major change in the present use of the property, and implies that CHUN will continue in this location. But the following questions are

necessarily presented. Should this application be approved, what stops CHUN from selling its remaining interest in the property to CSI? CHUN's financial problems would be solved- it would have a significant windfall and could then operate in any other location it may wish. CSI then becomes the sole owner of a unique, desirable Historic Residence and parcel upon which it can develop and operate a high quality restaurant and bar on the the northern property line of the most beautiful park in Denver. CSI would reap great profits at the expense of the park, and the surrounding neighborhoods and businesses.

It is clear that that this application is made solely for the financial benefit of two entities. It does not fill any existing " need" in the areas affected, nor further the intent of existing zoning and planning. It will not benefit the park or the surrounding neighborhoods to the extent that this rezoning would be justified.

We are all present stewards of Cheeseman Park. Not just the City, but all who visit, use, and enjoy it. The approval of a commercial use of this type, adjacent to a Historic public park and open space, is unprecedented. And irreversible. It will result in immediate and long term harm to the park and surrounding neighborhoods. And, an " exception" of this type sets a very bad precedent for Cheeseman Park in the future, and for all public parks in Denver. It is our collective responsibility to insure that Cheeseman Park remains protected both now, and for the future use and enjoyment of others in the next century.

In the final analysis, you are called upon to balance the interests of two entities which seek this rezoning for their own financial gain; and the competing interests of the park itself, the many thousands of residents, and park visitors and users, and the surrounding neighborhoods and businesses which will be adversely affected both now and in the future.

Please give the foregoing facts and concerns your utmost thoughtful consideration. Please do not proceed further or take action on this application without first obtaining parking, traffic, noise and impact studies. Despite the very strong pressure you are now experiencing to approve this rezoning, the additional data provided by appropriate studies will provide you with data demonstrating that the rezoning requested is not in the best interest of anyone other than CHUN and CSI. The perimeter of Cheesman Park is not an appropriate location for CSI's next commercial success in Denver.

Respectfully,

John F. Garrow

**Cc's:**

**Chris Hinds, City Councilman, District 10**

**Sarah K. Showalter, City Planning Director**

**Kyle A. Dalton, City Planning Supervisor**

**Jep Seman, Esq. Attorney**

**Steven Perfrement, President, Cheesman Park West HOA**

**Meredith Michalski, Secretary, Cheesman Park West HOA**

**Constance Mortel, One Cheeseman Place**

**Jay and Kathleen Rust, Friends and Neighbors of Cheesman Park**

February 4, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. Tonight, I attended a community meeting with members of the Capitol Hill United Neighborhoods team to discuss the rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: BENJAMIN GELLMAN

STREET INTERSECTION or ADDRESS: 1995 N PENN ST #2100

Cc: Chris Hinds, Denver City Council District 10

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

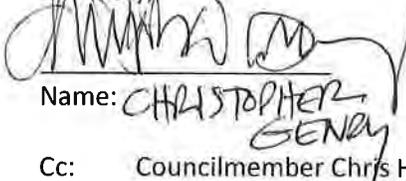
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name: CHRISTOPHER GENAY

1290 N. HIGH ST  
UNIT B  
DENVER, CO 80218

Address:

(303) 905-8003 cgenay@gmail.com

Telephone/Email:

Cc: Councilmember Chr's Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Melanie Gertz

1024 E 8th Ave

602-770-4242

Name:

Address:

#408

Telephone/Email:

Melanie\_Gertz@

Denver, CO 80218

Yahoo.com

Cc:

Councilmember Chris Hinds

Councilmember Robin Kneich

Councilmember Debbie Ortega

Members, Denver Planning Board

July 15, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

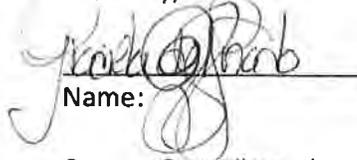
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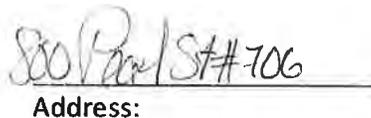
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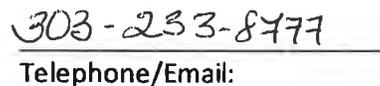
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

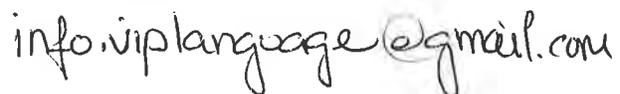
Sincerely,

  
Name:

  
Address:

  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board



January 30, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I lead an organization in the greater Capitol Hill community, Senior Housing Options, owner of the Olin Hotel Apartments. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: James H. Goddard

STREET INTERSECTION or ADDRESS: 1420 Logan St. - Olin Hotel Apt's  
(my employer) Senior Housing Options

Cc: Chris Hinds, Denver City Council District 10

Name - James H. Goddard

Title - CEO

Organization - Senior Housing Options/Olin Hotel Apartments LLLP

Cc: Chris Hinds, Denver City Council District 10

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290  
N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

This rezoning should be approved for the following reasons:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.**

The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Tim Golanty PRINTED  
NAME: Tim Golanty

STREET INTERSECTION or ADDRESS:

756 Race

Cc: Chris Hinds, Denver City Council District 10

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290  
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Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Deb Golanty PRINTED  
NAME: Deb Golanty

STREET INTERSECTION or ADDRESS:

\_\_\_\_\_

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Sandra Goldhaber <sandytaps5678@gmail.com>  
**Sent:** Monday, June 29, 2020 9:45 AM  
**To:** Leiker, Travis; Hinds, Chris - CC Member District 10 Denver City Council; Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Tears-MacFarlane PUD application

Dear Mr Robinson

We write as a Cheesman Park neighbors to strongly support the rezoning of above. This support includes the re opening of the Cafe formerly housed at the property in the 1980s, as part of the overall property refurbishment.

The property is a neighborhood resource at the north end of the park. To have a community cafe for coffee, ice cream, snacks, a glass of wine in the evening, and in addition , clean indoor restrooms!, would create a neighborhood gathering place. I believe this would improve safety at this end of the park, by increasing pedestrian usage and family enjoyment. This end of the park has long been known as a hangout for loitering and drug use and is often avoided, especially after dusk.

CHUN has a proven track record of responsible stewardship and has recently worked hard to improve the property by keeping rooms rented to small businesses, beautifying the landscape, and adding a sanitary station for pet waste. CHUN has conducted neighborhood surveys and community meetings and has over 125 letters of support for this project.

Thank you for your consideration

Sandra and Martin Goldhaber  
763 Race St, Denver, CO 80206

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Sandra Goldhaber

STREET INTERSECTION or ADDRESS: 763 Run St 80206

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: MARTIN GOLDHABER

STREET INTERSECTION or ADDRESS: 763 Race St. Denver 80206

Cc: Chris Hinds, Denver City Council District 10

June 30, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

844 Humboldt St. #1

Address:

303-929-8637

Telephone/Email:

sigihf@aol.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

July 2, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

JOAN GRIER      443 N. MARION ST.      joangrieregmail.com  
Name:                      Address:                      Telephone/Email:

Cc:      Councilmember Chris Hinds  
        Councilmember Robin Kneich  
        Councilmember Debbie Ortega  
        Members, Denver Planning Board

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Rachel Griffin  
STREET INTERSECTION or ADDRESS: 1325 N. Lafayette St

Cc: Chris Hinds, Denver City Council District 10

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

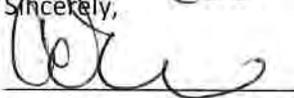
I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

COUS GIZEMH



Name:

1290 N HIGH

Address:

UNIT B

303.945.1212

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

DENVER, CO  
80218

January 30, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: MERSTHAN GUYADER  
STREET INTERSECTION or ADDRESS: ~~12th~~ 944 N DOWNING, DENVER

Cc: Chris Hinds, Denver City Council District 10

6/24/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #20181-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with any adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

*Nancy Gwin*

Name:

Address:

*1290 Williams St.*

*#3B*

Telephone/Email:

*503 358 0604*

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 25, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with any adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Timothy Haddon 1201 N. Williams St., Unit 18A 303-210-8210 timothyhad@aol.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 25, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

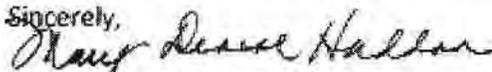
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO, 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Mary Denise Haddon 1201 N. Williams St., Unit 18A 303-744-3765 marydenesehad@aol.com

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Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Leiker, Travis <travis.leiker@chundenver.org>  
**Sent:** Wednesday, July 08, 2020 9:34 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell; Pat McHenry; Joe Vostrejs  
**Subject:** [EXTERNAL] Fwd: Letter of Support for the Tears McFarlane House and Community Center

Greetings Scott -

Below is another email supporting our rezoning of the Tears-McFarlane House. Please include this with the planning board and Denver City Council.

Warm regards,  
Travis

----- Forwarded message -----

**From:** Peter Hadley <[peterhadley@gmail.com](mailto:peterhadley@gmail.com)>  
**Date:** Wed, Jul 8, 2020 at 9:16 AM  
**Subject:** Letter of Support for the Tears McFarlane House and Community Center  
**To:** <[chun@chundenver.org](mailto:chun@chundenver.org)>

Just wanted to express my support for the rezoning effort on the Tears McFarlane House and Community Center, especially the low-impact cafe being proposed. As a homeowner who lives directly on Cheesman Park (1515 E 8th Ave), my family and I feel that an amenity like the cafe would be a great addition to the community and park.

Thanks and good luck,

--  
Peter

--  
**Travis Leiker, MPA**  
*President / Board of Directors*  
**Capitol Hill United Neighborhoods, Inc.**  
1290 Williams Street, Suite 102  
Denver, CO 80218  
**P. 303.830.1651 M. 303.817.5744**  
[chundenver.org](http://chundenver.org)

***Preserving the past, improving the present, and planning for the future of Denver's greater Capitol Hill community.***

July 6, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

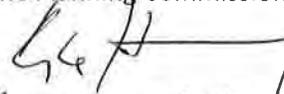
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
RITA HAILEY      450 WESTWOOD      720-470-7068  
 Name:                              Address: 80206      Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Andrea Hamilton

STREET INTERSECTION or ADDRESS: 633 Clarkson St. 80218

Cc: Chris Hinds, Denver City Council District 10

July 9, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 N. Williams Street Application #2018I-00142

Dear Mr. Robinson:

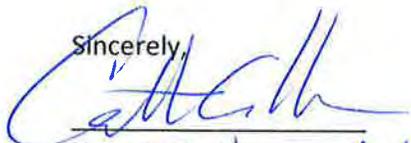
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 N. Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant the operation of a commercial bar, restaurant and event center at this location.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a detrimental precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

Catherine Allaca

Address:

1201 NW Williams

#14C

Denver, CO

80218

Telephone/Email:

303-916-9553

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich

Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am opposed to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am the owner of a residence in the Cheesman Park neighborhood. I am familiar with the Tears-McFarlane Mansion facility and its surroundings. I would not be opposed to the idea of a café/bar/restaurant near the park, similar to the Tavern on the Green in New York's Central Park, but this property does not have the space itself to accommodate the traffic and vehicles and facilities for waste necessary for a restaurant or food trucks. The problems with access and the interference with neighborhood parking and park access would make the added usage a nuisance and a burden and cause on-going distress and conflict.

I also understand that the plans are not consistent with *any* adopted plans for the Cheesman Park neighborhood and it is not supported by the most recent 2010 zoning designation.

In addition, the neighborhood has not changed in any substantive way so that a commercial bar, restaurant and event center has become appropriate.

The lack of planning and evaluation as it relates to existing traffic, parking or operational factors and how any issues would be addressed is very disappointing and contrary to what the neighborhood reasonably expects.

Given the availability of restaurants and bars nearby and the ability to picnic and party in the park (someday soon again) with food, beer, wine and champagne does not support a need for a bar crowding the neighborhood and the park. So it is unclear to me what need this remodeling will fulfill.

I therefore believe that the appropriate outcome is a denial of the proposed rezoning by the Planning Commission and City Council.

Sincerely,



Melinda M. Harper      1111 Race Street, 12A, Denver, CO 80206

303-388-0489 [harper@haer.com](mailto:harper@haer.com)

[harper@harperhofer.com](mailto:harper@harperhofer.com)

Name:

Address:

Telephone/Email:

Cc:      Councilmember Chris Hinds  
         Councilmember Robin Kneich  
         Councilmember Debbie Ortega  
         Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Michael Harr <meharr@me.com>  
**Sent:** Thursday, July 09, 2020 2:48 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Hinds, Chris - CC Member District 10 Denver City Council  
**Subject:** [EXTERNAL] Fwd: NO! I oppose the CHUN Tears-McFarlane PUD

Mr. Robinson,

I want to make sure you and Mr. Hinds receive the letter of opposition I sent to CHUN.

Thank you,  
Mike Harr

Begin forwarded message:

**From:** Michael Harr <[meharr@me.com](mailto:meharr@me.com)>  
**Subject:** **NO! I oppose the CHUN Tears-McFarlane PUD**  
**Date:** July 8, 2020 at 2:49:06 PM MDT  
**To:** [chun@chundenver.org](mailto:chun@chundenver.org)

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' push to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition to the rezoning. This rezoning should be denied:

- 1) I have lived in a residence on Cheesman Park for 28 years. The Park is heavily used as it is. When the Community Center at Tears-McFarlane House is rented for weddings, etc., the noise often is bothersome to residents around the Park who already put up from excessive music and other noise from people using it.
- 2) I don't support any plan that increases the use of the Park or that drastically changes the surrounding neighborhood. As I understand, the Tears-McFarlane House is historic and valuable as it is to the neighborhood. We don't need to have zoning changed to allow commercial use.
- 3) CHUN claims it has done extraordinary community outreach and public engagement, yet I've never been asked by CHUN how I feel about such changes.

For these reasons, I urge the Planning Board to recommend that Denver City Council deny rezoning Tears-McFarlane House. CHUN's proposed rezoning is inappropriate and does not fit the neighborhood I live in. Please include this letter of opposition in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,  
Michael Harr  
1223 Race Street, No. 201

CC: Councilman Chris Hinds, District 10

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

July 10, 2020

Dear Mr. Robinson:

I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,

*Malik M Hasan*

1201 N Williams St

720-951-7725

Name:

Address:

Telephone/Email:

*hasanfamilyassistant@outlook.com*

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

July 7, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

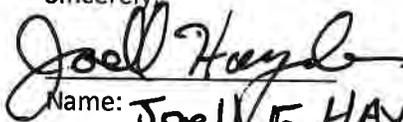
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

 1290 N High St 720-503-4530  
Name: Joel V.F. HAYDEN Address: Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

January 31, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am a Denver and Capitol Hill community resident. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express our support for the rezoning.

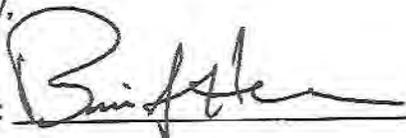
This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: Brian J Henderson

STREET INTERSECTION or ADDRESS: 1221 Steele St., 80206



April 17, 2020

Mr. Joel Noble  
Chair, Denver Planning Board  
Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Mr. Noble:

I am writing on behalf of Historic Denver, Inc. in support of the current zoning change requested by the Registered Neighborhood Organization (RNO), Capitol Hill United Neighborhoods (CHUN), for their property at 1290 Williams Street in Denver, also known as the Tears-McFarlane House, a Denver Landmark.

Since 1974, Historic Denver has also held a preservation easement on the property, and as a part of our easement holding responsibility, we have worked with CHUN to ensure the property is continually maintained as a valuable historic resource. CHUN has been an excellent steward of the house through their efforts to both improve and maintain the structure as well as to welcome the community. As CHUN was considering this change in zoning, they met with us to discuss what the request would mean for the building, for their organization, and for the community.

We have long encouraged the flexible and productive use of historic properties to facilitate their stewardship and enhance their value as both cultural and practical assets. CHUN has utilized the adaptive reuse model for many years but has faced limitations. This rezoning will continue the legacy of community use for the structure, and expand on it to ensure that the building is financially sustainable, welcoming, and can support the mission of this valued community organization.

We look forward to continuing our long-time partnership regarding the care of this historic landmark and are happy to answer any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads "John P. Olson". The signature is fluid and cursive, with the first name being the most prominent.

John P. Olson  
Deputy Director

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Kara Horner

Name:

1201 Williams St.

Address:

720-480-6055

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods <chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 6:54 PM  
**To:** Andrea Horvath  
**Cc:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Re: Yes! I support the CHUN Tears-McFarlane PUD

Dear Andrea -

On behalf of Capitol Hill United Neighborhoods, we thank you for submitting your letter of support. We have looped in Denver Community Planning and Development and will share this note with him. Enjoy your weekend!

Warmly, the CHUN Team

On Wed, Jul 8, 2020 at 2:19 PM Andrea Horvath <[AHorvath@polsinelli.com](mailto:AHorvath@polsinelli.com)> wrote:

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Andrea Horvath  
7th & Corona

CC: Councilman Chris Hinds, District 10

**Andrea Horvath**

*Associate*

[ahorvath@polsinelli.com](mailto:ahorvath@polsinelli.com)

**303.256.2705**

1401 Lawrence Street, Suite 2300

Denver, CO 80202

[polsinelli.com](http://polsinelli.com)

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This electronic mail message contains CONFIDENTIAL information which is (a) ATTORNEY - CLIENT PRIVILEGED COMMUNICATION, WORK PRODUCT, PROPRIETARY IN NATURE, OR OTHERWISE PROTECTED BY LAW FROM DISCLOSURE, and (b) intended only for the use of the Addressee(s) named herein. If you are not an Addressee, or the person responsible for delivering this to an Addressee, you are hereby notified that reading, copying, or distributing this message is prohibited. If you have received this electronic mail message in error, please reply to the sender and take the steps necessary to delete the message completely from your computer system.

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January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Craig Howson

STREET INTERSECTION or ADDRESS: 1677 Emerson

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: \_\_\_\_\_

*Shirley Howson*

PRINTED NAME: \_\_\_\_\_

*Shirley Howson*

STREET INTERSECTION or ADDRESS: \_\_\_\_\_

*16th & Emerson*

Cc: Chris Hinds, Denver City Council District 10

## Robinson, Scott D. - CPD City Planner Senior

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 6:58 PM  
**To:** Chase Huddleston  
**Cc:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Re: Yes! I support the CHUN Tears-McFarlane PUD

Thank you for your support! We have copied Scott Robinson who will share this note with Denver Community Planning and Development, as well as, Denver City Council. Warmly, The CHUN Board and Staff

On Wed, Jul 8, 2020 at 2:41 PM Chase Huddleston <[chasehuddleston5280@gmail.com](mailto:chasehuddleston5280@gmail.com)> wrote:

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

STREET INTERSECTION or ADDRESS:

CC: Councilman Chris Hinds, District 10

Sent from my iPhone  
Chase Huddleston  
3035850895

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Matthew James PRINTED NAME: Matthew James

STREET INTERSECTION or ADDRESS: 1021 E. 17th Ave #20, Denver 80218

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

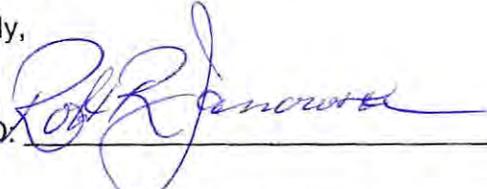
Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: ROBERT R. JANOWSKI

STREET INTERSECTION or ADDRESS: 1299 Gilpin

Cc: Chris Hinds, Denver City Council District 10

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Justin Johns  
Name:

111 Race St. Unit 6B  
Address:

justinjohns@gmail.com  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** St. Peter, Teresa A. - CC Senior City Council Aide District 10  
**Sent:** Tuesday, June 30, 2020 9:49 AM  
**To:** JM Jones  
**Cc:** Hinds, Chris - CC Member District 10 Denver City Council; Robinson, Scott D. - CPD City Planner Senior  
**Subject:** RE: [EXTERNAL] Tears a McFarlane rezone

Hi JM and Jim,  
I'll forward this along to CM Hinds as well as CPD staff for their files with the zoning application.  
Thank you,  
Teresa

**From:** JM Jones <jm.jones2806@gmail.com>  
**Sent:** Monday, June 29, 2020 8:16 PM  
**To:** City Council District 10 <District10@denvergov.org>  
**Subject:** [EXTERNAL] Tears a McFarlane rezone

We support this redevelopment and think it is great for the neighborhood.  
JM Jones  
Jim Mohle  
1510 E 10th Ave, 9W  
Denver CO. 80218.

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and board delegate for Capitol Hill United Neighborhoods. We have submitted a rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Ryan Keeney

STREET INTERSECTION or ADDRESS: 1121 N Ogden St, Apt 303, Denver, CO, 80218

Cc: Chris Hinds, Denver City Council District 10

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

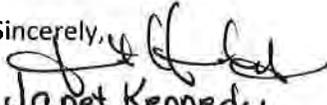
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- It is not consistent with any adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Janet Kennedy

Name:

1111 Race St, 6B,  
Address: Denver, CO  
80206

janet.kennedy@msp.com  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 10:22 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

Scott,

Below is a note from Alan Kent concerning our PUD rezoning application. Please include this with the Planning Board's materials.

Warmly,  
The CHUN Team

----- Forwarded message -----

From: **Alan Kent** <[alanksea@gmail.com](mailto:alanksea@gmail.com)>  
Date: Wed, Jul 8, 2020 at 7:45 PM  
Subject: Yes! I support the CHUN Tears-McFarlane PUD  
To: Capitol Hill United Neighborhoods <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,  
Alan Kent  
1169 Lafayette Street,  
Denver, CO 80218

CC: Councilman Chris Hinds, District 10

## Robinson, Scott D. - CPD City Planner Senior

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 6:57 PM  
**To:** Mike Killion  
**Cc:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Re: Yes! I support the CHUN Tears-McFarlane PUD

Dear Mike - Thanks for completing a letter/email of support. We have copied Scott Robinson who will share this note with Denver Community Planning and Development, as well as, Denver City Council. Warmly, The CHUN Board and Staff

On Wed, Jul 8, 2020 at 2:23 PM Mike Killion <[mckillio@gmail.com](mailto:mckillio@gmail.com)> wrote:

Denver Planning Board c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver 201 W. Colfax Ave., Dept. 205 Denver, CO 80202 RE: Support for Rezoning of 1290 N. Williams St., Denver Dear Members of the Denver Planning Board: I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons: 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan. 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context. 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community. 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities. For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning. Sincerely, STREET INTERSECTION or ADDRESS: CC: Councilman Chris Hinds, District 10

Thanks,

Mike Killion

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: \_\_\_\_\_



PRINTED NAME: \_\_\_\_\_

**Craig Kozak**

STREET INTERSECTION or ADDRESS: \_\_\_\_\_

**1290 Pearl St #2**

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Yana Kucher PRINTED NAME: YANA KUCHER  
STREET INTERSECTION or ADDRESS: Gaylord & 12<sup>th</sup> Ave.

Cc: Chris Hinds, Denver City Council District 10

January 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. I am aware of the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

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For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Betty Kuehner PRINTED NAME: BETTY KUEHNER

STREET INTERSECTION or ADDRESS: 771 N. Franklin St.

Cc: Chris Hinds, Denver City Council District 10

January 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

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For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Warren E. Kuehner PRINTED NAME: WARREN E. KUEHNER

STREET INTERSECTION or ADDRESS: 771 N. FRANKLIN, DENVER, CO  
80218

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: Chris LaBerge

STREET INTERSECTION or ADDRESS: 1136 N. Washington St.

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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Sincerely,

SIGNED: 

PRINTED NAME: INGE LA COUR

STREET INTERSECTION or ADDRESS: 1250 HUMBOLDT #701, DENVER

CO. 80218

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Monday, June 29, 2020 11:53 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell; Zukowski, Liz S. - CC Senior City Council Aide District 10; Travis Leiker; Joe Vostrejs;  
Pat McHenry; St. Peter, Teresa A. - CC Senior City Council Aide District 10  
**Subject:** [EXTERNAL] Fwd: I support CHUN's PUD Application

Scott -

Below is another email supporting the Tears-McFarlane House PUD. Please include this with the documentation going to the Planning Board and City Council.

Warmly,  
Travis

----- Forwarded message -----

From: **John Lake** <[johnlake944@comcast.net](mailto:johnlake944@comcast.net)>  
Date: Mon, Jun 29, 2020 at 11:43 AM  
Subject: I support CHUN's PUD Application  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

We are very supportive of CHUN's efforts to bring back some sort of eating establishment at the north end of Cheesman Park. We walk in the park often and would love to stop by for a quick bite and drink!

John Lake  
944 Lafayette St.,  
Denver, CO 80218

Sent from my iPhone

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

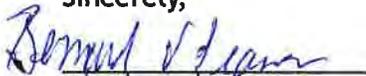
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

1133 Race St. #6 S

Address:

303-316-0131

BILLES@Yahoo.com

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Frieda S. Pearson 1133 Race St. Apt. 6-S 303-316-0131 bulfsl@yahoo.com  
Name: Address: Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Friday, July 10, 2020 9:10 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell; Travis Leiker  
**Subject:** [EXTERNAL] Fwd: I support the Tears-McFarlane PUD Rezoning

Dear Scott,

Please see the email below from a neighbor and small business owner supporting the Tears-McFarlane PUD.

Warmly,  
Travis

----- Forwarded message -----

**From:** **Marijuana Mansion** <[info@mjmansion.com](mailto:info@mjmansion.com)>  
**Date:** Fri, Jul 10, 2020 at 9:01 AM  
**Subject:** I support the Tears-McFarlane PUD Rezoning  
**To:** <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Lisa Leder  
Marijuana Mansion  
1244 N Grant Street

CC: Councilman Chris Hinds, District 10

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of the greater Capitol Hill community, and I have lived in this neighborhood (i.e. Cheesman Park, Uptown, and Governors Park) for more than 12 years. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD).

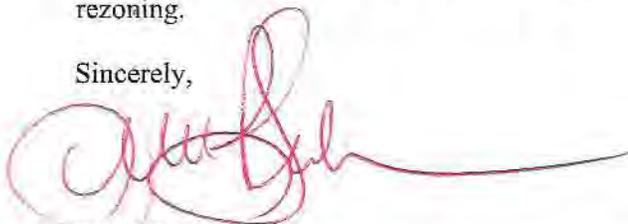
**I am submitting this letter to express my SUPPORT for the rezoning.** This rezoning should be approved for the following reasons:

- It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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- The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,



TRAVIS LEIKER  
1935 LOGAN STREET #1105 – DENVER, CO 80203

Cc: Chris Hinds, Denver City Council District 10

## Robinson, Scott D. - CPD City Planner Senior

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods <chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 11:07 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Travis Leiker; Pat McHenry; Bruce O'Donnell; Joe Vostrejs  
**Subject:** [EXTERNAL] Fwd: 1290 Williams Street PUD

Dear Scott -

Below is an email we received earlier today. Thank you for including this in our materials to be presented to planning board and Denver City Council.

Warmly,  
Travis

----- Forwarded message -----

**From:** Rene LeJeune <[rlejeune@chfainfo.com](mailto:rlejeune@chfainfo.com)>  
**Date:** Thu, Jul 9, 2020 at 10:32 AM  
**Subject:** 1290 Williams Street PUD  
**To:** [chun@chundenver.org](mailto:chun@chundenver.org) <[chun@chundenver.org](mailto:chun@chundenver.org)>

Hello – I have been a homeowner across the street (Summer House Condos - 1313 Williams #405) for the past 20 years and I support the rezoning of the property to a PUD and add the annex for the café. This is a great idea and I hope it happens soon. Thank you.



René LeJeune, CML

Lock Desk Analyst  
Secondary Marketing Department, Finance Division

Colorado Housing and Finance Authority

1981 Blake Street 303.297.7336 direct 720.933.2264 cell  
303.297.2432  
Denver, CO 80202 main  
[www.chfainfo.com](http://www.chfainfo.com) 800.877.2432 toll  
free

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*financing the places where people live and work*

CONFIDENTIALITY. This email and any attachments are confidential, except where the email states it can be disclosed; it may also be privileged. If received in error, please do not disclose the contents to anyone, but notify the sender by return email and delete this email (and any attachments) from your system.

July 13, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

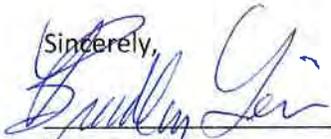
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name: Bradley Levin

467 Madison, Denver  
Address: 80206

(303) 589-3701 / bal@kevinittaff.com  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

July 16, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

*Philip R. Levy*

Name:

*1201 N Williams*  
Address: *SB*  
*Denver CO*  
*80218*

*philiprlevy@me.com*  
*303-525-7033*  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

*Philip R. Levy*

June 25, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

*Marilyn Lindenbaum* 1111 RACE ST, UNIT 7A MARILYN SL50@YAHOO.COM  
Name: Address: Telephone/Email:  
MARILYN LINDENBAUM

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

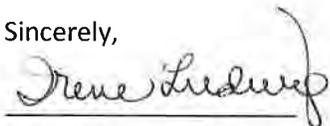
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

1290 High St Unit D'

Address:

irene.ludfor@gmail.com

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board



January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #20181-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver and work in the greater Capitol Hill community. I am aware of the rezoning request for the Teas-McFarlane House--rezoning the property on a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill-Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Teas-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: [Signature] PRINTED NAME: Gloria S. Evans

STREET INTERSECTION or ADDRESS: Capitol Hill and Third

Cc: Chris Hinds, Denver City Council District 10

DENVER CITY AND COUNTY OFFICE OF COMMUNITY DEVELOPMENT

6/24/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

CLIFF MARKS

Name:

1201 Williams St.

Address:

303-949-6882

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

6/24/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
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- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Libe Marks

Name:

1201 Williams St.

Address:

303-949-6112

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Stephen Marks      1201 Williams St.      303 887-6423  
Name:                      Address: Denver, CO 80218      Telephone/Email:

Cc:            Councilmember Chris Hinds  
                Councilmember Robin Kneich  
                Councilmember Debbie Ortega  
                Members, Denver Planning Board

June 29, 2020

Office of Community Planning and Development, City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

We are writing to express our opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. We are residents of the Cheesman Park neighborhood. We oppose the proposed rezoning for the following reasons.

It is not consistent with *any* adopted plans for the Cheesman Park neighborhood, and it is not supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center on the border of Cheesman Park. More than 20 cafes, restaurants and bars within a walkable ¼ mile of Cheesman Park provide the same services proposed by CHUN.

The rezoning application does not demonstrate a needed neighborhood benefit, other than enhancing revenues for a nonprofit entity in business with private investors. The stated commercial benefit comes with unintended consequences — increased auto traffic, the impacts of daily noise next to residential buildings, pedestrian safety, and higher parking demand in an already heavily used neighborhood. The City should require a detailed impact study to analyze impacts of a new business at this location on parking, traffic, safety, noise levels, and Cheesman Park before this proposal is presented to the Planning Board and City Council.

If this property is rezoned and then sold, adverse effects to the surrounding area could be expanded with the use allowed in the PUD. To protect the current neighborhood's residential and historic context, the existing zoning should remain, and CHUN should investigate other ways to fund renovation of the Tears-McFarlane House without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and control future uses to this urban high density, well-functioning and planned neighborhood.

We strongly urge the Planning Commission and City Council to deny this proposed rezoning.

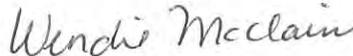
Sincerely,



David McClain

375B Josephine Street, Denver, CO 80206

Email: [dmcclain46@aol.com](mailto:dmcclain46@aol.com)



Wendie McClain

375B Josephine Street, Denver, CO 80206

Email: [wmccclain53@aol.com](mailto:wmccclain53@aol.com)

CC: Councilmembers Chris Hinds, Robin Kneich and Debbie Ortega  
Members, Denver Planning Board

Office of Community PLanning and Development  
City and County of Denver  
Denver, CO 80202  
Attn Scott Robinson, Senior City Planner

RE: Opposition to the requested rezoning 1290  
Williams St Application #20181-00142

Dear Mr.. Robinson,

I am writing to you to give serious consideration to the many opposition letters I am assuming you are receiving from area residents around the Park and those that enjoy the park as it is now.

I strongly, very strongly, oppose the PUD rezoning of the Tears-McFarlane Mansion at 1290 Williams.

My niece lives in the block or 13<sup>th</sup> and Williams and walks the park safely and peacefully and uses the entrance to the Gardens. She enjoys all the nearby establishments for food and drink so very close to the Park. There is no need to open up the Mansion and then perhaps open the flood gates to further encroachments on the serenity of the park and neighborhood quiet that could follow. Denver neighborhoods are beautiful and each area has its special purpose. Cheesman has its unique and simple beauty. There is no benefit (other than to rescue CHUN) to open the Mansion to events and bars and restaurants, etc. except to further the developers' wishes and bottom line and acquire more money for the city in taxes. This change in zoning would open the park to a total change for the worse—increased auto traffic, daily and nightly noise next to residences, increased trash, and greatly increased parking demands. Depending on whether the business owners would sign an acceptable “Good Neighbor Agreement” about closing hours, trash clean up, noise, etc, the impact could be so negative that residents would consider moving and daily visitors would not feel welcome. It is time for a detailed impact study before proceeding

on the rezoning. Skipping this would insure that the residents who vote for council people would seriously consider their votes. We all count on the council and city planning to have our neighborhoods health and best wishes at their forethoughts.

Please refer to the outrageous debacle of the rezoning permission of the old Crest Theatre building at 22<sup>nd</sup> and Kearney, where permission was given, without an impact study, to the distillery Bardenay's to open a 250 seat bar and restaurant on a tiny block of small, successful businesses with little parking as it was. The company refused to sign a "Good Neighbor Agreement" stating they would close whenever they chose, among other agreements. Thankfully the company pulled out. The parking impact would very surely have closed the children's gym, tiny restaurants, and small hair studios, etc. and turned into the nearby houses having to have parking restrictions in front of their homes.

Cheesman Park neighborhood would see negative impacts if rezoned that then could not be reversed. The genie would be out of the bottle. Preserving well functioning neighborhoods should be seriously considered.

I am a big supporter of CHUN. Our church is a few blocks from CHUN, and we work with them. They should look for other funding support instead of changing for the worse an established park and neighborhood. The impact will be considerable.

First step should be an impact study before proceeding, then neighborhood meetings.

Respectfully,

Connie and Rob Friesen

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 10:23 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

Scott,

Below is a note from Carla McConnell concerning our PUD rezoning application. Please include this with the Planning Board's materials.

Warmly,  
The CHUN Team

----- Forwarded message -----

From: **Carla McConnell** <[carlamcconnell@comcast.net](mailto:carlamcconnell@comcast.net)>  
Date: Wed, Jul 8, 2020 at 4:46 PM  
Subject: Yes! I support the CHUN Tears-McFarlane PUD  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

CARLA

CC: Councilman Chris Hinds, District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 4:01 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: I support the Tears-McFarlane PUD Rezoning (1290 Williams Street PUD)

FYI

----- Forwarded message -----

From: **Scott McCoy** <[scott.mccoy@coldspringpartners.com](mailto:scott.mccoy@coldspringpartners.com)>  
Date: Wed, Jul 8, 2020 at 3:40 PM  
Subject: I support the Tears-McFarlane PUD Rezoning (1290 Williams Street PUD)  
To: Capitol Hill United Neighborhoods, Inc. <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Scott McCoy  
750 N Clarkson  
Denver, CO 80218  
Mobile: +1 (202) 415-4787

CC: Councilman Chris Hinds, District 10



## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Monday, July 13, 2020 5:25 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

FYI - A letter of support from a resident in CHUN's boundaries.

----- Forwarded message -----

**From:** Anne McWhirter <[annebmcwhirter@gmail.com](mailto:annebmcwhirter@gmail.com)>  
**Date:** Sat, Jul 11, 2020 at 9:51 AM  
**Subject:** Yes! I support the CHUN Tears-McFarlane PUD  
**To:** <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Anne McWhirter

906 E 10th Ave | Denver CO 80218, US  
CC: Councilman Chris Hinds, District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Anne McWhorter

STREET INTERSECTION or ADDRESS: 9000 E 10<sup>th</sup> Ave, Denver

Cc: Chris Hinds, Denver City Council District 10

**J. Kent Miller, Attorney**  
**Dr. Leslie J. Miller**

*The Sweet-Miller Denver Landmark Building (#165)*  
*Humboldt Island Historic District (D2)*

1075 N. Humboldt Street  
Denver, Colorado 80218

Telephone: (303) 601-6948  
Email: jkentmiller@aol.com  
ljmdenver@aol.com

July 9, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202

ATTN: Scott Robinson, Senior City Planner

**Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142**

Dear Mr. Robinson:

Leslie and I are 36-yr residents of our landmark home in Denver's first residential Historic District that borders Cheesman Park. Our opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively affect the neighborhood:
  - Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood.
  - This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood.
  - The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
  - Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter.

This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a troubling precedent for additional commercial operations around Cheesman and other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Respectfully,



J. Kent Miller



Leslie J. Miller

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

February 4, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. Tonight, I attended a community meeting with members of the Capitol Hill United Neighborhoods team to discuss the rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Chris Miller

STREET INTERSECTION or ADDRESS: 342 N Sherman St

Cc: Chris Hinds, Denver City Council District 10

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290  
N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

This rezoning should be approved for the following reasons:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.**

The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED  
NAME: Keith D. Moore

STREET INTERSECTION or ADDRESS:  
748 Race Street, Denver, CO 80206

Cc: Chris Hinds, Denver City Council District 10

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290  
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.**

The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Annie Anderson Moore PRINTED  
NAME: Annie Anderson Moore

STREET INTERSECTION or ADDRESS:

148 N. Rave + 8<sup>th</sup>

Cc: Chris Hinds, Denver City Council District 10

July 15, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Name:

#706  
800 Park St  
Address:

303-232-8777  
Telephone/Email:

Lou Medina e hofman1.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## Robinson, Scott D. - CPD City Planner Senior

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**From:** Planningboard - CPD  
**Sent:** Thursday, July 09, 2020 3:09 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** FW: Denver's Planning Board Comment Form #13128253

**From:** form\_engine@fs7.formsite.com <form\_engine@fs7.formsite.com>  
**Sent:** Thursday, July 9, 2020 1:37 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13128253



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Rod Mullins
<b>Address</b>	715 Lafayette ST
<b>City</b>	DENVER
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:rodney.mullins77@gmail.com">rodney.mullins77@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1290 Williams St
<b>Would you like to express support for or</b>	Strong support

**opposition to the project?**

---

**Your comment:**

I strongly support this rezoning effort. I think this old dilapidated annex building needs a sprucing up. If it's brought back to life it would help the Park with a small gathering place for he neighbors and friends while they're strolling in the park. Just like in New York's central park. People go for the park, and stop for a conversation and a drink. Quite relaxing.

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This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed.  
[Click here](#) to report unwanted email.

January 24, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver and live and work in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

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For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:

Jonathan Noble

STREET INTERSECTION or ADDRESS:

1433 N. Williams St., Denver CO 80218

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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Sincerely,

SIGNED: 

PRINTED NAME: Theresa Nuber

STREET INTERSECTION or ADDRESS: 5<sup>th</sup> + Marion

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Sincerely,

SIGNED:  PRINTED NAME: Kimberly A. Nusbauer

STREET INTERSECTION or ADDRESS: 1830 Detroit St Denver 80206

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Sincerely,

SIGNED: Charles G. Nussbaum Jr. PRINTED NAME: Charles G. Nussbaum Jr.

STREET INTERSECTION or ADDRESS: 1430 Detroit St. 80206

Cc: Chris Hinds, Denver City Council District 10

January 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

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Sincerely,

SIGNED:  PRINTED NAME: Kevin O'Neill

STREET INTERSECTION or ADDRESS: 1290 Williams #303 Tenant

Cc: Chris Hinds, Denver City Council District 10



June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Thomas P. Owen 1290 Williams #17ABCA +powen@msn.com  
Name: Address: Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## Robinson, Scott D. - CPD City Planner Senior

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Monday, June 29, 2020 11:08 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell; Pat McHenry; Travis Leiker; Zukowski, Liz S. - CC Senior City Council Aide District 10  
**Subject:** [EXTERNAL] Fwd: I support CHUN's PUD Application

Scott -

Please see email below. We would like this letter to be sent to the Denver Planning Board and City Council as a part of the rezoning application.

Warmly,  
Travis

----- Forwarded message -----

From: **Remerg** <[carol@remerg.com](mailto:carol@remerg.com)>  
Date: Mon, Jun 29, 2020 at 9:52 AM  
Subject: I support CHUN's PUD Application  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

To Whom It May Concern:

I live at 1250 Humboldt Street in a condo that looks out over Cheesman Park. I wholeheartedly endorse the plans for the Tears-McFarlane property to develop a cafe and believe this will add to the strength of the community.

Regards,  
Carol

Carol Peeples  
Executive Director | [Remerg](http://Remerg.com)  
[carol@remerg.com](mailto:carol@remerg.com) | 303.548.3395

January 30, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

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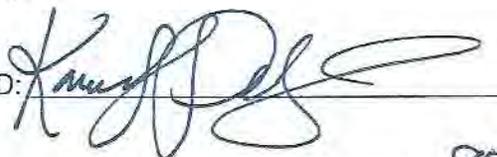
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: KAREN L. PELLEGRIN

STREET INTERSECTION or ADDRESS: 800 PENNSYLVANIA ST.

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 02, 2020 1:55 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell  
**Subject:** [EXTERNAL] Fwd: Support for rezoning

Dear Scott,

The CHUN office received this lovely email today. Please include it with the PUD application and supporting materials presented to Planning Board and Denver City Council.

Warmly,  
The CHUN Team

----- Forwarded message -----

**From:** Jenny Peterson <[jen.coonpeterson@gmail.com](mailto:jen.coonpeterson@gmail.com)>  
**Date:** Thu, Jul 2, 2020 at 12:16 PM  
**Subject:** Support for rezoning  
**To:** CHUN Denver <[chun@chundenver.org](mailto:chun@chundenver.org)>

Hi! My family and I own a house in Cap Hill and consider Cheesman one of our beloved "backyard parks." We'd really love to have a cafe directly on the park to make our visits even better! We often use our Cheesman Gate access to DBG to grab food after a bike ride, so we'd truly appreciate another option close by.

Thanks!  
The Peterson family  
(617 E 4th Ave)



June 12, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

PFLAG Denver's mission is to build on a foundation of loving families united with LGBTQ people and allies who support one another, and to educate ourselves and our communities to speak up as advocates until all hearts and minds respect, value and affirm LGBTQ people.

PFLAG Denver has been made aware of Capitol Hill United Neighborhoods' (CHUN) rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). **As longtime community partners of CHUN, we are submitting this letter to express our support for the rezoning.**

This rezoning should be approved for the following reasons:

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Sincerely,

*Mia Furtado*

President, PFLAG Denver  
[mia@pflagdenver.org](mailto:mia@pflagdenver.org)

cc: Chris Hinds, Denver City Council District 10

February 4, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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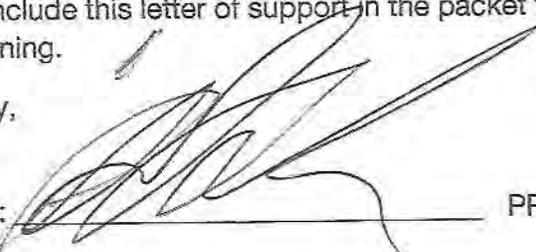
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Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: Johannes Plambeck

STREET INTERSECTION or ADDRESS: 1341 N. Washington St. Apt 2  
Washington x 13th

Cc: Chris Hinds, Denver City Council District 10

January 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

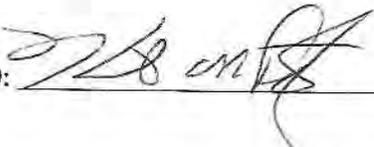
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Sincerely,

SIGNED:  PRINTED NAME: Kenneth M. Plotz

STREET INTERSECTION or ADDRESS: 1250 Humboldt St. Denver

Cc: Chris Hinds, Denver City Council District 10

January 30, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Nichole Racelis PRINTED NAME: Nichole Racelis

STREET INTERSECTION or ADDRESS: 1305 E. 10<sup>th</sup> Ave., Denver 80218

Cc: Chris Hinds, Denver City Council District 10

January 24, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver and (LIVE/WORK) [live and work] in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Holly Radice PRINTED NAME: Holly Radice

STREET INTERSECTION or ADDRESS: 1116 N. Emerson St.

Cc: Chris Hinds, Denver City Council District 10

## Robinson, Scott D. - CPD City Planner Senior

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 6:51 PM  
**To:** Liz Raedeke  
**Cc:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Re: Yes! I support the CHUN Tears-McFarlane PUD

Dear Liz - Many thanks for the wonderful support. We appreciate you! We have looped in Scott R. on this so he has it for the Planning Board. Warmly, Travis

On Thu, Jul 9, 2020 at 4:07 PM Liz Raedeke <[arlin.liz@gmail.com](mailto:arlin.liz@gmail.com)> wrote:

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

1630 North Clarkson St, 80218

CC: Councilman Chris Hinds, District 10

January 24, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am a resident of Denver and I work in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Noemi Ramos PRINTED NAME: Noemi Ramos

STREET INTERSECTION or ADDRESS: 410 E 8th Ave Denver CO 80203

Cc: Chris Hinds, Denver City Council District 10

January 24, 2020



Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

Ivy on 7th is aware of Capitol Hill United Neighborhoods' (CHUN) rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). **As longtime community partners of CHUN, we are submitting this letter to express our support for the rezoning.**

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, we urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Signed : Noemi Ramos

Name : Noemi Ramos  
Title : General Manager  
Organization Restaurant Ivy on 7th

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:

Peggy Randall

STREET INTERSECTION or ADDRESS:

3<sup>rd</sup> & University Blvd

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Monday, June 29, 2020 12:10 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Zukowski, Liz S. - CC Senior City Council Aide District 10; Joe Vostrejs; Bruce O'Donnell; Pat McHenry; Travis Leiker  
**Subject:** [EXTERNAL] Fwd: I support CHUN's PUD Application

Scott -

Below is another email supporting the Tears-McFarlane House PUD. Please include this with the documentation going to the Planning Board and City Council.

All the best,  
The CHUN Team

----- Forwarded message -----

From: **lesley reeder** <[lesleyreeder@hotmail.com](mailto:lesleyreeder@hotmail.com)>  
Date: Mon, Jun 29, 2020 at 12:05 PM  
Subject: I support CHUN's PUD Application  
To: [chun@chundenver.org](mailto:chun@chundenver.org) <[chun@chundenver.org](mailto:chun@chundenver.org)>

To whom it may concern and fellow Denverite,

I am a proud member of CHUN and have lived in the Capitol Hill neighborhood for just over 10 years. I wholeheartedly support CHUN's efforts to rezone the area containing the Tears-McFarlane property to support a cafe with a provisional license to sell beer and wine. This will be an asset to the area and will support CHUN, and its efforts to continue improving the neighborhoods in this area. CHUN puts neighborhoods and the people in them ahead of its own gain and we are all better for it.

Thank you,  
Lesley

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Wende Reoch <mwreoch@comcast.net>  
**Sent:** Monday, July 20, 2020 5:24 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** chun@chundenver.org  
**Subject:** [EXTERNAL] I support the Tears-McFarlane PUD Rezoning

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver and while I do not live within the Capitol Hill community, I frequently visit Cheesman Park on my bicycle and am active in my RNO, the Cranmer Park/Hilltop Civic Association. I am also passionate about Denver Parks having formerly served on our city's Parks and Recreation Advisory Board until July of 2019. It is through my civic activism while attending a public meeting about the proposal, that I became aware of CHUNs' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. The complexities of preserving this historic building in an urban setting and incorporating a proposal for a small cafe to help support the improvements that will allow this grand house to remain a vital resource to the Capitol Hill community is a valid reason to allow CHUN and its partner to have this more customized specialty zoning.
- 3) The applicant, CHUN, has done extensive community outreach and public engagement (note my exposure to the project); the PUD reflects input and lessons learned from the community through meetings, surveys and other engagement as one can see from the rezoning support documents.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities. This new park side cafe, a place to enjoy a glass of wine, cup of coffee or cold scoop of ice cream on a hot summer day, will activate the grand house, the park and the community. In a rapidly growing city, creatively preserving historic assets while also activating them for the community to use is brilliant!

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support.

Wende Reoch  
666 Birch St  
Denver, CO 80220  
720-273-0057



## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Monday, June 29, 2020 11:07 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell; Zukowski, Liz S. - CC Senior City Council Aide District 10; Travis Leiker; Pat McHenry  
**Subject:** [EXTERNAL] Fwd: I support CHUN's PUD Application

Scott -

Please see email below. We would like this letter to be sent to the Denver Planning Board and City Council as a part of the rezoning application review.

Warmly,  
Travis

----- Forwarded message -----

From: **John Riecke** <[toast2042@me.com](mailto:toast2042@me.com)>  
Date: Mon, Jun 29, 2020 at 9:54 AM  
Subject: I support CHUN's PUD Application  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

Hello,

I fully support the rezoning of the Tears-McFarlane building so that it may provide a community gathering space offering food and drink to visitors and provide further engagement with and income for Capitol Hill United Neighborhoods so that it may continue its mission and neighborhood champion.

Thank you,

John Riecke

"However beautiful the strategy, you should occasionally look at the results."

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #20181-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Name: Karen Robinson Address: 1290 Williams St #15A Denver CO 80218 Telephone/Email: KROB4444@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Knuch  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 6:52 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

FYI - for planning board. Thanks, the CHUN Team!

----- Forwarded message -----

**From:** Terence Rogers <[terence.rogers4@gmail.com](mailto:terence.rogers4@gmail.com)>  
**Date:** Wed, Jul 8, 2020 at 2:13 PM  
**Subject:** Yes! I support the CHUN Tears-McFarlane PUD  
**To:** <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Terence Rogers  
339-368-0173  
[terence.rogers4@gmail.com](mailto:terence.rogers4@gmail.com)

January 19, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community and am aware of CHUN's efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.

The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.

The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.

The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: Mark Boncato

STREET INTERSECTION or ADDRESS:

7th Cook St

Cc: Chris Hinds, Denver City Council District 10

## Robinson, Scott D. - CPD City Planner Senior

---

**From:** Ryan, Karen <karen.ryan@bcplaw.com>  
**Sent:** Friday, February 14, 2020 11:13 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: CHUN commercial renovation

Thank you Scott.

Since re-visiting the concerns regarding re-zoning, I would throw in my opposition to the re-zoning of the property for commercial usage. The property has served well for small events and provided an intimacy to the park.

I feel that would be lost with re-zoning the property.. I can't imagine property owners to the East and West would be delighted to have the property re-zoned.

Using the park access off 13<sup>th</sup> for commercial usage is unsafe for 13<sup>th</sup> street traffic and pedestrians.

For the other record.

Karen Ryan  
1299 N. Gilpin St.



KAREN RYAN  
Legal Clerk  
BRYAN CAVE LEIGHTON PAISNER LLP - Denver, CO USA  
karen.ryan@bcplaw.com  
T: +1 303 866 0511

---

**From:** Robinson, Scott D. - CPD City Planner Senior [mailto:Scott.Robinson@denvergov.org]  
**Sent:** Thursday, February 13, 2020 4:32 PM  
**To:** Ryan, Karen  
**Subject:** RE: CHUN commercial renovation

Karen,

Thank you for your comment, it will go in the record. I would like to point out that the rezoning itself will not necessarily allow liquor service on the property. The applicants would still need to go through a separate liquor licensing process after the rezoning to be able to serve alcohol. Please let me know if you have any questions or any more comments.

Thanks

Scott Robinson, AICP | Senior City Planner  
Community Planning and Development | City and County of Denver  
p: (720) 865.2833 | [scott.robison@denvergov.org](mailto:scott.robison@denvergov.org)  
[DenverGov.org/CPD](http://DenverGov.org/CPD) | [Twitter](#) | [Instagram](#) | [Take our Survey](#)

CONNECT WITH US | [311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org](http://denvergov.org) | [Denver 8 TV](#) | [Facebook](#)



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**From:** Ryan, Karen <karen.ryan@bclplaw.com>  
**Sent:** Thursday, February 13, 2020 11:22 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior <Scott.Robinson@denvergov.org>  
**Subject:** [EXTERNAL] CHUN commercial renovation

Hello Scott,

I am a Park Towers resident at 1299 Gilpin St.

After reviewing the Background and Plans for the proposed property renovation for the Tears-McFarlane property I will express my concern regarding proximity to the Cheesman park regards to liquor being served at the proposed site.

I am certainly not opposed to a café sans the alcohol. I suppose I could site many opinions about the renovation, although a simple opposition statement from me can go on the record .

Regards,  
Karen Ryan



**KAREN RYAN**  
Legal Clerk  
karen.ryan@bclplaw.com  
T: +1 303 866 0511 F: +1 303 335 3811

BRYAN CAVE LEIGHTON PAISNER LLP  
1700 Lincoln Street, Suite 4100, Denver, CO 80203-4541

[bclplaw.com](http://bclplaw.com)

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We may monitor and record electronic communications in accordance with applicable laws and regulations. Where appropriate we may also share certain information you give us with our other offices (including in other countries) and select third parties. For further information (including details of your privacy rights and how to exercise them), see our updated Privacy Notice at [www.bclplaw.com](http://www.bclplaw.com).



February 13, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

SafeHouse Denver is aware of Capitol Hill United Neighborhoods' (CHUN) rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). As longtime community partners of CHUN, we are submitting this letter to express our support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, we urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria McVicker", is written over a white background.

Victoria McVicker  
CEO  
SafeHouse Denver

Cc: Chris Hinds, Denver City Council District 10

7/9/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

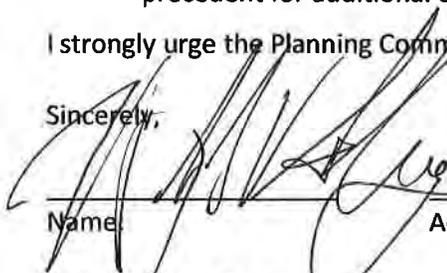
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name: \_\_\_\_\_ Address: 1711 Race St Telephone/Email: 303 541 1122 @ gmail.com  
WA  
com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board



January 30, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

The Olin Hotel Apartments (1420 Logan Street), and its owner Senior Housing Options, is aware of Capitol Hill United Neighborhoods' (CHUN) rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). As longtime community partners of CHUN, we are submitting this letter to express our support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, we urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Signed

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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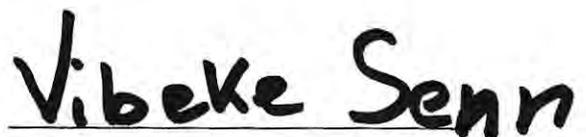
**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:



STREET INTERSECTION or ADDRESS:



Cc: Chris Hinds, Denver City Council District 10

January 24, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver and [LIVE/WORK (live and work)] in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

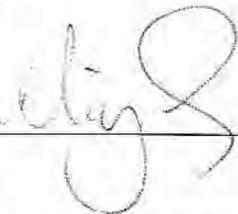
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For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: \_\_\_\_\_



PRINTED NAME: \_\_\_\_\_

Maja Simic

STREET INTERSECTION or ADDRESS: \_\_\_\_\_

13<sup>th</sup> & Clayton

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: R. Tony Smith

STREET INTERSECTION or ADDRESS: 1488 Madison St #503

Denver, CO 80206

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Gwendolyn Smith-Ehrlich PRINTED NAME: Gwendolyn Smith-Ehrlich

STREET INTERSECTION or ADDRESS: 299 JACKSON ST DENVER, CO 80206

Cc: Chris Hinds, Denver City Council District 10



# ST. FRANCIS CENTER

Providing a point of transformation for people who are homeless.

2323 Curtis St, Denver, CO 80205  
tluehrs@sfcdenver.org  
office 303.244.0766  
fax 303.294.0965

February 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

St. Francis Center is aware of Capitol Hill United Neighborhoods' (CHUN) rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). **As longtime community partners of CHUN, we are submitting this letter to express our support for the rezoning.**

This rezoning should be approved for the following reasons:

- It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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**For these reasons, we urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

  
Tom Luehrs, Executive Director

January 14, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. I am aware of the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

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For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: ELIZABETA STACISHIN - MOURA

STREET INTERSECTION or ADDRESS: 1250 HUMBOLDT ST. #703, DENVER 80203

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

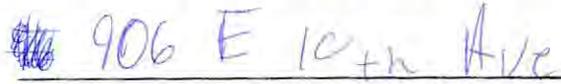
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: Andrew Stark

STREET INTERSECTION or ADDRESS: 

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Rezoning - CPD  
**Sent:** Tuesday, July 21, 2020 12:54 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** FW: [EXTERNAL] REZONE at 1290 Williams St.

-----Original Message-----

From: John Statz <jstatz007@gmail.com>  
Sent: Monday, July 20, 2020 1:19 PM  
To: Rezoning - CPD <Rezoning@denvergov.org>  
Cc: john Statz <jstatz007@gmail.com>  
Subject: [EXTERNAL] REZONE at 1290 Williams St.

The Wyman Historic District should preserve existing Historic Bldgs. This address is the Community Center of the area and should not be torn down. A 20 story Bldg. would obscure the sun from a home I have at 1324 Williams St. There should not be a High-rise built on this property.

John Statz  
608-445-5602  
jstatz007@gmail.com

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

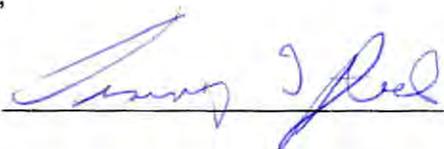
I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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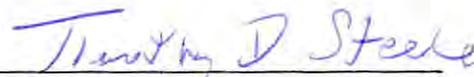
**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:



STREET INTERSECTION or ADDRESS:



Cc: Chris Hinds, Denver City Council District 10

February 4, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. Tonight, I attended a community meeting with members of the Capitol Hill United Neighborhoods team to discuss the rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

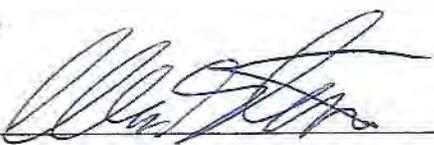
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Alex Sterling

STREET INTERSECTION or ADDRESS: Colfax and Gilpin

Cc: Chris Hinds, Denver City Council District 10

**Jay and Kathleen Rust** <rustkj@aol.com>

7/12/2020 10:33 PM

## CHUN Statement

To clmortell@comcast.net <clmortell@comcast.net>

---

Subject: RE: CHUN / PUD

My heart is breaking for you and your neighbors adjacent to the proposed café. The noise would be terrible and the smell too would be bad to say nothing about drunk people wandering around. Keep me posted.

PAB Stiefler (303-399-9814 / 303-819-6656)  
855 York Street

July 6, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Britton Stocks      737 Franklin St.      (303) 250-5711  
Name:                              Address:                              Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board



June 28, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

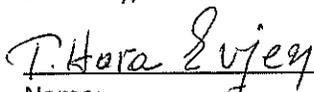
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

1250 Humboldt st  
Address: #1201

303 863 8055  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Marybeth Susman <marybeth.susman@gmail.com>  
**Sent:** Friday, July 10, 2020 1:00 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] I support CHUN re the Tears-McFarlane House

Hi Scott

It's been awhile since we communicated but I want to thank you for all you are doing for the city. As you may imagine I am still an avid follower of all things Denver. I haven't chimed in much before since last July, but I think this rezoning for the Tears-McFarlane House is an important issue. While I am not a resident of this neighborhood, this neighborhood among many others are the neighborhoods that we all feel a part of because of our familiarity with, use of, enjoyment of these pearls of our city. Just the other day I was biking around Cheeseman Park and looked over the Tears-McFarlane House to think about the re-zoning request. CHUN's rationale used for this request are all good and descriptions of inclusionary input. But because of our rules, it only talks about that inclusion and adherence to process, and not to the aesthetic delight of being able to preserve AND USE an historic site to enhance the experience of all of us visiting Cheeseman Park and be able to share perhaps a Parisian style café or other community bonding asset that looks upon the park.

I know that PUD's are used with caution and reserved for very special circumstances. This is one of them.

My best to you and all,  
Mary Beth

Mary Beth Susman, Ph.D  
MB Susman, LLC  
523 Hudson Street  
Denver, CO 80220  
720.382.4003

February 4, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. Tonight, I attended a community meeting with members of the Capitol Hill United Neighborhoods team to discuss the rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

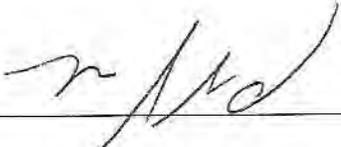
This rezoning should be approved for the following reasons:

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2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:  PRINTED NAME: Michael Swinyard

STREET INTERSECTION or ADDRESS: 1201 Williams St A

Cc: Chris Hinds, Denver City Council District 10

January 24, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Michael Tanner PRINTED NAME: Michael Tanner

STREET INTERSECTION or ADDRESS: 1433 N. Williams, Denver, CO 80218

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Monday, June 29, 2020 9:47 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell; Pat McHenry; Joe Vostrejs; Travis Leiker; St. Peter, Teresa A. - CC Senior City Council Aide District 10; Zukowski, Liz S. - CC Senior City Council Aide District 10  
**Subject:** [EXTERNAL] Fwd: I support CHUN's PUD Application

Scott -

Please see email below from former Denver City Councilman Ed Thomas. We would like this letter to be sent to the Denver Planning Board and City Council as a part of the rezoning application review.

Warmly  
Travis

----- Forwarded message -----

From: **Edward Thomas** <[Thomasconsulting@msn.com](mailto:Thomasconsulting@msn.com)>  
Date: Mon, Jun 29, 2020 at 9:21 AM  
Subject: I support CHUN's PUD Application  
To: [chun@chundenver.org](mailto:chun@chundenver.org) <[chun@chundenver.org](mailto:chun@chundenver.org)>

I absolutely support CHUN's PUD Application ! As a former City Councilman and former President of CHUN I have witnessed first hand all of the positive things CHUN has done to enhance The Capitol Hill Neighborhood ! A small café in the Mansion will bring back the uniqueness of Cheeseman and the neighborhood as a place to gather and enjoy the perfection of our beautiful Park. I remember the times when the prior café and patio was open. It was an absolute delight. Ed Thomas 720-373-4176 or e-mail

January 21, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.

Members of the Denver Planning Board:

I am resident of Denver and work in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:

Ashley Thurman

STREET INTERSECTION or ADDRESS:

8th Ave + Lafayette Street

Cc: Chris Hinds, Denver City Council District 10

July 2, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

*Bill Tinsley*

*1700 East 5th Ave.*

*303/433-2544*

*WG Tinsley @  
G. Tinsley.com*

*Willie Ann*

Name: *G. Tinsley Jr.*

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

February 4, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. Tonight, I attended a community meeting with members of the Capitol Hill United Neighborhoods team to discuss the rezoning request for the Tears-McFarlane House and Community Center—rezoning the property to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning.

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.



4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Alison Torvik PRINTED NAME: Alison Torvik

STREET INTERSECTION or ADDRESS: 2141 E 16th Ave 80206

Cc: Chris Hinds, Denver City Council District 10

February 7, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver and live in the greater Capitol Hill community. I am aware of the rezoning request for the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.**

This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

**SIGNED:**

**PRINTED NAME:** Taylor Triolo, MD

**STREET INTERSECTION or ADDRESS:** 1375 N Williams St. Apt 203 Denver, CO 80218

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Judy Trompeter PRINTED NAME: JUDY TROMPETER

STREET INTERSECTION or ADDRESS: 1007 E. 17th Ave

Cc: Chris Hinds, Denver City Council District 10

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

June 23, 2020

Dear Mr. Robinson:

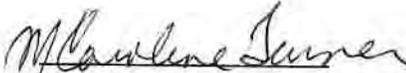
I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,

 1290 Williams Caroline@mcturner.com  
Name: Address: #10 C Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: Karen Van Haarften

STREET INTERSECTION or ADDRESS: 175 E 7<sup>th</sup> Ave

Cc: Chris Hinds, Denver City Council District 10

# WARREN VILLAGE

Transforming Parents' Lives. Improving Children's Futures.

April 28, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

## **RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

Warren Village is aware of Capitol Hill United Neighborhoods' (CHUN) rezoning request for the Tears-McFarlane House and Property at 1290 Williams Street—rezoning the property to a Planned Unit Development (PUD). **We are writing this letter to support the rezoning and to share our appreciation for CHUN's work in our community.** More specifically, we cite the following reasons for this support:

- **CHUN's past support for Warren Village demonstrates a commitment to community partnerships and direct service providers like us.** CHUN has provided free and/or reduced-cost meeting space our own social gatherings, board meetings, and events.
- **Community investments in neighborhood nonprofits is paramount.** Using revenues generated by the Tears-McFarlane property, CHUN bestowed a \$500 mini-grant to underwrite a mural in the lobby of our community located at 13<sup>th</sup> Avenue and Gilpin St.
- Warren Village believes in **preserving historic assets throughout CHUN's ten neighborhoods is crucial.** The revitalization of the property is consistent with our organizational goals to save architecturally significant assets. This PUD does just that.
- **Activating community spaces and bringing Denverites together is critical.** When complete, this project will provide unique, public spaces for Capitol Hill/Cheesman Park neighbors. For decades, CHUN has produced and invited our resident mothers, children, and families to participate in myriad events—Trick-or-Treat nights, Easter Egg Hunts, and holiday gatherings.
- **The project addresses our interest in creating a welcoming, inclusive, and accessible community asset.** CHUN is a consistent advocate for the populations we serve.
- **Public-private partnerships are essential to Capitol Hill's future.** Leveraging resources made available through City Street Investors is a smart approach to bring renewed vitality and amenities to the property. The PUD aligns with the City and County of Denver's planning documents, such as Comprehensive Plan 2040 and Blueprint Denver.

# WARREN VILLAGE

Transforming Parents' Lives. Improving Children's Futures.

**CHUN financial and programmatic successes are essential to our ability to provide needed services in our community.** For these reasons, we urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,



Ethan Hemming, CEO

Cc: Chris Hinds, Denver City Council District 10

6/24/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

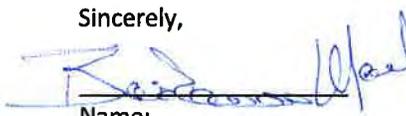
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

1290 Williams  
Address:

THE02100@GMAIL.COM  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Monday, July 13, 2020 4:15 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

Dear Scott - Positive feedback continues to come in re: the Tears-McFarlane property's PUD. Please include the email below.

Thanks  
Travis

----- Forwarded message -----

From: **Tanner Welsh** <[tannerwelsh@gmail.com](mailto:tannerwelsh@gmail.com)>  
Date: Mon, Jul 13, 2020 at 8:20 AM  
Subject: Yes! I support the CHUN Tears-McFarlane PUD  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the

packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,  
Tanner Welsh

12th St and N Lafayette St.

CC: Councilman Chris Hinds, District 10

July 9, 2020  
Office of Community Planning and Development  
City and County of Denver  
201 West Colfax Avenue, Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Opposition to Rezoning Application # 2018-00142 for 1290 Williams Street

Dear Mr. Robinson:

I am writing to express opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street.

I am a resident of the Cheesman Park neighborhood, living about 900 feet west of the site. I have the following concerns:

- The external effects of the proposed Eating and Drinking Establishment, and accessory outdoor seating, are significant for several hundred immediately adjacent residents of condominiums to the east, west and north. These include every day normal sounds of people enjoying an outdoor area while eating and drinking; after closure garbage and bottles taken to trash cans; on some days outdoor music; cooking odors; delivery trucks. None of these are bad things, unless you live next door or close by.
- A successful establishment will naturally draw park users and neighborhood residents who walk or bike, but also people from more distance in the metro area who drive. Street parking is already limited through the neighborhood and this will make finding parking even more of a problem. Signage could be allowed only on the park and prohibited on 13<sup>th</sup> Avenue in the PUD, but word of mouth will naturally draw people to a good restaurant. Parking generated affects everyone in the Cheesman Park neighborhood.
- It is unknown what the future may bring in the state and city for restaurants being able to do takeout food and beverages. It would be a natural for this to be a place to purchase a picnic, beer or wine to take into the park. Last year city residents voted to allow beer and wine that they bring to city parks, which in my observation has not created a problem. There is however potential for this establishment to make it “too convenient” and become a defacto coffee, beer, wine and food store for the park.

There are parks in Denver with buildings that could house eating and drinking establishments, and be far removed from residents. Denver’s Botanic Gardens has a popular restaurant in the center, removed from impacting adjacent residents. New York City’s Central Park has the popular Tavern on the Green, also not next to residents.

I urge the Planning Board and City Council to deny the proposed rezoning.

Sincerely,



Douglas Wheeler 1250 North Humboldt Street #1205

wheels80212@aol.com,

Cc: Councilmember Chris Hinds

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 7:00 PM  
**To:** Nan Wigington  
**Subject:** [EXTERNAL] Re: Yes! I support the CHUN Tears-McFarlane PUD

Dear Nan - thank you for the wonderful support. We appreciate you and helping our community thrive! We have forwarded this to Scott Robinson who will share this note with Denver Community Planning and Development, as well as, Denver City Council. Warmly, The CHUN Board and Staff

On Wed, Jul 8, 2020 at 3:01 PM Nan Wigington <[missprothero@gmail.com](mailto:missprothero@gmail.com)> wrote:

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a long-time resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,  
Nan Wigington  
1349 Corona St.  
Denver, CO 80218

CC: Councilman Chris Hinds, District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** travis.leiker@chundenver.org on behalf of Capitol Hill United Neighborhoods  
<chun@chundenver.org>  
**Sent:** Thursday, July 09, 2020 7:05 PM  
**To:** bwilfand@gmail.com  
**Cc:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Yes! I support the CHUN Tears-McFarlane PUD

Hi Barbara - Our many thanks for supporting the CHUN PUD application. We appreciate the support. Scott, from Denver Community Planning and Development, will ensure this is passed along to the planning board and city council. I hope my former neighbors and friends at the Arboretum are doing well! Warmly, Travis and the entire CHUN team

----- Forwarded message -----

From: <[bwilfand@gmail.com](mailto:bwilfand@gmail.com)>  
Date: Wed, Jul 8, 2020 at 3:35 PM  
Subject: Yes! I support the CHUN Tears-McFarlane PUD  
To: <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the

packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Barbara Wilfand

STREET INTERSECTION or ADDRESS:  
1150 Vine St #1104 Denver CO

CC: Councilman Chris Hinds, District 10

Sent from my iPad

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Molly Williams PRINTED NAME: Molly Williams

STREET INTERSECTION or ADDRESS: 6<sup>th</sup> & Emerson St

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
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4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Patrick Williams PRINTED NAME: Patrick Williams

STREET INTERSECTION or ADDRESS: 532 N. Emerson St

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

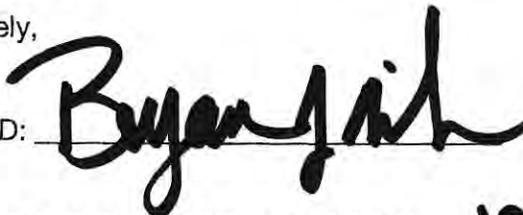
I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED:



PRINTED NAME:

Bryan J. Wilson

STREET INTERSECTION or ADDRESS:

1250 Saint Paul St, 80206

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Bryan Wilson <bjwilson10@gmail.com>  
**Sent:** Thursday, July 09, 2020 6:46 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Capitol Hill United Neighborhoods, Inc.; Hinds, Chris - CC Member District 10 Denver City Council; Leiker, Travis  
**Subject:** [EXTERNAL] RE: Support the Tears-McFarlane PUD Rezoning

Dear Mr. Scott Robinson & Members of the Denver Planning Board,

I Support the Rezoning of 1290 N. Williams St., Denver.

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my STRONG SUPPORT for the rezoning.

This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Bryan J. Wilson  
1250 Saint Paul Street  
Denver, CO 80206

CC: Councilman Chris Hinds, District 10  
CHUN

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Richard Wilson PRINTED NAME: RICHARD WILSON

STREET INTERSECTION or ADDRESS: 9th & LOGAN

Cc: Chris Hinds, Denver City Council District 10

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

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I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

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**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: Carol Wood PRINTED NAME: CAROL WOOD

STREET INTERSECTION or ADDRESS: 1700 N. Emerson, Unit 209

Cc: Chris Hinds, Denver City Council District 10

July 7, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Lincoln Young, 1201 N Williams St, 80218, ideas@swellcreative.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

January 9, 2020

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: Support for Rezoning Application #2018I-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am resident of Denver's greater Capitol Hill community. On January 9, 2020, I attended the Capitol Hill United Neighborhoods (CHUN) Annual Meeting and participated in a presentation about the rezoning of the Tears-McFarlane House—rezoning the property to a Planned Unit Development (PUD). **I am submitting this letter to express my support for the rezoning.** This rezoning should be approved for the following reasons:

1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
2. The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
3. The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
4. The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

**For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD.** The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

SIGNED: 

PRINTED NAME: Liz ZUKOWSKI

STREET INTERSECTION or ADDRESS: 12<sup>th</sup> + Grant

Cc: Chris Hinds, Denver City Council District 10

June 26,2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Mary Lee C Anderson

Name:

1510 East Tenth Ave

Address:

Maryleeanderson1023@gmail.com

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

July 23, 2020

Scott Robinson  
Senior City Planner  
Community Planning and Development

Re: OPPOSITION to requested rezoning/1290 N. Williams Street Application #2018I-00142

Dear Mr. Robinson:

We are residents of the Cheesman Park neighborhood, and we are writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 N. Williams Street, Denver, CO. 80218.

### **BACKGROUND**

The Rezoning Application states the following General Review Criteria that the proposal must comply with:

- Consistency with adopted plans
- Uniformity of district regulations and restrictions with surrounding area
- Public health, safety and general welfare
- Justifying circumstances
- Consistency with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District

### **EVALUATION**

The following comments independently address each of their criteria. Photos referenced in the comments are appended.

#### **Consistency with adopted plans:**

1. The current *Cheesman Park Neighborhood Plan*, filed with the city on June 28, 1993, does not request or note any additional commercial districts within residential pockets, such as this proposal requests. The proposal is not consistent with the residential zoning surrounding the property or with the nearby Wyman Historic District. The overall neighborhood concept in the *Cheesman Park Neighborhood Plan* designates commercial pocket areas with adequate access for service vehicles, workers, staff, and customers. Such commercial pockets near the Cheesman Park neighborhood are on 13th Avenue 3–4 blocks to the east on Vine Street, 5–6 blocks to the west between Marion and Downing Streets, and on Colfax Avenue 2 blocks to the north. All of these areas include food service businesses (some with liquor licenses), making the need for another food service establishment questionable. The neighborhood plan is being updated, but it is not known when an updated plan may be filed and approved by City Council. The second draft does not recognize any additional commercial areas on 13th Avenue, and it states that only existing commercial areas should be improved, thus maintaining the quiet, predictable atmosphere of adjacent residential areas.

2. Another plan that is relevant to this possible rezoning request is the 2008 *Cheesman Park Plan Historic Landscape Assessment and Master Plan* because the park's 80-acres are immediately to the south of the site—effectively becoming a front door to a commercial establishment and perhaps the major reason that a café with a liquor license is being considered. This assertion is based on the fact that CHUN has handed out surveys to more than 150 park users to ask them about whether they would desire such a food service facility, especially if alcoholic beverages were offered. The survey was not an objective solicitation of input, rather it presented only options consistent with CHUN's intended outcome. Adjacent residential properties were not informed or surveyed as part of this process.

The *Cheesman Park Master Plan* lists four planning goals that were developed to evaluate potential modifications or additions to Cheesman Park:

- Restore Cheesman Park's legacy through historic preservation.
- Create an accessible park with a pedestrian focus.
- Create a safe and enjoyable park experience for all park users.
- Reduce crime, vehicular volume and speed, noise and pollution.

The *Cheesman Park Master Plan* repeatedly refers to Cheesman Park as a quiet, passive park: "Cheesman provides a refuge from urban City life. Its open lawns and wooded edges offer passive recreation, including walking, running, picnicking and children's play" (p. 1). "The five top most popular reasons for visiting Cheesman Park are the park's open lawns, proximity to homes, its gardens and plantings, its trails and its quiet atmosphere" (p. 27). The plan also notes that "Cheesman Park is a one-sided park, bounded on three sides—its northern, eastern and western edges—by residential property that is a mix of houses, and condominium and apartment buildings. . . . This configuration is in contrast to other regional parks such as Sloan's Lake and Washington Parks that have exterior perimeter City streets . . . [which] also provide a separation between the adjacent neighbors and park users" (p. 47).

Providing a commercial food service facility and event center directly on the park's northern edge would undoubtedly impact the quiet nature of this end of the park because of more traffic into the park on 12th Avenue, and likely parking, to access food service and events, resulting in increased noise and pollution, and possibly crime. As stated in public presentations by CHUN, to raise additional revenue a robust event center would also be provided, further impacting adjacent residential areas and parklands and degrading opportunities for peace and quiet. In addition, developing a commercial establishment directly on the park would essentially create a new park use because of the lack of a separating roadway, thus adversely affecting all of the park plan's stated goals.

3. The 2010 Zoning Code enacted the most recent update to the zoning designation of the area. The light commercial use (office space) is still consistent with the surrounding neighborhood; no prevailing circumstances have changed.

**Uniformity of district regulations and restrictions:**

As mentioned above, areas immediately to the west, north, and east of 1290 N. Williams Street are all zoned as residential, and neither the current *Cheesman Park Neighborhood Plan* nor the *Draft East Central Area Plan* requests or notes any additional commercial districts within these residential pockets, such as this project would require. A proposed PUD with commercial uses is not consistent with the surrounding residential zoning or with the adjacent Wyman Historic District. The overall neighborhood concept in the *Cheesman Park Neighborhood Plan* has designated areas of commercial pockets with adequate access for service vehicles, workers, staff, and customers. Commercial pockets near the Cheesman Park neighborhood are to the east and west on 13th Avenue and on Colfax Avenue two blocks to the north. All of these areas include food service businesses, and no overriding demand for the addition of another food service establishment has been demonstrated.

This proposal would change the predictability for neighborhood residents and is not uniform with the surrounding area. Existing residents who purchased properties near 1290 N. Williams Street probably never expected that a daily food service facility with a liquor license / robust event center would be developed next door, with potential impacts of noise, more congestion, greater parking needs, and increased activity. Impacts from a new commercial use on surrounding residential properties, including those across 13th Avenue in the Wyman Historic District, are not acceptable. The neighborhood is already a dense, residential environment, and adding a commercial use would infringe on neighbors' property rights.

Cheesman Park is a "passive use park," as stated in the *Cheesman Park Neighborhood Plan* and the *Cheesman Park Master Plan*. It is known as a quiet, historic park with low activity, except for the occasional permitted weekend events. The *Cheesman Park Neighborhood Plan* also states that "Cheesman Park is the psychological heart of the neighborhood." On three sides the park is surrounded by residential homes and structures, unlike any other park in Denver. Maintaining current zoning in this area is of value to all who live around the park and have bought property in this area.

Upzoning 1290 N. Williams Street from the current office use and occasional special events to a new daily commercial use within a residential district would be burdensome to the neighborhood because of increased traffic, noise, activity, and congestion. All of these impacts would add multiple burdens on the neighborhood. Therefore, the zoning would not be consistent with district regulations and restrictions.

**Public health, safety and general welfare:**

1. *Traffic and Access.* Providing access for service vehicles, as well as for staff and customers, would be burdensome for the neighborhood. Access to 1290 N. Williams Street is only available from 13th Avenue, a heavily traveled one-way, west-bound street that serves thousands of vehicles a day. According to traffic counts by the Denver Regional Council of Governments, in July 2017 there were 12,325 vehicles traveling on 13th Avenue at Madison Street (<https://drcog.org/programs/transportation-planning/regional-traffic-count-program>). Furthermore, the *Draft East Central Area Plan* notes

that the Urban Quality Tool “proved out that 13th Ave. is a difficult pedestrian crossing due to high speed traffic and volume” (p. 221).

Williams Street south of 13th Avenue was vacated by the city and the right-of-way was assigned to the two adjacent property owners — One Cheesman Place to the west and CHUN to the east (see photos 1–5). A partial wall dividing the two properties has been erected, and there is a handicap-accessible ramp into Cheesman Park at the south end of the vacated Williams Street (photos 6–7). The half of Williams Street belonging to CHUN is 17 feet 4 inches wide (photo 1). While food service delivery vehicles could drive up in front of the Tears-McFarlane House, there is not enough room for them to turn around to get back onto 13th Avenue. Sightlines for traffic turning west onto 13th Avenue are also poor because the Tears-McFarlane House is on raised ground with brick retaining walls on the west and north sides, potentially hampering the vision of truck drivers backing out onto 13th Avenue (photos 1 and 8).

To the east of 1290 N. Williams is a dead-end alleyway, which is bordered farther east by Highgate on the Park, which consist of two-story townhomes (photos 9–10). This alley also provides pedestrian access to Cheesman Park (photo 14). Access for trucks turning from 13th Avenue into the dead-end alley is too tight of a turn due to the proximity of cars parked on the south side of 13th (photos 11–12), so drivers could have to back up into traffic to readjust their turning radii. Trucks exiting the alley would have to back onto 13th Avenue because the alley is only 15 feet wide (photo 9), so there is not enough room to make a U-turn. Backing onto 13th would create a more unsafe and hazardous situation because of heavy traffic and poor sightlines. This congested situation would also be true if operations were reversed and service vehicles instead backed into the alley from 13th Avenue and then exited onto 13th by pulling forward. Future planned proposed changes to traffic patterns on Colfax, including Bus Rapid Transit, would likely increase traffic on 13th Avenue, further compounding traffic congestion. Reserving the parking lane on the south side of 13th for deliveries only would further exacerbate parking problems.

RTD bus service is provided on 12th Avenue through Cheesman Park. Numerous events, such as races, are held in Cheesman Park from April through October that require roadways in the park to be closed, diverting buses and vehicle traffic to side streets. Such closures increase traffic on 13th Avenue, further impacting access.

While the growth of ride-share services has increased access options for public and private event patrons, these services actually increase traffic impacts on surrounding neighborhoods, with drivers letting-off or picking-up their clients. Eliminating on-street parking for ride-share loading zones would not suffice as a mitigation. For example, what would the traffic impacts be if 50 ride-share vehicles were dropping off clients for an event beginning at 6 pm on a Friday evening?

A prerequisite of the PUD rezoning application should be a full transportation study of neighborhood streets surrounding the property. In addition, the UD should include a detailed disclosure of how many events could be handled at the facility on a daily and

weekly basis, the maximum number of attendees, and resulting impacts on neighborhood traffic patterns. Further, a detailed transportation plan for access to the site should be developed, looking at all possible means of access; reliance on ride-share services or public transportation should not in itself constitute a transportation plan. These plans and studies would be particularly important since the PUD would remain with the property and possible future owners would be bound by it.

2. *Parking:* A PUD has no associated parking requirements. Street parking in the area of 1290 N. Williams is extremely limited and often times not available in this densely populated neighborhood, nor are there any nearby parking lots or structures. The 9 parking spaces in front of the Tears-McFarlane House were created when Williams Street was vacated by the City and divided between the adjacent property owners. Apparently these parking spaces are reserved for use by existing office tenants (photo 4B) who at times have clients and guests, resulting in adverse traffic impact on the neighborhood. Current CHUN meetings already cause stress on existing parking. The west half of Williams Street belongs to One Cheesman Place, and the homeowners association has concerns about visitors to 1290 N. Williams trying to park on private property, necessitating stricter controls by the HOA to prevent unauthorized access. A wall has already been erected part way along the property line to prevent intrusions onto this private property (photo 1). This means that the only available parking for people using the café or going to events in the house would be on adjacent streets, which are already heavily used for parking by neighborhood residents.

In addition, it has been our experience in commercial areas with food service that even though local residents might walk to the facility, they often tend to call friends and associates from other neighborhoods to meet them, resulting in more traffic and parking demand. Further, public transit routes do not readily accommodate cross-town access (public transit is focused on access from outlying areas to downtown).

Denver Parks and Recreation has removed parking on the south side of 12th Avenue in Cheesman Park. Whether this is a temporary restriction is unknown; however, the absence of parked cars has made travel on 12th Avenue through the park safer for buses, cars, and bicyclists. When parking was allowed in this area, the spaces were heavily used in the summer and during events. Frequently CHUN members and guests attending current functions at the Tears-McFarlane House park in Cheesman Park and the neighborhood, reducing parking for park users and residents. Establishing a new commercial business should not infringe on a public park use or diminish neighborhood parking availability. During some park events, 12th Avenue is closed to all vehicle traffic, which creates more traffic congestion and parking demand on surrounding streets, especially when events are simultaneously booked at the Tears-McFarlane House.

As a prerequisite for the PUD rezoning application, a one-year parking study needs to be conducted to verify parking availability, and a parking plan for events needs to be prepared as part of the PUD proposal. This study and plan would be particularly

important since the PUD would remain with the property and possible future owners would be bound by it.

3. *Safety:* Cheesman is a walkable neighborhood with ever increasing traffic on sidewalks, including pedestrians, bicycles, e-scooters, and skateboards. Regulations have been instituted to increase safety for multi-modal access. More vehicles backing onto or out of either Williams Street or the alley to the east over the sidewalk would not be conducive to a safe environment for pedestrians or vehicles. Increased auto traffic would also make pedestrian access into Cheesman Park more hazardous, either by way of the ramp at the south end of Williams Street or the alley to the east (photos 6, 10, and 14). Adding traffic that crosses established pedestrian routes is hazardous. Since the Tears-McFarlane House sits on an elevated parcel, the surrounding walls and landscaping, as well as adjacent parking, inhibit visibility for both pedestrians and drivers and increase safety concerns (photos 12 and 15).
4. *General welfare:* There is no indication that general welfare in the neighborhood would be improved with the addition of a food-service facility / event center at 1290 N. Williams Street. Such facilities exist a few blocks to the east and west on 13th Avenue and two blocks to the north on Colfax, and no need for an additional facility has been demonstrated. The impacts of such a facility in the midst of a residential neighborhood would adversely affect general welfare because of increased traffic, impacts on pedestrian safety, higher parking demand, noise, and greater activity in the vicinity of the food service facility (up to 16 hours per day).

One Cheesman Place immediately to the west of 1290 N. Williams Street would be forced to consider building a gated access to their parking area to protect their infrastructure and prevent vehicles and pedestrians from entering their property. This would further restrict access to the parking spaces in front of the Tears-McFarlane House (photo 2).

**Justifying circumstance — Change to such a degree that the proposed rezoning is in the public interest:**

There have been no changes in the neighborhood that justify the proposed rezoning to add a new commercial use in this residential area. The Cheesman Park neighborhood is a historic residential area where existing zoning allows a variety of residential uses and open space. Changes to the neighborhood have been small-scale, such as infill housing, and are consistent with current zoning. Throughout the larger neighborhood are scattered pockets of commercial development that meet the needs of residents. Requests for additional commercial opportunities are being met by existing opportunities at Denver Botanic Gardens and by new developments at Colfax and Franklin. The main purpose of this rezoning request, as stated by CHUN, is to provide revenue for a nonprofit organization that is apparently otherwise not financially able to maintain its assets.

**Consistency with neighborhood context and with the stated purpose and intent of the proposed Zone District:**

The subject property (UO-3) is in the midst of a multi-unit residential district (primarily G-MU-20, G-MU-3, U-RH-3A, and UO-3) and bordered to the south by Cheesman Park (OS-A). The original overlay change in 2005 and the 2010 Zoning Code revision to allow office space and an event center in the Tears-McFarlane / CHUN building was at that time in the best interest of a community organization representing the neighborhood. The Denver Zoning Code (Sec. 1.1.2.) states, “The Code is intended to balance conservation and development by

“D. Guiding reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics. . . .

“H. Providing circulation and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality.”

This rezoning request is inconsistent with both of these intents and is inconsistent with the neighborhood context. The current *Cheesman Park Neighborhood Plan* and the *Draft East Central Area Plan* do not request or note any additional commercial districts within residential pockets. The overall neighborhood concept in the *Cheesman Park Neighborhood Plan* only designates commercial pockets to the east and west on 13th Avenue, as well as on Colfax Avenue. All of these areas include food service businesses (some with liquor licenses), making the addition of another food service establishment questionable.

Cheesman Park to the south is a passive use park, as stated in both the *Cheesman Park Neighborhood Plan* and the *Cheesman Park Master Plan*. The *Cheesman Park Neighborhood Plan* also states that “Cheesman Park is the psychological heart of the neighborhood.” Therefore, the context for the Cheesman Park neighborhood is a quiet residential area that is enhanced by the passive nature of an 80-acre “oasis of shade and refuge from the busy City” (p. 43, *Cheesman Park Master Plan*). Allowing commercial food service would adversely affect the neighborhood context due to increased traffic, adverse impacts on pedestrian safety, lack of parking, noise, and general welfare of neighborhood residents.

The Tears-McFarlane House is listed as a historic landmark by Denver’s Historic Landmark Commission. The landmark status restricts all changes to the property, and any proposed alteration or demolition of the annex would need to be approved by the Landmark Preservation Commission. The property also abuts the southern edge of the Wyman Historic District, with potential impacts on this historic neighborhood. Daily commercial uses in a new annex, along with numerous events in the historic structure itself, could have unintended consequences on the property’s historic status.

## **SUMMARY**

The purpose of the PUD rezoning being pursued by CHUN and its investment partner is to upgrade the property use to allow a café / event center with a liquor license. The PUD would be based on the context of G-MU-3, with commercial additions. Apparently one of the reasons for pursuing a PUD is to bypass parking requirements in a dense, residentially zoned area.

Increasing the present use to a commercial operation with daily use and higher traffic is not consistent with the neighborhood's historic context or the vision and goals stated in the *Cheesman Park Neighborhood Plan*, the *Draft East Central Area Plan*, or the *Cheesman Park Master Plan*. Another concern is that rezoning to a PUD with commercial uses would stay with the property and would be conveyed to any new owner. Therefore, any PUD rezoning would need to establish specific criteria that would protect the current neighborhood context and existing zoning. This request presents further unpredictable situations to neighborhood context and existing zoning. Allowing such a use immediately adjacent to Cheesman Park would also establish a precedent for allowing similar commercial uses within parks throughout the city. It is not consistent with the original intent of park usage to have a daily commercial operation of this nature bordering Cheesman Park.

As stated in their public brochures, CHUN's stated purpose is that they need to make the change for financial reasons, but this is not congruent with the need for a zoning change. CHUN should pursue financial avenues other than zoning and land use changes to remain financially viable and maintain its assets. This proposed zoning change is burdensome to the neighborhood and does not conform to the circumstances or requirements of the situation.

As prerequisites for the rezoning request, then the city should place the burden of a parking study and plan, transportation study and plan, and detailed plan of operations on the applicants. These need to be prepared before the rezoning is further pursued to ensure that residents are not unduly burdened by the insertion of a new commercial use within a residential neighborhood.

Submitted by the following concerned neighbors:

Gerald Armstrong  
Doña Dodson  
Timothy Haddon  
Gary Hagopian  
Paula Kauffman  
Susan King  
Constance Mortell  
Jay and Kathleen Rust  
Cindy Sestrich  
Greg Sorensen

**Context Photos: 1290 N. Williams St.**



1. Vacated N. Williams Street looking south. Right-of-way ownership is split between adjacent property owners.



2. Entrance to One Cheesman Place parking; access to garage on right.



3. Parking in front of the Tears-McFarlane House.



4A and B. Current parking restrictions for 1201 N. Williams (One Cheesman Place) and 1290 N. Williams (Tears-McFarlane House).



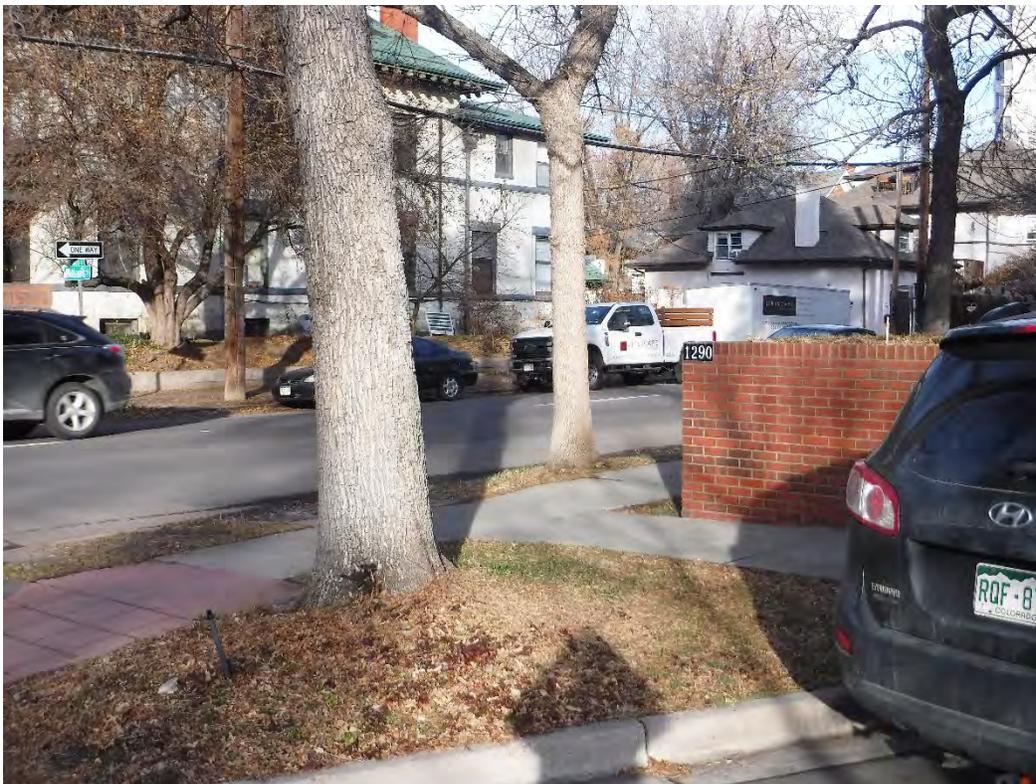
5. Parking in front of 1290 N. Williams Street.



6. Williams Street access ramp to Cheesman Park (looking south).



7. N. Williams Street access ramp to Cheesman Park (looking north).



8. Limited sightlines for large vehicle drivers who would have to back onto 13th Avenue (insufficient room to turn vehicle around onsite).



9. Alley east of Tears-McFarlane House looking north.



10. Alley east of Tears-McFarlane House looking south.



11. East sightline from alley toward westbound 13th Avenue.



12. West sightline from alley toward westbound 13th Avenue.



13. Trash dumpster in alley behind Tears-McFarlane House.



14. DPR Cheesman Park access sign in alley east of Tears-McFarlane House.



15. Brick retaining wall on north side of the Tears-McFarlan House.

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Rosalia Pilar Baca <pilarbaca@icloud.com>  
**Sent:** Thursday, July 23, 2020 7:36 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** info@protectcheesmanpark.com  
**Subject:** [EXTERNAL] Alarming proposal for rezoning Cheesman Park

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I have been a resident of Denver's Cheesman Park neighborhood since 1994 and as a regular user of that park I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access, increasing noise and trash, and impeding the flow of traffic along the 13th Avenue corridor. There is already plenty of robust and appropriate restaurant and bar development with the plans along Colfax and in smaller pockets like 12th and Madison. These don't impede daily access to the use of Cheesman as a park and not a commercial area.

Cheesman Park and its adjacent sister, Denver Botanic Garden are anchors to one of the oldest and more historic areas of Denver. Future development should maintain this wonderful asset as a park and green space. The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House without infringing on the current uses as daily dog walking, fitness and green space by Denver residents in the neighborhood and the larger east side area of Denver.

Sincerely,  
Pilar Baca

**From:** [Adam Ballent](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** [EXTERNAL] 1290 Williams St Rezoning  
**Date:** Wednesday, July 29, 2020 11:59:08 AM

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To whom it may concern,

I am writing to submit a comment, since I am not able to attend the public hearing later today for the proposed zoning at 1290 Williams St.

I live at 1350 N Lafayette St, just a couple blocks away from Cheesman park and this address, and walk around Cheesman park daily. I am strongly opposed to this radical downzoning of the address above. The city of Denver is booming, growing at almost 1,000 new residents per month, thanks to the gorgeous climate and recent strong local economy. Unfortunately, housing construction has not kept up, driving many poor people into the streets, where we now see tent villages all over downtown. Banning the chance for a 20 story apartment or condo building that would look directly over a large park that many residents could step out onto would be a massive detriment for the future growth and accommodation of this city.

There is no sane reason to restrict zoning in this location of all places in the whole city. There are many mid rise residential buildings around Cheesman park and this lot specifically.

I am aware this is a historical site and is used for community meetings. Any future development can also have the space for community meetings. George Washington did not shit in this house. I appreciate nice architecture as much as the next person, but it should not be preserved at the cost of thousands of living people sleeping on the streets in the city center. Frankly, the city should revoke status and demolish it since they own it, (or let the local community group pay to have it moved if they care so much) and build housing for more people.

Lastly - 9 parking spots is ludicrous. The city is completely overrun by cars. If this is truly a meeting place for the local community and residents, they are in walking or biking distance and can travel that way. We do not need more 2 ton vehicles speeding around putting residents lives in danger and polluting the air and heating the planet.

Thank you,  
Adam Ballent

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Doug Bell <doug@theexperiencemanager.com>  
**Sent:** Thursday, July 23, 2020 8:24 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Mr Doug Bell  
doug@theexperiencemanager.com  
2190 E. 11th Ave. Apt. 501

## Robinson, Scott D. - CPD City Planner Senior

---

**From:** Leiker, Travis <travis.leiker@chundenver.org>  
**Sent:** Wednesday, July 29, 2020 10:41 AM  
**To:** jm.burton@live.com  
**Cc:** Robinson, Scott D. - CPD City Planner Senior; Bruce O'Donnell  
**Subject:** [EXTERNAL] Re: Yes! I support the CHUN Tears-McFarlane PUD

Hi Jonathan,

Thank you so much for your support. I have copied Scott Robinson from Community Planning and Development. He will include this in the packet of materials for the planning board meeting. In the meantime, please feel free to share my contact info with others in the community who may wish to echo your support.

Warmly,  
Travis

----- Forwarded message -----

**From:** Jonathan Burton <[jm.burton@live.com](mailto:jm.burton@live.com)>  
**Date:** Wed, Jul 29, 2020 at 9:46 AM  
**Subject:** Yes! I support the CHUN Tears-McFarlane PUD  
**To:** [chun@chundenver.org](mailto:chun@chundenver.org) <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Hilltop neighborhood, and former executive director of an historic preservation nonprofit. I am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.

4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter.

Thank you.

Best regards,

**Jonathan Burton**

June 26,2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Mary Lee C. Anderson  
Name:

1510 East Tenth Ave  
Address:

Maryleeanderson1023@gmail.com  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Catherine A. Donohue 1023 Hartway St 303 860-8053  
Name: Catherine A. Donohue Address: Denver Co 80218 Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 30, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name: Kathleen M. Donohue Address: 4023 Lafayette St. Telephone/Email: 303 860-8053

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 30, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

John D. Donohue

1023 Lafayette St.  
Address: Denver Co 80218

720 334-0859

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

July 8, 2020

Dear Mr. Robinson:

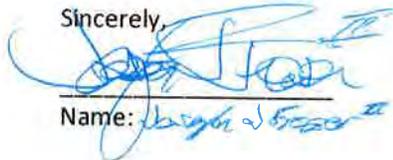
I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,



Name:

Joseph J. Basso

232 S. McClintock  
Address: Golden, CO

Telephone/Email:

jjbasso@1111.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

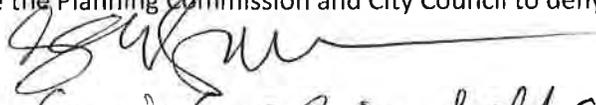
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Geysa Gurpina 308 Gorfeld St 303 333 4196  
Name: Address: Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

MARK HAYES

164 N. LAFAYETTE ←

425.442.0683

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Kouise Huelbert 630 Vine St

720 217 5205

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** GABRIEL E KAPLAN <KAPLANGE@msn.com>  
**Sent:** Friday, July 17, 2020 2:22 PM  
**To:** chun@chundenver.org  
**Subject:** I support the Tears-McFarlane PUD Rezoning

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Gabriel Kaplan  
1535 Fillmore St  
Denver CO 80206  
Former CHUN Board Member

CC: Councilman Chris Hinds, District 10

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Aledon S King 1201 Williams ssking2@comcast.net  
Name: Address: # 16C Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

July 1<sup>st</sup> 2020

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Anne Loopesko 860 Fillmore Street 720 232 4379

Name:

Address:

Telephone/Email:

anne.loopesko@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Chris Obst <caobst6@gmail.com>  
**Sent:** Monday, July 27, 2020 7:33 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Chris Obst  
caobst6@gmail.com  
2190 E 11th Ave. Denver 80206





July 13, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

1250 N. Humboldt Apt 1303  
Address: 80218

303-932-2587 / gr\_soren@g.com  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

1025 Humboldt St 303-320-6071

Address:

Telephone/Email:

Wendy.Weil@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

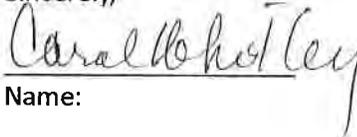
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

 255 So Milwaukee St 80209  
Name: Address: Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 25, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

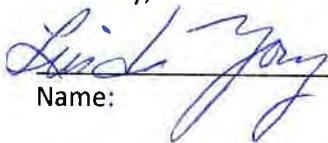
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

1243 BAYLORD ST  
Address:

303/399/1345  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 25, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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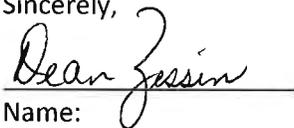
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- Will this cause a policing problem with liquor in the park?

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

1402 Race #504  
Address:

720-940-1306  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega

7/12/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

IRA HANDLER

Name:

1100 N HUMBOLDT ST  
80218

Address:

724 822 6456  
AYERUTH@GMAIL.COM

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

648 Humboldt Street  
Denver, Colorado 80218  
July 8, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W, Colfax Ave. Department 205  
Denver, Colorado 80202

Attention: Scott Robinson, Senior City Planner  
Re: Opposition to requested rezoning for 12990 Williams Street Application #20181-00142

Dear Mr. Robinson:

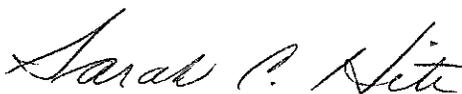
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I cannot tell you how many thousands of times I have walked around Cheesman and by doing so have solved problems, seen wonderful fellow walkers, and returned home refreshed. This necessary renewal would be taken away from me and countless residents if this new PUD is allowed. The noise and the traffic alone would be appalling.

Please think about all of us, our well-being. It's incumbent you deny this affront to our beautiful park. Denver and Denver residents deserve better than this.

Sincerely,



Sarah C. Hite

July 11, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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Noël Congdon  
Name:

1510 E. 10<sup>th</sup> Av. - 1110  
Address:

3-830-1041  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

CONSTANCE L. MORTELL  
1201 WILLIAMS STREET, SUITE 11A  
DENVER, COLORADO 80218  
PHONE (303) 942-1220  
MOBILE (917) 855-9199  
FAX (303) 942-1264  
clmortell@comcast.net

Office of Community Planning and Development  
City and County of Denver  
201 West Colfax Avenue, Department 205  
Denver, CO 80202  
Attn: Mr. Scott Robinson, Senior City Planner

July 6, 2020

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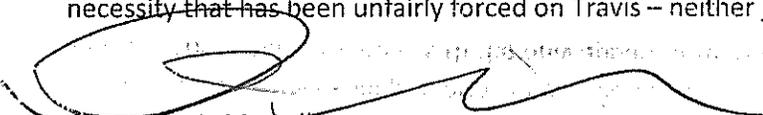
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Please, do not approve this PUD. As professional and well-intended as City Streets may be and the necessity that has been unfairly forced on Travis – neither justifies this proposal.



Constance L. Mortell

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
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Denver, CO. 80202  
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



JOHN H. KUNDTS

770 N GILPIN ST

303 888 2276

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Margaret E Reidy 1100 Humboldt St. Denver CO 80218

Name:

Address:

Telephone/Email:

412-844-4571

margarete Reidy@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

**OPPOSITION TO REQUEST REZONING AT 1290 WILLIAMS STREET**

**APPLICATION # 20181-00142**

**ATTN: Scott Robinson  
Office of Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, Colorado 80202**

**Dear members of the Planning Board:**

**I am Jay H. Rust, residing at 1299 Gilpin St., #15E, since 1998. A number of residents formed Friends and Neighbors for Cheesman Park in 2003, a Registered Neighborhood Organization (RNO) with the City and County of Denver. We are a park advocate organization working to enhance park users experiences at Cheesman Park.**

**The State Historical Society awarded Cheesman Park with a \$100,000 grant for the creation of the Cheeman Park Historic Landscape Assessment and Master Plan Mundis Bishop worked with the Cheeman community for a year to collaboratively finalize this comprehensive Master Plan in 2008.**

**The community agreed upon goals of the Master Plan to guide all future rehabilitation and capital projects include:**

- Restore Cheesman Park's legacy through historic preservation.**
- Create an accessible park with a pedestrian focus.**
- Create a safe and enjoyable park experience for all park users.**
- Reduce crime, vehicular volume, noise and pollution.**

**Funding for the Master Plan's improvements was provided as part of a citizen's bond ballot initiative awarding \$2,000,000 to Cheesman.**

**As stated in the Master Plan, Cheesman Park is a passive park, a green oasis in a dense part of the city; a restful retreat enjoyed by walkers, runners, picnickers and by those enjoying reading a book.**

**CHUN and CSI PUD rezoning plan will alter the passive character of Cheesman Park since it is located directly next to the park on its north side. It is not consistent with the present residential zoning. The East Central Area Plan Public Draft #2 does not recognize and additional commercial areas on 13<sup>th</sup>**

**Ave. It states that only existing commercial areas may be improved, thus maintaining the quiet, predictable atmosphere of adjacent residential areas.**

**The PUD proposal allows:**

- **A commercial establishment offering a comprehensive restaurant menu including selling beer, wine, spirits and specialty alcohol drinks.**
- **A robust event center.**
- **Events of all kinds with hundreds of participants inside and outside.**
- **Food trucks.**
- **Seasonal outdoor sales.**
- **Food sale markets.**
- **Outdoor retail sale and displays.**
- **Repair services.**

**Join Cheesman Park advocates by not supporting this PUD proposal resulting in the protection of the passive and quiet atmosphere that is currently enjoyed by park users.**

**Respectfully submitted,**

**Jay H. Rust, Pres., FANS for Cheesman Park  
720.280.5759**

July 28, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning of 1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

We are 22-year residents of the Cheesman Park neighborhood. We live in close proximity to the Tears-McFarlane Mansion. Our strong opposition to the proposed rezoning of that property is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation and the Cheesman Park Master Plan. No prevailing circumstances have changed to warrant a commercial bar, restaurant and event center.
- It will negatively impact the neighborhood. The proposed commercial bar, café restaurant and event center will operate from early morning until late at night, seven days a week. Some other potential allowable PUD uses include a Farmer's Market, retail/repair services, outdoor seasonal sales (plants, wreaths, pumpkins, Xmas trees), and food trucks for events. These will compound existing traffic issues, and cause additional parking, safety, odors and noise challenges -- ruining the treasured residential nature of the surrounding neighborhood.
- The applicant's only real basis for this proposed PUD rezoning is their need to shore up financials. This does not constitute justifying circumstances to approve the requested rezoning. In trying to legitimize their proposal to raise funds for ongoing maintenance and renovation needs for the Tears-Mc-Farlane House and Annex, CHUN partnered with City Street Investors. They created rationale and data based on feedback from CHUN selected "focus groups" and interviews that supported their desires for a restaurant and bar (beer/wine/spirits garden). Unfortunately, in the composition of the focus groups and interviews, they did an "end-run" around the nearby neighbors; they are the ones most directly impacted by the PUD rezoning requests. To more fully ascertain the impact on the nearby neighbors, the applicant should be required to submit the following: comprehensive traffic and parking studies; detailed/specific plans to safely manage ongoing deliveries, food trucks, trash removal, nuisance noise and odors; specifics on how the existing 9 parking spaces (6 used during the day for offices) will accommodate the parking

needs for the proposed/potential uses; and, specific documentation on how the increased parking, traffic, noise and congestion will be compatible with and positively impact the residential neighborhood.

- Finally, the requested rezoning change threatens the safe, pedestrian-focused, passive nature of Cheesman Park – a green oasis in a dense part of the city. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though city charter forbids them. This rezoning application is nothing more than a cleverly prepared means to capitalize on beer, wine, spirits and food sales. Further, it could set a precedent for additional commercial operations around Cheesman and other Denver Parks.

We strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Jay and Kathleen Rust  
1299 Gilpin Street #15E  
Denver, Colorado 80218

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Senior City Planner, Andrew Webb  
Members, Denver Planning Board

7/12/2020

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IRA HANDLER

1100 N HUMBOLDT ST  
80218

724 822 6456  
AYERUTH@GMAIL.COM

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

648 Humboldt Street  
Denver, Colorado 80218  
July 8, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W, Colfax Ave. Department 205  
Denver, Colorado 80202

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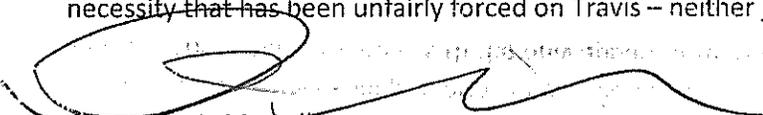
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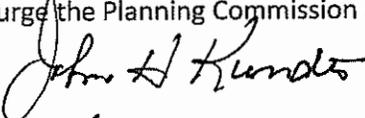
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JOHN H. KUNDTS      770 N GILPIN ST      303 888 2276  
Name:                                      Address:                                      Telephone/Email:

Cc:      Councilmember Chris Hinds  
         Councilmember Robin Kneich  
         Councilmember Debbie Ortega  
         Members, Denver Planning Board

June 23, 2020

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Margaret E Reidy 1100 Humboldt St. Denver CO 80218

Name:

Address:

Telephone/Email:

412-844-4571

margaret.e.reidy@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## Robinson, Scott D. - CPD City Planner Senior

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**From:** Leiker, Travis <travis.leiker@chundenver.org>  
**Sent:** Wednesday, July 29, 2020 10:41 AM  
**To:** jm.burton@live.com  
**Cc:** Robinson, Scott D. - CPD City Planner Senior; Bruce O'Donnell  
**Subject:** [EXTERNAL] Re: Yes! I support the CHUN Tears-McFarlane PUD

Hi Jonathan,

Thank you so much for your support. I have copied Scott Robinson from Community Planning and Development. He will include this in the packet of materials for the planning board meeting. In the meantime, please feel free to share my contact info with others in the community who may wish to echo your support.

Warmly,  
Travis

----- Forwarded message -----

**From:** Jonathan Burton <[jm.burton@live.com](mailto:jm.burton@live.com)>  
**Date:** Wed, Jul 29, 2020 at 9:46 AM  
**Subject:** Yes! I support the CHUN Tears-McFarlane PUD  
**To:** [chun@chundenver.org](mailto:chun@chundenver.org) <[chun@chundenver.org](mailto:chun@chundenver.org)>

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Hilltop neighborhood, and former executive director of an historic preservation nonprofit. I am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.

4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter.

Thank you.

Best regards,

**Jonathan Burton**

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Leiker, Travis <travis.leiker@chundenver.org>  
**Sent:** Wednesday, July 29, 2020 9:39 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell  
**Subject:** [EXTERNAL] Fwd: 1290 Williams Street PUD - letter of support

Dear Scott - Please add the email below to our packet of support letters for the PUD. Many thanks,  
Travis

----- Forwarded message -----

From: **Nicole Malo** <[citygalmalo@gmail.com](mailto:citygalmalo@gmail.com)>  
Date: Wed, Jul 29, 2020 at 9:18 AM  
Subject: 1290 Williams Street PUD  
To: CHUN Denver <[chun@chundenver.org](mailto:chun@chundenver.org)>

To whom it may concern,  
as an accredited urban planner and multigenerational denverite I support the preservation of the city's  
historically and culturally important places and structures.

The rezoning of the Tears-McFarlane House will help reactivate it's useful life. I support the effort.

thank you for your consideration,

*Nicole Malo, AICP  
Land Use Consultant, CityGal Solutions  
Associate Broker, Remax of Cherry Creek  
Denver, CO  
305-879-7769*

--

**Travis Leiker, MPA**

*President / Board of Directors*

**Capitol Hill United Neighborhoods, Inc.**

1290 Williams Street, Suite 102

Denver, CO 80218

P. 303.830.1651 M. 303.817.5744

[chundenver.org](http://chundenver.org)

*Preserving the past, improving the present, and planning for the future of Denver's greater Capitol Hill  
community.*

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [therob100@gmail.com](mailto:therob100@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13164076  
**Date:** Tuesday, July 28, 2020 7:18:14 PM

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**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Robbie Marks
<b>Address</b>	1201 Williams St.
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:therob100@gmail.com">therob100@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1290 Williams St.
<b>Case number</b>	20181-00142
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	1- Dangerous street corner 2- lack of parking for a commercial business 3- Disruptive to residential neighborhood 4- commercialization of an

essential park  
5- AND MUCH MORE

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**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [therob100@gmail.com](mailto:therob100@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13164076  
**Date:** Tuesday, July 28, 2020 7:18:14 PM

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**Denver Logo**



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Robbie Marks
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<b>Email</b>	<a href="mailto:therob100@gmail.com">therob100@gmail.com</a>
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5- AND MUCH MORE

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**From:** [Adam Ballent](#)  
**To:** [Rezoning - CPD](#)  
**Subject:** [EXTERNAL] 1290 Williams St Rezoning  
**Date:** Wednesday, July 29, 2020 11:59:08 AM

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To whom it may concern,

I am writing to submit a comment, since I am not able to attend the public hearing later today for the proposed zoning at 1290 Williams St.

I live at 1350 N Lafayette St, just a couple blocks away from Cheesman park and this address, and walk around Cheesman park daily. I am strongly opposed to this radical downzoning of the address above. The city of Denver is booming, growing at almost 1,000 new residents per month, thanks to the gorgeous climate and recent strong local economy. Unfortunately, housing construction has not kept up, driving many poor people into the streets, where we now see tent villages all over downtown. Banning the chance for a 20 story apartment or condo building that would look directly over a large park that many residents could step out onto would be a massive detriment for the future growth and accommodation of this city.

There is no sane reason to restrict zoning in this location of all places in the whole city. There are many mid rise residential buildings around Cheesman park and this lot specifically.

I am aware this is a historical site and is used for community meetings. Any future development can also have the space for community meetings. George Washington did not shit in this house. I appreciate nice architecture as much as the next person, but it should not be preserved at the cost of thousands of living people sleeping on the streets in the city center. Frankly, the city should revoke status and demolish it since they own it, (or let the local community group pay to have it moved if they care so much) and build housing for more people.

Lastly - 9 parking spots is ludicrous. The city is completely overrun by cars. If this is truly a meeting place for the local community and residents, they are in walking or biking distance and can travel that way. We do not need more 2 ton vehicles speeding around putting residents lives in danger and polluting the air and heating the planet.

Thank you,  
Adam Ballent

July 23, 2020

Scott Robinson  
Senior City Planner  
Community Planning and Development

Re: OPPOSITION to requested rezoning/1290 N. Williams Street Application #2018I-00142

Dear Mr. Robinson:

We are residents of the Cheesman Park neighborhood, and we are writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 N. Williams Street, Denver, CO. 80218.

### **BACKGROUND**

The Rezoning Application states the following General Review Criteria that the proposal must comply with:

- Consistency with adopted plans
- Uniformity of district regulations and restrictions with surrounding area
- Public health, safety and general welfare
- Justifying circumstances
- Consistency with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District

### **EVALUATION**

The following comments independently address each of their criteria. Photos referenced in the comments are appended.

#### **Consistency with adopted plans:**

1. The current *Cheesman Park Neighborhood Plan*, filed with the city on June 28, 1993, does not request or note any additional commercial districts within residential pockets, such as this proposal requests. The proposal is not consistent with the residential zoning surrounding the property or with the nearby Wyman Historic District. The overall neighborhood concept in the *Cheesman Park Neighborhood Plan* designates commercial pocket areas with adequate access for service vehicles, workers, staff, and customers. Such commercial pockets near the Cheesman Park neighborhood are on 13th Avenue 3–4 blocks to the east on Vine Street, 5–6 blocks to the west between Marion and Downing Streets, and on Colfax Avenue 2 blocks to the north. All of these areas include food service businesses (some with liquor licenses), making the need for another food service establishment questionable. The neighborhood plan is being updated, but it is not known when an updated plan may be filed and approved by City Council. The second draft does not recognize any additional commercial areas on 13th Avenue, and it states that only existing commercial areas should be improved, thus maintaining the quiet, predictable atmosphere of adjacent residential areas.

2. Another plan that is relevant to this possible rezoning request is the 2008 *Cheesman Park Plan Historic Landscape Assessment and Master Plan* because the park's 80-acres are immediately to the south of the site—effectively becoming a front door to a commercial establishment and perhaps the major reason that a café with a liquor license is being considered. This assertion is based on the fact that CHUN has handed out surveys to more than 150 park users to ask them about whether they would desire such a food service facility, especially if alcoholic beverages were offered. The survey was not an objective solicitation of input, rather it presented only options consistent with CHUN's intended outcome. Adjacent residential properties were not informed or surveyed as part of this process.

The *Cheesman Park Master Plan* lists four planning goals that were developed to evaluate potential modifications or additions to Cheesman Park:

- Restore Cheesman Park's legacy through historic preservation.
- Create an accessible park with a pedestrian focus.
- Create a safe and enjoyable park experience for all park users.
- Reduce crime, vehicular volume and speed, noise and pollution.

The *Cheesman Park Master Plan* repeatedly refers to Cheesman Park as a quiet, passive park: "Cheesman provides a refuge from urban City life. Its open lawns and wooded edges offer passive recreation, including walking, running, picnicking and children's play" (p. 1). "The five top most popular reasons for visiting Cheesman Park are the park's open lawns, proximity to homes, its gardens and plantings, its trails and its quiet atmosphere" (p. 27). The plan also notes that "Cheesman Park is a one-sided park, bounded on three sides—its northern, eastern and western edges—by residential property that is a mix of houses, and condominium and apartment buildings. . . . This configuration is in contrast to other regional parks such as Sloan's Lake and Washington Parks that have exterior perimeter City streets . . . [which] also provide a separation between the adjacent neighbors and park users" (p. 47).

Providing a commercial food service facility and event center directly on the park's northern edge would undoubtedly impact the quiet nature of this end of the park because of more traffic into the park on 12th Avenue, and likely parking, to access food service and events, resulting in increased noise and pollution, and possibly crime. As stated in public presentations by CHUN, to raise additional revenue a robust event center would also be provided, further impacting adjacent residential areas and parklands and degrading opportunities for peace and quiet. In addition, developing a commercial establishment directly on the park would essentially create a new park use because of the lack of a separating roadway, thus adversely affecting all of the park plan's stated goals.

3. The 2010 Zoning Code enacted the most recent update to the zoning designation of the area. The light commercial use (office space) is still consistent with the surrounding neighborhood; no prevailing circumstances have changed.

**Uniformity of district regulations and restrictions:**

As mentioned above, areas immediately to the west, north, and east of 1290 N. Williams Street are all zoned as residential, and neither the current *Cheesman Park Neighborhood Plan* nor the *Draft East Central Area Plan* requests or notes any additional commercial districts within these residential pockets, such as this project would require. A proposed PUD with commercial uses is not consistent with the surrounding residential zoning or with the adjacent Wyman Historic District. The overall neighborhood concept in the *Cheesman Park Neighborhood Plan* has designated areas of commercial pockets with adequate access for service vehicles, workers, staff, and customers. Commercial pockets near the Cheesman Park neighborhood are to the east and west on 13th Avenue and on Colfax Avenue two blocks to the north. All of these areas include food service businesses, and no overriding demand for the addition of another food service establishment has been demonstrated.

This proposal would change the predictability for neighborhood residents and is not uniform with the surrounding area. Existing residents who purchased properties near 1290 N. Williams Street probably never expected that a daily food service facility with a liquor license / robust event center would be developed next door, with potential impacts of noise, more congestion, greater parking needs, and increased activity. Impacts from a new commercial use on surrounding residential properties, including those across 13th Avenue in the Wyman Historic District, are not acceptable. The neighborhood is already a dense, residential environment, and adding a commercial use would infringe on neighbors' property rights.

Cheesman Park is a "passive use park," as stated in the *Cheesman Park Neighborhood Plan* and the *Cheesman Park Master Plan*. It is known as a quiet, historic park with low activity, except for the occasional permitted weekend events. The *Cheesman Park Neighborhood Plan* also states that "Cheesman Park is the psychological heart of the neighborhood." On three sides the park is surrounded by residential homes and structures, unlike any other park in Denver. Maintaining current zoning in this area is of value to all who live around the park and have bought property in this area.

Upzoning 1290 N. Williams Street from the current office use and occasional special events to a new daily commercial use within a residential district would be burdensome to the neighborhood because of increased traffic, noise, activity, and congestion. All of these impacts would add multiple burdens on the neighborhood. Therefore, the zoning would not be consistent with district regulations and restrictions.

**Public health, safety and general welfare:**

1. *Traffic and Access*. Providing access for service vehicles, as well as for staff and customers, would be burdensome for the neighborhood. Access to 1290 N. Williams Street is only available from 13th Avenue, a heavily traveled one-way, west-bound street that serves thousands of vehicles a day. According to traffic counts by the Denver Regional Council of Governments, in July 2017 there were 12,325 vehicles traveling on 13th Avenue at Madison Street (<https://drcog.org/programs/transportation-planning/regional-traffic-count-program>). Furthermore, the *Draft East Central Area Plan* notes

that the Urban Quality Tool “proved out that 13th Ave. is a difficult pedestrian crossing due to high speed traffic and volume” (p. 221).

Williams Street south of 13th Avenue was vacated by the city and the right-of-way was assigned to the two adjacent property owners — One Cheesman Place to the west and CHUN to the east (see photos 1–5). A partial wall dividing the two properties has been erected, and there is a handicap-accessible ramp into Cheesman Park at the south end of the vacated Williams Street (photos 6–7). The half of Williams Street belonging to CHUN is 17 feet 4 inches wide (photo 1). While food service delivery vehicles could drive up in front of the Tears-McFarlane House, there is not enough room for them to turn around to get back onto 13th Avenue. Sightlines for traffic turning west onto 13th Avenue are also poor because the Tears-McFarlane House is on raised ground with brick retaining walls on the west and north sides, potentially hampering the vision of truck drivers backing out onto 13th Avenue (photos 1 and 8).

To the east of 1290 N. Williams is a dead-end alleyway, which is bordered farther east by Highgate on the Park, which consist of two-story townhomes (photos 9–10). This alley also provides pedestrian access to Cheesman Park (photo 14). Access for trucks turning from 13th Avenue into the dead-end alley is too tight of a turn due to the proximity of cars parked on the south side of 13th (photos 11–12), so drivers could have to back up into traffic to readjust their turning radii. Trucks exiting the alley would have to back onto 13th Avenue because the alley is only 15 feet wide (photo 9), so there is not enough room to make a U-turn. Backing onto 13th would create a more unsafe and hazardous situation because of heavy traffic and poor sightlines. This congested situation would also be true if operations were reversed and service vehicles instead backed into the alley from 13th Avenue and then exited onto 13th by pulling forward. Future planned proposed changes to traffic patterns on Colfax, including Bus Rapid Transit, would likely increase traffic on 13th Avenue, further compounding traffic congestion. Reserving the parking lane on the south side of 13th for deliveries only would further exacerbate parking problems.

RTD bus service is provided on 12th Avenue through Cheesman Park. Numerous events, such as races, are held in Cheesman Park from April through October that require roadways in the park to be closed, diverting buses and vehicle traffic to side streets. Such closures increase traffic on 13th Avenue, further impacting access.

While the growth of ride-share services has increased access options for public and private event patrons, these services actually increase traffic impacts on surrounding neighborhoods, with drivers letting-off or picking-up their clients. Eliminating on-street parking for ride-share loading zones would not suffice as a mitigation. For example, what would the traffic impacts be if 50 ride-share vehicles were dropping off clients for an event beginning at 6 pm on a Friday evening?

A prerequisite of the PUD rezoning application should be a full transportation study of neighborhood streets surrounding the property. In addition, the UD should include a detailed disclosure of how many events could be handled at the facility on a daily and

weekly basis, the maximum number of attendees, and resulting impacts on neighborhood traffic patterns. Further, a detailed transportation plan for access to the site should be developed, looking at all possible means of access; reliance on ride-share services or public transportation should not in itself constitute a transportation plan. These plans and studies would be particularly important since the PUD would remain with the property and possible future owners would be bound by it.

2. *Parking:* A PUD has no associated parking requirements. Street parking in the area of 1290 N. Williams is extremely limited and often times not available in this densely populated neighborhood, nor are there any nearby parking lots or structures. The 9 parking spaces in front of the Tears-McFarlane House were created when Williams Street was vacated by the City and divided between the adjacent property owners. Apparently these parking spaces are reserved for use by existing office tenants (photo 4B) who at times have clients and guests, resulting in adverse traffic impact on the neighborhood. Current CHUN meetings already cause stress on existing parking. The west half of Williams Street belongs to One Cheesman Place, and the homeowners association has concerns about visitors to 1290 N. Williams trying to park on private property, necessitating stricter controls by the HOA to prevent unauthorized access. A wall has already been erected part way along the property line to prevent intrusions onto this private property (photo 1). This means that the only available parking for people using the café or going to events in the house would be on adjacent streets, which are already heavily used for parking by neighborhood residents.

In addition, it has been our experience in commercial areas with food service that even though local residents might walk to the facility, they often tend to call friends and associates from other neighborhoods to meet them, resulting in more traffic and parking demand. Further, public transit routes do not readily accommodate cross-town access (public transit is focused on access from outlying areas to downtown).

Denver Parks and Recreation has removed parking on the south side of 12th Avenue in Cheesman Park. Whether this is a temporary restriction is unknown; however, the absence of parked cars has made travel on 12th Avenue through the park safer for buses, cars, and bicyclists. When parking was allowed in this area, the spaces were heavily used in the summer and during events. Frequently CHUN members and guests attending current functions at the Tears-McFarlane House park in Cheesman Park and the neighborhood, reducing parking for park users and residents. Establishing a new commercial business should not infringe on a public park use or diminish neighborhood parking availability. During some park events, 12th Avenue is closed to all vehicle traffic, which creates more traffic congestion and parking demand on surrounding streets, especially when events are simultaneously booked at the Tears-McFarlane House.

As a prerequisite for the PUD rezoning application, a one-year parking study needs to be conducted to verify parking availability, and a parking plan for events needs to be prepared as part of the PUD proposal. This study and plan would be particularly

important since the PUD would remain with the property and possible future owners would be bound by it.

3. *Safety:* Cheesman is a walkable neighborhood with ever increasing traffic on sidewalks, including pedestrians, bicycles, e-scooters, and skateboards. Regulations have been instituted to increase safety for multi-modal access. More vehicles backing onto or out of either Williams Street or the alley to the east over the sidewalk would not be conducive to a safe environment for pedestrians or vehicles. Increased auto traffic would also make pedestrian access into Cheesman Park more hazardous, either by way of the ramp at the south end of Williams Street or the alley to the east (photos 6, 10, and 14). Adding traffic that crosses established pedestrian routes is hazardous. Since the Tears-McFarlane House sits on an elevated parcel, the surrounding walls and landscaping, as well as adjacent parking, inhibit visibility for both pedestrians and drivers and increase safety concerns (photos 12 and 15).
4. *General welfare:* There is no indication that general welfare in the neighborhood would be improved with the addition of a food-service facility / event center at 1290 N. Williams Street. Such facilities exist a few blocks to the east and west on 13th Avenue and two blocks to the north on Colfax, and no need for an additional facility has been demonstrated. The impacts of such a facility in the midst of a residential neighborhood would adversely affect general welfare because of increased traffic, impacts on pedestrian safety, higher parking demand, noise, and greater activity in the vicinity of the food service facility (up to 16 hours per day).

One Cheesman Place immediately to the west of 1290 N. Williams Street would be forced to consider building a gated access to their parking area to protect their infrastructure and prevent vehicles and pedestrians from entering their property. This would further restrict access to the parking spaces in front of the Tears-McFarlane House (photo 2).

**Justifying circumstance — Change to such a degree that the proposed rezoning is in the public interest:**

There have been no changes in the neighborhood that justify the proposed rezoning to add a new commercial use in this residential area. The Cheesman Park neighborhood is a historic residential area where existing zoning allows a variety of residential uses and open space. Changes to the neighborhood have been small-scale, such as infill housing, and are consistent with current zoning. Throughout the larger neighborhood are scattered pockets of commercial development that meet the needs of residents. Requests for additional commercial opportunities are being met by existing opportunities at Denver Botanic Gardens and by new developments at Colfax and Franklin. The main purpose of this rezoning request, as stated by CHUN, is to provide revenue for a nonprofit organization that is apparently otherwise not financially able to maintain its assets.

**Consistency with neighborhood context and with the stated purpose and intent of the proposed Zone District:**

The subject property (UO-3) is in the midst of a multi-unit residential district (primarily G-MU-20, G-MU-3, U-RH-3A, and UO-3) and bordered to the south by Cheesman Park (OS-A). The original overlay change in 2005 and the 2010 Zoning Code revision to allow office space and an event center in the Tears-McFarlane / CHUN building was at that time in the best interest of a community organization representing the neighborhood. The Denver Zoning Code (Sec. 1.1.2.) states, “The Code is intended to balance conservation and development by

“D. Guiding reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics. . . .

“H. Providing circulation and access standards that appropriately balance pedestrian and vehicular needs and result in safe pedestrian environments of the highest quality.”

This rezoning request is inconsistent with both of these intents and is inconsistent with the neighborhood context. The current *Cheesman Park Neighborhood Plan* and the *Draft East Central Area Plan* do not request or note any additional commercial districts within residential pockets. The overall neighborhood concept in the *Cheesman Park Neighborhood Plan* only designates commercial pockets to the east and west on 13th Avenue, as well as on Colfax Avenue. All of these areas include food service businesses (some with liquor licenses), making the addition of another food service establishment questionable.

Cheesman Park to the south is a passive use park, as stated in both the *Cheesman Park Neighborhood Plan* and the *Cheesman Park Master Plan*. The *Cheesman Park Neighborhood Plan* also states that “Cheesman Park is the psychological heart of the neighborhood.” Therefore, the context for the Cheesman Park neighborhood is a quiet residential area that is enhanced by the passive nature of an 80-acre “oasis of shade and refuge from the busy City” (p. 43, *Cheesman Park Master Plan*). Allowing commercial food service would adversely affect the neighborhood context due to increased traffic, adverse impacts on pedestrian safety, lack of parking, noise, and general welfare of neighborhood residents.

The Tears-McFarlane House is listed as a historic landmark by Denver’s Historic Landmark Commission. The landmark status restricts all changes to the property, and any proposed alteration or demolition of the annex would need to be approved by the Landmark Preservation Commission. The property also abuts the southern edge of the Wyman Historic District, with potential impacts on this historic neighborhood. Daily commercial uses in a new annex, along with numerous events in the historic structure itself, could have unintended consequences on the property’s historic status.

## **SUMMARY**

The purpose of the PUD rezoning being pursued by CHUN and its investment partner is to upgrade the property use to allow a café / event center with a liquor license. The PUD would be based on the context of G-MU-3, with commercial additions. Apparently one of the reasons for pursuing a PUD is to bypass parking requirements in a dense, residentially zoned area.

Increasing the present use to a commercial operation with daily use and higher traffic is not consistent with the neighborhood's historic context or the vision and goals stated in the *Cheesman Park Neighborhood Plan*, the *Draft East Central Area Plan*, or the *Cheesman Park Master Plan*. Another concern is that rezoning to a PUD with commercial uses would stay with the property and would be conveyed to any new owner. Therefore, any PUD rezoning would need to establish specific criteria that would protect the current neighborhood context and existing zoning. This request presents further unpredictable situations to neighborhood context and existing zoning. Allowing such a use immediately adjacent to Cheesman Park would also establish a precedent for allowing similar commercial uses within parks throughout the city. It is not consistent with the original intent of park usage to have a daily commercial operation of this nature bordering Cheesman Park.

As stated in their public brochures, CHUN's stated purpose is that they need to make the change for financial reasons, but this is not congruent with the need for a zoning change. CHUN should pursue financial avenues other than zoning and land use changes to remain financially viable and maintain its assets. This proposed zoning change is burdensome to the neighborhood and does not conform to the circumstances or requirements of the situation.

As prerequisites for the rezoning request, then the city should place the burden of a parking study and plan, transportation study and plan, and detailed plan of operations on the applicants. These need to be prepared before the rezoning is further pursued to ensure that residents are not unduly burdened by the insertion of a new commercial use within a residential neighborhood.

Submitted by the following concerned neighbors:

Gerald Armstrong  
Doña Dodson  
Timothy Haddon  
Gary Hagopian  
Paula Kauffman  
Susan King  
Constance Mortell  
Jay and Kathleen Rust  
Cindy Sestrich  
Greg Sorensen

**Context Photos: 1290 N. Williams St.**



1. Vacated N. Williams Street looking south. Right-of-way ownership is split between adjacent property owners.



2. Entrance to One Cheesman Place parking; access to garage on right.



3. Parking in front of the Tears-McFarlane House.



4A and B. Current parking restrictions for 1201 N. Williams (One Cheesman Place) and 1290 N. Williams (Tears-McFarlane House).



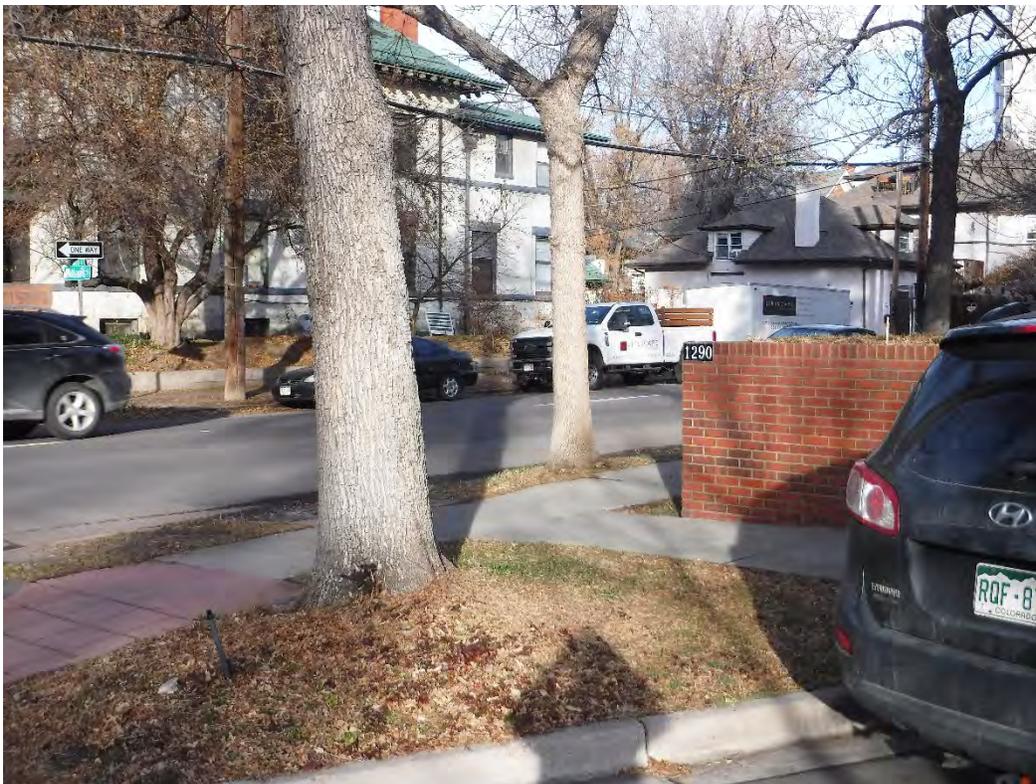
5. Parking in front of 1290 N. Williams Street.



6. Williams Street access ramp to Cheesman Park (looking south).



7. N. Williams Street access ramp to Cheesman Park (looking north).



8. Limited sightlines for large vehicle drivers who would have to back onto 13th Avenue (insufficient room to turn vehicle around onsite).



9. Alley east of Tears-McFarlane House looking north.



10. Alley east of Tears-McFarlane House looking south.



11. East sightline from alley toward westbound 13th Avenue.



12. West sightline from alley toward westbound 13th Avenue.



13. Trash dumpster in alley behind Tears-McFarlane House.



14. DPR Cheesman Park access sign in alley east of Tears-McFarlane House.



15. Brick retaining wall on north side of the Tears-McFarlan House.

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Rosalia Pilar Baca <pilarbaca@icloud.com>  
**Sent:** Thursday, July 23, 2020 7:36 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** info@protectcheesmanpark.com  
**Subject:** [EXTERNAL] Alarming proposal for rezoning Cheesman Park

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I have been a resident of Denver's Cheesman Park neighborhood since 1994 and as a regular user of that park I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access, increasing noise and trash, and impeding the flow of traffic along the 13th Avenue corridor. There is already plenty of robust and appropriate restaurant and bar development with the plans along Colfax and in smaller pockets like 12th and Madison. These don't impede daily access to the use of Cheesman as a park and not a commercial area.

Cheesman Park and its adjacent sister, Denver Botanic Garden are anchors to one of the oldest and more historic areas of Denver. Future development should maintain this wonderful asset as a park and green space. The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House without infringing on the current uses as daily dog walking, fitness and green space by Denver residents in the neighborhood and the larger east side area of Denver.

Sincerely,  
Pilar Baca

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Doug Bell <doug@theexperiencemanager.com>  
**Sent:** Thursday, July 23, 2020 8:24 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Mr Doug Bell  
doug@theexperiencemanager.com  
2190 E. 11th Ave. Apt. 501

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Lucy Davis <lucy\_davis@comcast.net>  
**Sent:** Wednesday, July 22, 2020 3:41 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Ms Lucy Davis  
lucy\_davis@comcast.net  
2000 E 12TH AVE, UNIT 31

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Annette de Stecher <adestecher@gmail.com>  
**Sent:** Saturday, July 25, 2020 11:10 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Mrs Annette de Stecher  
adestecher@gmail.com  
1433 Williams street

## Robinson, Scott D. - CPD City Planner Senior

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**From:** Planningboard - CPD  
**Sent:** Monday, July 27, 2020 5:13 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** FW: Denver's Planning Board Comment Form #13160399

**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Monday, July 27, 2020 10:11 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13160399



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Elsa Dias
<b>Address</b>	1250 Humboldt Street #1301
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:abacate@juno.com">abacate@juno.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1290 Williams St.
<b>Case number</b>	#20181-00142

**Would you like to express support for or opposition to the project?**

Strong opposition

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**Your comment:**

The park is a pedestrian oasis in the city of Denver.  
This commercial facility does not fit into the residential neighborhood.  
Sets a poor precedence for other historical residential facilities around the park.  
It does not support the Comprehensive Plan 2040 (where does it state the parks should have commercial facilities?)  
The neighborhood has plenty of commercial facilities closed to the park that support the neighborhood needs.  
It will produce noise nuisance (what study has the city produced to mitigate or address increased noise?)  
The increase traffic will be an added problem and potentially will bring the prices of properties down particularly to near the property in question (what study has been conducted to estimate the amount of traffic in the neighborhood? How will it impact residents' parking?)  
The issue of environmental impact on the park must be address by the city. What is the study that the city has done to assure residents of the environmental costs to the neighborhood in terms of pollution and to the park itself?  
The project is not consistent with a residential area in the Wyman historical district. This is a quiet neighborhood and we do not need the extra noise, extra traffic, and the potential for poor behavior due to drinking in the area.

There is a ADA ramp by this address and the increased traffic would affect the disabled persons who use this ramp.

There are beautiful older mansions on Colfax that need a facelift. Why not invest on Colfax and continue to make Colfax a desirable street to walk? Colfax needs the investment and the opportunities are numerous in this area.

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This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed.  
[Click here](#) to report unwanted email.

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Robert Fisher <rfisher188@aol.com>  
**Sent:** Thursday, July 23, 2020 7:51 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

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Please oppose the CHUN PUD rezoning request.

--

Mr Robert Fisher  
rfisher188@aol.com  
1223 Race St. Denver CO 80206

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Nanilii Gallegos <naniliigallegos68@gmail.com>  
**Sent:** Sunday, July 26, 2020 2:13 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Ms Nanilii Gallegos  
naniliigallegos68@gmail.com  
4848 Chase St.

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Linda Gordon <lindaleegordon@gmail.com>  
**Sent:** Thursday, July 23, 2020 8:40 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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--

Ms Linda Gordon  
lindaleegordon@gmail.com  
2000 East 12 Avenue, 18

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Thomas Gould <teg3215@yahoo.com>  
**Sent:** Friday, July 24, 2020 8:49 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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Dr. Thomas Gould  
teg3215@yahoo.com  
1250 Humboldt, #805

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Timothy Haddon <timothyhad@aol.com>  
**Sent:** Wednesday, July 22, 2020 9:18 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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Please oppose the CHUN PUD rezoning request.

--

Mr Timothy Haddon  
timothyhad@aol.com  
1201 N Williams St., Apt. 18A

Emily Hagopian  
1290 High Street, Unit A  
Denver CO 80218  
July 22, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident who has lived on Cheesman Park for 8 years and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I have a one year old daughter and do not want her to grow up next to a bar/restaurant.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Emily Hagopian  
1290 High Street, Unit A

Denver, CO 80218

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

Gary & JoAnn Hagopian  
1291 High St. Unit J  
Denver, CO 80218

July 22, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application  
#2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

My name is Gary Hagopian. My wife JoAnn and I live in a condo that is 16 feet from where private investors want to build a bar and restaurant and modern banquet center smack dab in the middle of a residential area bordering a beautiful Denver Park.

Our objections to the proposed rezoning are as follows:

**This will devastate our retirement plans, emotionally and financially.**

JoAnn and I purchased our townhouse unit in 2015 as a retirement location, to be close to two of our daughters and a grandchild. We searched low and high in Denver, and picked Cheesman Park because it is residential and quiet. We spent over \$900 thousand dollars of our retirement savings to purchase this townhouse, and have invested an additional \$400 thousand dollars to upgrade it and make it livable for two retirees. Allowing private investors' to open a bar and restaurant and modern banquet event center 16 feet from our home will destroy the quiet enjoyment of our home, not to mention decrease the value of our investment. As you can see in the photos below, our entire townhome's

back yard would be completely exposed to the noise, odor and other nuisances that come with a bar/restaurant/banquet event center. I cannot tell you what an emotional toll this has taken and will take on us.

Our house is on the right, and on left is Tears-McFarlane Mansion. Our entire backyard and second floor deck overlook the Mansion, with a 16 foot alley between the property lines.



Here is the view from our backyard patio. The building closest will be torn down and a new restaurant/bar/banquet center will be constructed there. There will of course be an industrial kitchen exhaust fan or fans on this roof spewing restaurant odors if the zoning change is approved.



Here is the view from our master bedroom deck of the alley between our townhouse and the proposed bar/restaurant/banquet center. The street at the end is 13<sup>th</sup> Ave. No doubt that dumpster will be enlarged and filled and emptied many times per week if a restaurant/bar/banquet center is constructed.



**There are no justifying circumstances for this change in zoning. Cheesman Park has been a residential park for 30 or 40 years. There is absolutely nothing that CHUN can point to in support of the requirement that there be a change in the character of the area justifying a zoning change.**

In the CHUN PUD application, Exhibit C is supposed to explain this change in character. But Exhibit C has not one sentence that refers to the character or change in character of the residential aspect of Cheesman Park or the area around the building. Instead, Exhibit C talks about changes in the needs of CHUN and the need to fix the building and changes around Denver. But there

is nothing about what or how the character of the neighborhood has changed in such a way as to justify a zoning change.

**Similarly, the proposed zoning change is NOT consistent with approved plans.**

These plans are:

The Cheesman Park Neighborhood Plan, filed with the city on June 28, 1993, does not seek any additional commercial districts within the residential zoning.

2008 Cheesman Park Plan Historic Landscape Assessment and Master Plan which lists 4 planning goals, none of which include a commercial establishment, and which repeatedly refers to Cheesman Park as a passive, quiet, park.

Blue Print Denver, which was updated and readopted in 2019. Among other things, Blueprint Denver is asking the community how their neighborhoods should become more complete in order to achieve vital equity, climate, and transportation goals. The proposed application for rezoning is a complete end run on this process as it with no basis proposes to change the residential character and nature of our neighborhood and compound existing transportation challenges, including putting pedestrians and cyclists at greater risk..

The 2010 Denver Zoning Code which considers light commercial use (office space) as consistent with surrounding neighborhood, but not a restaurant/bar/banquet event center.

Additionally, the proposal is not consistent with the residential context of the neighborhood nor in conformance with existing regulations/restrictions in the surrounding area.

**This zoning change will effectively end the use of Tears-McFarlane Mansion as a community resource, except for those that can afford to pay top dollar for office rents or party/event space, which most non-profits cannot do.**

If this change in zoning is approved, CHUN will transfer 50% of the Tears-McFarlane property to wealthy private investors. These investors will then mortgage the property and build a new bar/restaurant/banquet event center, and upgrade the office spaces. In order to pay for this investment, the private investors will need to charge market rates for the offices, and top rates for rental of the banquet event center. The mortgage will be for around \$2.5 Million Dollars, which means a yearly mortgage payment of \$240,000. These investors will need to sell a lot of alcohol and put on a lot of banquets, wedding receptions, bachelor parties, etc. to make money on this investment.

Further, why should the City of Denver grant to these private investors a monopoly on Cheesman Park just because it benefits CHUN.

Also, if the zoning is changed, there is nothing that prevents these private investors from selling the property to Applebees or any other bar/restaurant chain.

**If there ever was a case where zoning laws should be respected because of neighbors relying on those laws to invest in the neighborhood, this is that case.**

As noted, my spouse and I purchased a townhome on Cheesman park because we could not resist the ability to live so close to a beautiful, quiet park. Others nearby have similarly invested millions to make this a nice residential neighborhood. If a zoning change such as this can be made to ruin people's quiet enjoyment of their homes, why would people chose to invest in homes in the City of Denver. Zoning Laws exist to protect people's investments in their homes, and changing zoning when there is absolutely no change in the character of the neighborhood is just not right.

**Please deny this PUD Zoning change request.**

Sincerely,

Gary and JoAnn Hagopian  
1291 High Street, Unit J  
Denver, CO 80218

CC:

Chris Hinds, City Councilman, District 10  
Sarah K. Showalter, City Planning Director  
Kyle A. Dalton, City Planning Supervisor  
Jep Seman, Esq.

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Pam Hartman <pamhartman@me.com>  
**Sent:** Friday, July 24, 2020 7:20 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Pam Hartman  
pamhartman@me.com  
2248 Clermont St

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Susan Lawson <slclpc@comcast.net>  
**Sent:** Monday, July 27, 2020 7:02 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
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Please oppose the CHUN PUD rezoning request.

--

Ms Susan Lawson  
slclpc@comcast.net  
1140 Columbine St Denver, CO 89206

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Kathleen Lennon <lennonkg@gmail.com>  
**Sent:** Thursday, July 23, 2020 8:15 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Ms Kathleen Lennon  
lennonkg@gmail.com  
1270 Cook St

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Spero Leon <speroaleon@gmail.com>  
**Sent:** Friday, July 24, 2020 3:18 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
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Please oppose the CHUN PUD rezoning request.

--

Mr Spero Leon  
speroaleon@gmail.com  
1258 N Downing St

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Frank Mazzuca <mazzuca2533@q.com>  
**Sent:** Friday, July 24, 2020 7:47 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Mr Frank Mazzuca  
mazzuca2533@q.com  
2982 s whiting way 80231

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Beverly Monson <churchmousebev@gmail.com>  
**Sent:** Sunday, July 26, 2020 7:03 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Ms Beverly Monson  
churchmousebev@gmail.com  
1077 race st

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Lorie Obernauer <lorie.obernauer@gmail.com>  
**Sent:** Wednesday, July 22, 2020 9:41 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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Please oppose the CHUN PUD rezoning request.

--

Dr. Lorie Obernauer  
lorie.obernauer@gmail.com  
1111 Race Street, #5B

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Mary Kelly O'Donnell O'Donnell <marykellyodonnell@gmail.com>  
**Sent:** Monday, July 27, 2020 8:51 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

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Please oppose the CHUN PUD rezoning request.

--

Ms Mary Kelly O'Donnell O'Donnell  
marykellyodonnell@gmail.com  
1223 Race St., #302

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Adina RESHOTKO <adinavr@yahoo.com>  
**Sent:** Thursday, July 23, 2020 12:32 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Ms Adina RESHOTKO  
adinavr@yahoo.com  
1200 N Humboldt St. Denver 90318

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Jeff Schneider, AIA <schneider@onebox.com>  
**Sent:** Sunday, July 26, 2020 8:20 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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--

Mr Jeff Schneider, AIA  
schneider@onebox.com  
1000 Marion Street

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Danielle Simmance <dsimmance2@gmail.com>  
**Sent:** Thursday, July 23, 2020 3:28 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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--

Ms Danielle Simmance  
dsimmance2@gmail.com  
1515 E 9th ave

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [gr\\_soren\\_at\\_q.com](mailto:gr_soren_at_q.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13154134  
**Date:** Thursday, July 23, 2020 10:33:37 AM

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**Denver Logo**



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Greg Sorensen
<b>Address</b>	1250 N Humboldt St, Apt 1303
<b>City</b>	DENVER
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:gr_soren@q.com">gr_soren@q.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1290 N Williams St
<b>Case number</b>	2018I-00142
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	Please see attached file: CHUN PUD Rezoning 18i-00142 23 July 2020.PDF. Signed by Gerald Armstrong, Doña Dodson, Timothy Haddon, Gary Hagopian, Paula Kauffman, Susan King, Constance Mortell, Jay and

Kathleen Rust, Cindy Sestrich, Greg Sorensen

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**If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.**

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[CHUN\\_PUD\\_REZONING\\_18i-00142\\_23\\_July\\_2020.pdf \(8191k\)](#)

This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed. [Click here](#) to report unwanted email.

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Avenue, Department 205  
Denver, Colorado 80202

July 27, 2020

**RE: Support for Rezoning Application #20181-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am a resident of Denver and live in the Cheesman Park area. Indeed, I walk my dog, Lizzy, in Cheesman Park on a daily basis. I am submitting this letter to express my **strong** support for the rezoning.

This rezoning should be approved for several reasons. First, the Registered Neighborhood Organization, CHUN, has done an extraordinary job of reaching out to the neighborhood for more than two years. I personally participated in outreach in the park on two occasions and attended open house events sponsored by CHUN as well as meetings that had been organized by two of the condominiums located adjacent to 1290 N. Williams.

I strongly believe this rezoning will provide safety for the neighborhood and will be a welcome addition to the neighborhood. Much of the opposition is speculative. It seems highly unlikely that the small area included in the rezoning adjacent to a very small area of the park would create the problems the opponents cite in their opposition literature. (The park area consists of several blocks bordered by 12<sup>th</sup> Avenue, Race Street, 8<sup>th</sup> Avenue and Humboldt). Instead the rezoning will allow for neighbors to enjoy the annex which will be remodeled and provide a more pleasing view for those who live near the park. I personally am looking forward to being able to enjoy the outdoor patio which is contemplated for the rezoned area and enjoy a dish of ice cream, a small sandwich or cup of coffee or glass of wine in the late afternoon. This neighborhood has needed this improvement for a long time.

I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board for the public hearing on this rezoning.

Respectfully,

Signed: Margie Valdez Printed Name:  
Street Intersection or Address:  
2000 E. 12<sup>th</sup> Avenue, Denver 80202

Margie Valdez

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Amy Von Thun <amyvbw@vonthun.com>  
**Sent:** Wednesday, July 22, 2020 12:39 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Ms Amy Von Thun  
amyvdw@vonthun.com  
1150 Detroit st

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Marla J. Williams <marlajwilliams@gmail.com>  
**Sent:** Wednesday, July 22, 2020 4:09 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Opposition to Rezoning of 1290 N. Williams St.

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
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Cheesman Park is a jewel and a much needed oasis from the noise, congestion and bustle of Capitol Hill. Turning the northern part of the park into a commercial enterprise is antithetical to the peace and beauty the park provides its neighbors, many of whom can't find such serenity elsewhere.

By their nature, bars, restaurants and (especially) event centers attract large numbers of people. The Tears-McFarlane House and lot cannot support such activities without people, noise and trash spilling out into the park and cars spilling out into the surrounding neighborhood. Parking is extremely difficult around the park as it is, and the recent closure of the park to vehicles has only made it worse. Residents of the neighborhood who cannot afford off-street parking come home from a hard day's work and are forced to leave their vehicles blocks away from their homes. If CHUN has its way, those neighbors will also have to compete with patrons of an event center designed to have insufficient parking of its own. Moreover, patrons using ride shares will turn 12th Avenue into a drop-off/pick-up zone that will interfere with city buses and traffic flow.

CHUN's plan to commercialize use of Cheesman Park goes beyond bad city planning. It would constitute a gross misuse of a cherished public asset for private gain.

Please preserve the character of our beloved Cheesman Park and deny CHUN's request to rezone 1290 N. Williams St.

Thank you for your attention.

Marla J Williams

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Carol Wolf <wolf.carol@comcast.net>  
**Sent:** Wednesday, July 22, 2020 4:06 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
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--

Ms Carol Wolf  
wolf.carol@comcast.net  
2000 E 12th Avenue

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** William Zaleski <william.zaleski@pwc.com>  
**Sent:** Sunday, July 26, 2020 4:26 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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Mr William Zaleski  
william.zaleski@pwc.com  
750 n Humboldt st. Denver CO 80218

July 11, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Noël Congdon  
Name:

1510 E. 10<sup>th</sup> Ave. - 1110  
Address:

3-830-1041  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Lucy Davis <lucy\_davis@comcast.net>  
**Sent:** Wednesday, July 22, 2020 3:41 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Lucy Davis  
lucy\_davis@comcast.net  
2000 E 12TH AVE, UNIT 31

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Annette de Stecher <adestecher@gmail.com>  
**Sent:** Saturday, July 25, 2020 11:10 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Mrs Annette de Stecher  
adestecher@gmail.com  
1433 Williams street

## Robinson, Scott D. - CPD City Planner Senior

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**From:** Planningboard - CPD  
**Sent:** Monday, July 27, 2020 5:13 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** FW: Denver's Planning Board Comment Form #13160399

**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Monday, July 27, 2020 10:11 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13160399



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Elsa Dias
<b>Address</b>	1250 Humboldt Street #1301
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:abacate@juno.com">abacate@juno.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1290 Williams St.
<b>Case number</b>	#20181-00142

**Would you like to express support for or opposition to the project?**

Strong opposition

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**Your comment:**

The park is a pedestrian oasis in the city of Denver.  
This commercial facility does not fit into the residential neighborhood.  
Sets a poor precedence for other historical residential facilities around the park.  
It does not support the Comprehensive Plan 2040 (where does it state the parks should have commercial facilities?)  
The neighborhood has plenty of commercial facilities closed to the park that support the neighborhood needs.  
It will produce noise nuisance (what study has the city produced to mitigate or address increased noise?)  
The increase traffic will be an added problem and potentially will bring the prices of properties down particularly to near the property in question (what study has been conducted to estimate the amount of traffic in the neighborhood? How will it impact residents' parking?)  
The issue of environmental impact on the park must be address by the city. What is the study that the city has done to assure residents of the environmental costs to the neighborhood in terms of pollution and to the park itself?  
The project is not consistent with a residential area in the Wyman historical district. This is a quiet neighborhood and we do not need the extra noise, extra traffic, and the potential for poor behavior due to drinking in the area.

There is a ADA ramp by this address and the increased traffic would affect the disabled persons who use this ramp.

There are beautiful older mansions on Colfax that need a facelift. Why not invest on Colfax and continue to make Colfax a desirable street to walk? Colfax needs the investment and the opportunities are numerous in this area.

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This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed.  
[Click here](#) to report unwanted email.

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Catherine A. Donohue 1023 Hartway St 303 860-8053  
Name: Catherine A. Donohue Address: Denver Co 80218 Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 30, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name: Kathleen M. Donohue Address: 4023 Lafayette St. Telephone/Email: 303 860-8053

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 30, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

John D. Donohue

1023 Lafayette St.  
Address: Denver Co 80218

720 334-0859

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

**OPPOSITION TO REQUEST REZONING AT 1290 WILLIAMS STREET**

**APPLICATION # 20181-00142**

**ATTN: Scott Robinson  
Office of Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, Colorado 80202**

**Dear members of the Planning Board:**

**I am Jay H. Rust, residing at 1299 Gilpin St., #15E, since 1998. A number of residents formed Friends and Neighbors for Cheesman Park in 2003, a Registered Neighborhood Organization (RNO) with the City and County of Denver. We are a park advocate organization working to enhance park users experiences at Cheesman Park.**

**The State Historical Society awarded Cheesman Park with a \$100,000 grant for the creation of the Cheeman Park Historic Landscape Assessment and Master Plan Mundis Bishop worked with the Cheeman community for a year to collaboratively finalize this comprehensive Master Plan in 2008.**

**The community agreed upon goals of the Master Plan to guide all future rehabilitation and capital projects include:**

- Restore Cheesman Park's legacy through historic preservation.**
- Create an accessible park with a pedestrian focus.**
- Create a safe and enjoyable park experience for all park users.**
- Reduce crime, vehicular volume, noise and pollution.**

**Funding for the Master Plan's improvements was provided as part of a citizen's bond ballot initiative awarding \$2,000,000 to Cheesman.**

**As stated in the Master Plan, Cheesman Park is a passive park, a green oasis in a dense part of the city; a restful retreat enjoyed by walkers, runners, picnickers and by those enjoying reading a book.**

**CHUN and CSI PUD rezoning plan will alter the passive character of Cheesman Park since it is located directly next to the park on its north side. It is not consistent with the present residential zoning. The East Central Area Plan Public Draft #2 does not recognize and additional commercial areas on 13<sup>th</sup>**

**Ave. It states that only existing commercial areas may be improved, thus maintaining the quiet, predictable atmosphere of adjacent residential areas.**

**The PUD proposal allows:**

- **A commercial establishment offering a comprehensive restaurant menu including selling beer, wine, spirits and specialty alcohol drinks.**
- **A robust event center.**
- **Events of all kinds with hundreds of participants inside and outside.**
- **Food trucks.**
- **Seasonal outdoor sales.**
- **Food sale markets.**
- **Outdoor retail sale and displays.**
- **Repair services.**

**Join Cheesman Park advocates by not supporting this PUD proposal resulting in the protection of the passive and quiet atmosphere that is currently enjoyed by park users.**

**Respectfully submitted,**

**Jay H. Rust, Pres., FANS for Cheesman Park  
720.280.5759**

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Robert Fisher <rfisher188@aol.com>  
**Sent:** Thursday, July 23, 2020 7:51 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

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Please oppose the CHUN PUD rezoning request.

--

Mr Robert Fisher  
rfisher188@aol.com  
1223 Race St. Denver CO 80206

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Nanilii Gallegos <naniliigallegos68@gmail.com>  
**Sent:** Sunday, July 26, 2020 2:13 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

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Ms Nanilii Gallegos  
naniliigallegos68@gmail.com  
4848 Chase St.

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: Concerns with requested rezoning/1290 Williams Street Application #2018I-00142

July 8, 2020

Dear Mr. Robinson:

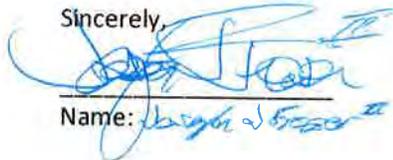
I am writing to express serious concerns with the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218. Unless these concerns are resolved, I must oppose the rezoning.

I am someone who has enjoyed and currently enjoys Cheesman Park and its peaceful neighborhood. My opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning unless these issues are addressed.

Sincerely,



Name:

Joseph J. Basso

232 S. McClintock  
Address: Golden, CO

Telephone/Email:

jjbasso@1111.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Linda Gordon <lindaleegordon@gmail.com>  
**Sent:** Thursday, July 23, 2020 8:40 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Ms Linda Gordon  
lindaleegordon@gmail.com  
2000 East 12 Avenue, 18

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Thomas Gould <teg3215@yahoo.com>  
**Sent:** Friday, July 24, 2020 8:49 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Dr. Thomas Gould  
teg3215@yahoo.com  
1250 Humboldt, #805

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

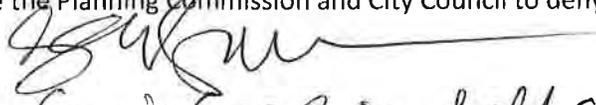
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Geysa Gurpina 308 Gorfeld St 303 333 4196  
Name: Address: Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Timothy Haddon <timothyhad@aol.com>  
**Sent:** Wednesday, July 22, 2020 9:18 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

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The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

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Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Mr Timothy Haddon  
timothyhad@aol.com  
1201 N Williams St., Apt. 18A

Emily Hagopian  
1290 High Street, Unit A  
Denver CO 80218  
July 22, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident who has lived on Cheesman Park for 8 years and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I have a one year old daughter and do not want her to grow up next to a bar/restaurant.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Emily Hagopian  
1290 High Street, Unit A

Denver, CO 80218

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

Gary & JoAnn Hagopian  
1291 High St. Unit J  
Denver, CO 80218

July 22, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application  
#2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

My name is Gary Hagopian. My wife JoAnn and I live in a condo that is 16 feet from where private investors want to build a bar and restaurant and modern banquet center smack dab in the middle of a residential area bordering a beautiful Denver Park.

Our objections to the proposed rezoning are as follows:

**This will devastate our retirement plans, emotionally and financially.**

JoAnn and I purchased our townhouse unit in 2015 as a retirement location, to be close to two of our daughters and a grandchild. We searched low and high in Denver, and picked Cheesman Park because it is residential and quiet. We spent over \$900 thousand dollars of our retirement savings to purchase this townhouse, and have invested an additional \$400 thousand dollars to upgrade it and make it livable for two retirees. Allowing private investors' to open a bar and restaurant and modern banquet event center 16 feet from our home will destroy the quiet enjoyment of our home, not to mention decrease the value of our investment. As you can see in the photos below, our entire townhome's

back yard would be completely exposed to the noise, odor and other nuisances that come with a bar/restaurant/banquet event center. I cannot tell you what an emotional toll this has taken and will take on us.

Our house is on the right, and on left is Tears-McFarlane Mansion. Our entire backyard and second floor deck overlook the Mansion, with a 16 foot alley between the property lines.



Here is the view from our backyard patio. The building closest will be torn down and a new restaurant/bar/banquet center will be constructed there. There will of course be an industrial kitchen exhaust fan or fans on this roof spewing restaurant odors if the zoning change is approved.



Here is the view from our master bedroom deck of the alley between our townhouse and the proposed bar/restaurant/banquet center. The street at the end is 13<sup>th</sup> Ave. No doubt that dumpster will be enlarged and filled and emptied many times per week if a restaurant/bar/banquet center is constructed.



**There are no justifying circumstances for this change in zoning. Cheesman Park has been a residential park for 30 or 40 years. There is absolutely nothing that CHUN can point to in support of the requirement that there be a change in the character of the area justifying a zoning change.**

In the CHUN PUD application, Exhibit C is supposed to explain this change in character. But Exhibit C has not one sentence that refers to the character or change in character of the residential aspect of Cheesman Park or the area around the building. Instead, Exhibit C talks about changes in the needs of CHUN and the need to fix the building and changes around Denver. But there

is nothing about what or how the character of the neighborhood has changed in such a way as to justify a zoning change.

**Similarly, the proposed zoning change is NOT consistent with approved plans.**

These plans are:

The Cheesman Park Neighborhood Plan, filed with the city on June 28, 1993, does not seek any additional commercial districts within the residential zoning.

2008 Cheesman Park Plan Historic Landscape Assessment and Master Plan which lists 4 planning goals, none of which include a commercial establishment, and which repeatedly refers to Cheesman Park as a passive, quiet, park.

Blue Print Denver, which was updated and readopted in 2019. Among other things, Blueprint Denver is asking the community how their neighborhoods should become more complete in order to achieve vital equity, climate, and transportation goals. The proposed application for rezoning is a complete end run on this process as it with no basis proposes to change the residential character and nature of our neighborhood and compound existing transportation challenges, including putting pedestrians and cyclists at greater risk..

The 2010 Denver Zoning Code which considers light commercial use (office space) as consistent with surrounding neighborhood, but not a restaurant/bar/banquet event center.

Additionally, the proposal is not consistent with the residential context of the neighborhood nor in conformance with existing regulations/restrictions in the surrounding area.

**This zoning change will effectively end the use of Tears-McFarlane Mansion as a community resource, except for those that can afford to pay top dollar for office rents or party/event space, which most non-profits cannot do.**

If this change in zoning is approved, CHUN will transfer 50% of the Tears-McFarlane property to wealthy private investors. These investors will then mortgage the property and build a new bar/restaurant/banquet event center, and upgrade the office spaces. In order to pay for this investment, the private investors will need to charge market rates for the offices, and top rates for rental of the banquet event center. The mortgage will be for around \$2.5 Million Dollars, which means a yearly mortgage payment of \$240,000. These investors will need to sell a lot of alcohol and put on a lot of banquets, wedding receptions, bachelor parties, etc. to make money on this investment.

Further, why should the City of Denver grant to these private investors a monopoly on Cheesman Park just because it benefits CHUN.

Also, if the zoning is changed, there is nothing that prevents these private investors from selling the property to Applebees or any other bar/restaurant chain.

**If there ever was a case where zoning laws should be respected because of neighbors relying on those laws to invest in the neighborhood, this is that case.**

As noted, my spouse and I purchased a townhome on Cheesman park because we could not resist the ability to live so close to a beautiful, quiet park. Others nearby have similarly invested millions to make this a nice residential neighborhood. If a zoning change such as this can be made to ruin people's quiet enjoyment of their homes, why would people chose to invest in homes in the City of Denver. Zoning Laws exist to protect people's investments in their homes, and changing zoning when there is absolutely no change in the character of the neighborhood is just not right.

**Please deny this PUD Zoning change request.**

Sincerely,

Gary and JoAnn Hagopian  
1291 High Street, Unit J  
Denver, CO 80218

CC:

Chris Hinds, City Councilman, District 10  
Sarah K. Showalter, City Planning Director  
Kyle A. Dalton, City Planning Supervisor  
Jep Seman, Esq.

7/12/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

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I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

IRA HANDLER

1100 N HUMBOLDT ST  
80218

724 822 6456  
AYERUTH@GMAIL.COM

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Pam Hartman <pamhartman@me.com>  
**Sent:** Friday, July 24, 2020 7:20 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

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These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Pam Hartman  
pamhartman@me.com  
2248 Clermont St

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

MARK HAYES

164 N. LAFAYETTE ←

425.442.0683

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

648 Humboldt Street  
Denver, Colorado 80218  
July 8, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W, Colfax Ave. Department 205  
Denver, Colorado 80202

Attention: Scott Robinson, Senior City Planner  
Re: Opposition to requested rezoning for 12990 Williams Street Application #20181-00142

Dear Mr. Robinson:

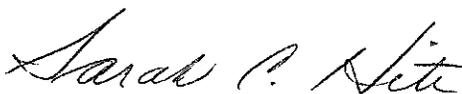
Living 2 ½ blocks from Cheesman Park, I have owned my house since 1972 and been a longtime supporter of Capital Hill United Neighborhoods and the good they do. I also love the Tears-McFarlane Mansion. This heightens my dismay of CHUN's request for a PUD to allow a café/restaurant/ event center there. This would change the entire ambiance of our neighborhood.

Mayor Speer had such foresight in planning parks throughout our beautiful city. Think of the millions of residents who have benefitted! I have heard several excellent lectures on the need for people to be near an oasis where they can find nature, regroup, and get back to the out-of-doors. Studies have shown how vital this is for one's mental and physical health. We cannot all take off in our cars for the mountains or own a home there. Yet we can walk around our near-by park and find solace and renewal. This is especially true on these hot, hot days.

I cannot tell you how many thousands of times I have walked around Cheesman and by doing so have solved problems, seen wonderful fellow walkers, and returned home refreshed. This necessary renewal would be taken away from me and countless residents if this new PUD is allowed. The noise and the traffic alone would be appalling.

Please think about all of us, our well-being. It's incumbent you deny this affront to our beautiful park. Denver and Denver residents deserve better than this.

Sincerely,



Sarah C. Hite

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Kouise Huelbert      630 Vine St      720 217 5205  
Name:                                  Address:                                  Telephone/Email:

Cc:      Councilmember Chris Hinds  
         Councilmember Robin Kneich  
         Councilmember Debbie Ortega

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** GABRIEL E KAPLAN <KAPLANGE@msn.com>  
**Sent:** Friday, July 17, 2020 2:22 PM  
**To:** chun@chundenver.org  
**Subject:** I support the Tears-McFarlane PUD Rezoning

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Support for Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's greater Capitol Hill community and am aware of Capitol Hill United Neighborhoods' efforts to rezone the historic Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my support for the rezoning. This rezoning should be approved for the following reasons:

- 1) It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Capitol Hill/Cheesman Park Neighborhood Plan.
- 2) The PUD creates certainty around outcomes. It is sensitive to, and respects, the adjacent properties, Cheesman Park, and neighborhood context.
- 3) The applicant, CHUN, has done extraordinary community outreach and public engagement; the PUD reflects input and lessons learned from the community.
- 4) The PUD will enable the renovation of the Historic Landmark Tears-McFarlane House, while creating the opportunity for new neighborhood-centered services and amenities.

For these reasons, I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on this rezoning.

Sincerely,

Gabriel Kaplan  
1535 Fillmore St  
Denver CO 80206  
Former CHUN Board Member

CC: Councilman Chris Hinds, District 10

June 24, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Aledon S King 1201 Williams ssking2@comcast.net  
Name: Address: # 16C Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 29, 2020

Office of Community Planning and Development  
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Denver, CO. 80202  
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Sincerely,



JOHN H. KUNDTS

770 N GILPIN ST

303 888 2276

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Susan Lawson <slclpc@comcast.net>  
**Sent:** Monday, July 27, 2020 7:02 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Susan Lawson  
slclpc@comcast.net  
1140 Columbine St Denver, CO 89206

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Kathleen Lennon <lennonkg@gmail.com>  
**Sent:** Thursday, July 23, 2020 8:15 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
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Please oppose the CHUN PUD rezoning request.

--

Ms Kathleen Lennon  
lennonkg@gmail.com  
1270 Cook St

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Spero Leon <speroaleon@gmail.com>  
**Sent:** Friday, July 24, 2020 3:18 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
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Please oppose the CHUN PUD rezoning request.

--

Mr Spero Leon  
speroaleon@gmail.com  
1258 N Downing St

July 1<sup>st</sup> 2020

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Anne Loopesko 860 Fillmore Street 720 232 4379

Name:

Address:

Telephone/Email:

anne.loopesko@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Leiker, Travis <travis.leiker@chundenver.org>  
**Sent:** Wednesday, July 29, 2020 9:39 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bruce O'Donnell  
**Subject:** [EXTERNAL] Fwd: 1290 Williams Street PUD - letter of support

Dear Scott - Please add the email below to our packet of support letters for the PUD. Many thanks,  
Travis

----- Forwarded message -----

From: **Nicole Malo** <[citygalmalo@gmail.com](mailto:citygalmalo@gmail.com)>  
Date: Wed, Jul 29, 2020 at 9:18 AM  
Subject: 1290 Williams Street PUD  
To: CHUN Denver <[chun@chundenver.org](mailto:chun@chundenver.org)>

To whom it may concern,  
as an accredited urban planner and multigenerational denverite I support the preservation of the city's  
historically and culturally important places and structures.

The rezoning of the Tears-McFarlane House will help reactivate it's useful life. I support the effort.

thank you for your consideration,

*Nicole Malo, AICP  
Land Use Consultant, CityGal Solutions  
Associate Broker, Remax of Cherry Creek  
Denver, CO  
305-879-7769*

--

**Travis Leiker, MPA**

*President / Board of Directors*

**Capitol Hill United Neighborhoods, Inc.**

1290 Williams Street, Suite 102

Denver, CO 80218

P. 303.830.1651 M. 303.817.5744

[chundenver.org](http://chundenver.org)

*Preserving the past, improving the present, and planning for the future of Denver's greater Capitol Hill  
community.*

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [therob100@gmail.com](mailto:therob100@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13164076  
**Date:** Tuesday, July 28, 2020 7:18:14 PM

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**Denver Logo**



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Robbie Marks
<b>Address</b>	1201 Williams St.
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:therob100@gmail.com">therob100@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1290 Williams St.
<b>Case number</b>	20181-00142
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	1- Dangerous street corner 2- lack of parking for a commercial business 3- Disruptive to residential neighborhood 4- commercialization of an

essential park  
5- AND MUCH MORE

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This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed.  
[Click here](#) to report unwanted email.



## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Frank Mazzuca <mazzuca2533@q.com>  
**Sent:** Friday, July 24, 2020 7:47 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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Please oppose the CHUN PUD rezoning request.

--

Mr Frank Mazzuca  
mazzuca2533@q.com  
2982 s whiting way 80231

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Beverly Monson <churchmousebev@gmail.com>  
**Sent:** Sunday, July 26, 2020 7:03 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

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--

Ms Beverly Monson  
churchmousebev@gmail.com  
1077 race st

CONSTANCE L. MORTELL  
1201 WILLIAMS STREET, SUITE 11A  
DENVER, COLORADO 80218  
PHONE (303) 942-1220  
MOBILE (917) 855-9199  
FAX (303) 942-1264  
clmortell@comcast.net

Office of Community Planning and Development  
City and County of Denver  
201 West Colfax Avenue, Department 205  
Denver, CO 80202  
Attn: Mr. Scott Robinson, Senior City Planner

July 6, 2020

Dear Mr. Robinson,

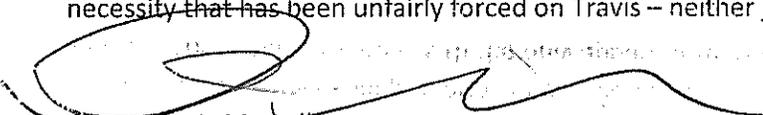
After years of living on small but beautiful Cheesman Park, a little oasis in an ever-growing city, I must admit to being dis-heartened by the PUD application that Capitol Hill United Neighbors (CHUN) is proposing with City Streets. Our forced "time out" by the virus is an opportunity to re-evaluate our relationship to animals and nature. A not-for-profit that is supposed to be representing the neighborhood, is now asking to bring more people and a commercial business to an already busy one? It feels unconscionable to me – with the only apparent reason so CHUN can pay their bills?

I understand Travis Leiker proposing this, given the problems he inherited, and his choice of a successful business entity like City Streets, first class. But is this the time or the place to be implementing an event or eating establishment, while many of Denver's neighborhood restaurants simply struggle to re-open?

Why should Denver's Planning Dept. have to consider supporting CHUN's PUD simply for them to pay their expenses, with CHUN giving half of their interest in the Tears McFarlane House to City Streets. City Streets can then take advantage of the historic structures tax incentives (which CHUN cannot) to cover the renovation and new building costs, for a money-making venture. A savvy business move – yes - CHUN & City Streets win while the neighborhood loses.

Capitol Hill United Neighbors is un-uniting and disrupting its contiguous neighbors, creating anxiety and dissension – rather than preserving and improving it. The unintended consequences, as well as all the additional cars without adequate parking now, is reason enough to reject. As Denver grows, we need more parks, expanded parks and the quiet/passive/nature-oriented spaces they represent. Cheesman Park is surrounded by dense, high-rise housing, providing spatial distances for all, in all sorts of ways, to socialize as well as to relax and be quiet in a respite space, away from the hustle-bustle of our growing urban environment. After this pandemic, why would any community want more people, more noise, more congestion in an already crowded one?

Please, do not approve this PUD. As professional and well-intended as City Streets may be and the necessity that has been unfairly forced on Travis – neither justifies this proposal.

  
Constance L. Mortell

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Lorie Obernauer <lorie.obernauer@gmail.com>  
**Sent:** Wednesday, July 22, 2020 9:41 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
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In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Dr. Lorie Obernauer  
lorie.obernauer@gmail.com  
1111 Race Street, #5B

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Chris Obst <caobst6@gmail.com>  
**Sent:** Monday, July 27, 2020 7:33 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

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Please oppose the CHUN PUD rezoning request.

--

Ms Chris Obst  
caobst6@gmail.com  
2190 E 11th Ave. Denver 80206

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Mary Kelly O'Donnell O'Donnell <marykellyodonnell@gmail.com>  
**Sent:** Monday, July 27, 2020 8:51 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

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These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Mary Kelly O'Donnell O'Donnell  
marykellyodonnell@gmail.com  
1223 Race St., #302

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Margaret E Reidy 1100 Humboldt St. Denver CO 80218

Name:

Address:

Telephone/Email:

412-844-4571

margaret.e.reidy@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Adina RESHOTKO <adinavr@yahoo.com>  
**Sent:** Thursday, July 23, 2020 12:32 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Adina RESHOTKO  
adinavr@yahoo.com  
1200 N Humboldt St. Denver 90318





July 28, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning of 1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

We are 22-year residents of the Cheesman Park neighborhood. We live in close proximity to the Tears-McFarlane Mansion. Our strong opposition to the proposed rezoning of that property is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation and the Cheesman Park Master Plan. No prevailing circumstances have changed to warrant a commercial bar, restaurant and event center.
- It will negatively impact the neighborhood. The proposed commercial bar, café restaurant and event center will operate from early morning until late at night, seven days a week. Some other potential allowable PUD uses include a Farmer's Market, retail/repair services, outdoor seasonal sales (plants, wreaths, pumpkins, Xmas trees), and food trucks for events. These will compound existing traffic issues, and cause additional parking, safety, odors and noise challenges -- ruining the treasured residential nature of the surrounding neighborhood.
- The applicant's only real basis for this proposed PUD rezoning is their need to shore up financials. This does not constitute justifying circumstances to approve the requested rezoning. In trying to legitimize their proposal to raise funds for ongoing maintenance and renovation needs for the Tears-Mc-Farlane House and Annex, CHUN partnered with City Street Investors. They created rationale and data based on feedback from CHUN selected "focus groups" and interviews that supported their desires for a restaurant and bar (beer/wine/spirits garden). Unfortunately, in the composition of the focus groups and interviews, they did an "end-run" around the nearby neighbors; they are the ones most directly impacted by the PUD rezoning requests. To more fully ascertain the impact on the nearby neighbors, the applicant should be required to submit the following: comprehensive traffic and parking studies; detailed/specific plans to safely manage ongoing deliveries, food trucks, trash removal, nuisance noise and odors; specifics on how the existing 9 parking spaces (6 used during the day for offices) will accommodate the parking

needs for the proposed/potential uses; and, specific documentation on how the increased parking, traffic, noise and congestion will be compatible with and positively impact the residential neighborhood.

- Finally, the requested rezoning change threatens the safe, pedestrian-focused, passive nature of Cheesman Park – a green oasis in a dense part of the city. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though city charter forbids them. This rezoning application is nothing more than a cleverly prepared means to capitalize on beer, wine, spirits and food sales. Further, it could set a precedent for additional commercial operations around Cheesman and other Denver Parks.

We strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Jay and Kathleen Rust  
1299 Gilpin Street #15E  
Denver, Colorado 80218

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Senior City Planner, Andrew Webb  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Jeff Schneider, AIA <schneider@onebox.com>  
**Sent:** Sunday, July 26, 2020 8:20 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

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Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

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These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Mr Jeff Schneider, AIA  
schneider@onebox.com  
1000 Marion Street

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [therob100@gmail.com](mailto:therob100@gmail.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13164076  
**Date:** Tuesday, July 28, 2020 7:18:14 PM

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**Denver Logo**



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Robbie Marks
<b>Address</b>	1201 Williams St.
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:therob100@gmail.com">therob100@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1290 Williams St.
<b>Case number</b>	20181-00142
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	1- Dangerous street corner 2- lack of parking for a commercial business 3- Disruptive to residential neighborhood 4- commercialization of an

essential park  
5- AND MUCH MORE

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This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed.  
[Click here](#) to report unwanted email.



## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Danielle Simmance <dsimmance2@gmail.com>  
**Sent:** Thursday, July 23, 2020 3:28 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

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These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Danielle Simmance  
dsimmance2@gmail.com  
1515 E 9th ave

7/12/2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

IRA HANDLER

1100 N HUMBOLDT ST  
80218

724 822 6456  
AYERUTH@GMAIL.COM

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

648 Humboldt Street  
Denver, Colorado 80218  
July 8, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W, Colfax Ave. Department 205  
Denver, Colorado 80202

Attention: Scott Robinson, Senior City Planner  
Re: Opposition to requested rezoning for 12990 Williams Street Application #20181-00142

Dear Mr. Robinson:

Living 2 ½ blocks from Cheesman Park, I have owned my house since 1972 and been a longtime supporter of Capital Hill United Neighborhoods and the good they do. I also love the Tears-McFarlane Mansion. This heightens my dismay of CHUN's request for a PUD to allow a café/restaurant/ event center there. This would change the entire ambiance of our neighborhood.

Mayor Speer had such foresight in planning parks throughout our beautiful city. Think of the millions of residents who have benefitted! I have heard several excellent lectures on the need for people to be near an oasis where they can find nature, regroup, and get back to the out-of-doors. Studies have shown how vital this is for one's mental and physical health. We cannot all take off in our cars for the mountains or own a home there. Yet we can walk around our near-by park and find solace and renewal. This is especially true on these hot, hot days.

I cannot tell you how many thousands of times I have walked around Cheesman and by doing so have solved problems, seen wonderful fellow walkers, and returned home refreshed. This necessary renewal would be taken away from me and countless residents if this new PUD is allowed. The noise and the traffic alone would be appalling.

Please think about all of us, our well-being. It's incumbent you deny this affront to our beautiful park. Denver and Denver residents deserve better than this.

Sincerely,



Sarah C. Hite

July 11, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

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I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Noël Congdon  
Name:

1510 E. 10<sup>th</sup> Ave. - 1110  
Address:

3-830-1041  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

CONSTANCE L. MORTELL  
1201 WILLIAMS STREET, SUITE 11A  
DENVER, COLORADO 80218  
PHONE (303) 942-1220  
MOBILE (917) 855-9199  
FAX (303) 942-1264  
clmortell@comcast.net

Office of Community Planning and Development  
City and County of Denver  
201 West Colfax Avenue, Department 205  
Denver, CO 80202  
Attn: Mr. Scott Robinson, Senior City Planner

July 6, 2020

Dear Mr. Robinson,

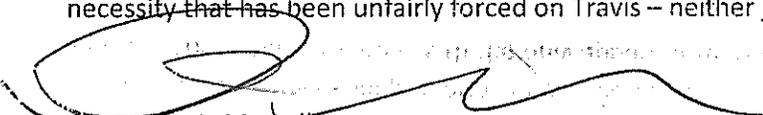
After years of living on small but beautiful Cheesman Park, a little oasis in an ever-growing city, I must admit to being dis-heartened by the PUD application that Capitol Hill United Neighbors (CHUN) is proposing with City Streets. Our forced "time out" by the virus is an opportunity to re-evaluate our relationship to animals and nature. A not-for-profit that is supposed to be representing the neighborhood, is now asking to bring more people and a commercial business to an already busy one? It feels unconscionable to me – with the only apparent reason so CHUN can pay their bills?

I understand Travis Leiker proposing this, given the problems he inherited, and his choice of a successful business entity like City Streets, first class. But is this the time or the place to be implementing an event or eating establishment, while many of Denver's neighborhood restaurants simply struggle to re-open?

Why should Denver's Planning Dept. have to consider supporting CHUN's PUD simply for them to pay their expenses, with CHUN giving half of their interest in the Tears McFarlane House to City Streets. City Streets can then take advantage of the historic structures tax incentives (which CHUN cannot) to cover the renovation and new building costs, for a money-making venture. A savvy business move – yes - CHUN & City Streets win while the neighborhood loses.

Capitol Hill United Neighbors is un-uniting and disrupting its contiguous neighbors, creating anxiety and dissension – rather than preserving and improving it. The unintended consequences, as well as all the additional cars without adequate parking now, is reason enough to reject. As Denver grows, we need more parks, expanded parks and the quiet/passive/nature-oriented spaces they represent. Cheesman Park is surrounded by dense, high-rise housing, providing spatial distances for all, in all sorts of ways, to socialize as well as to relax and be quiet in a respite space, away from the hustle-bustle of our growing urban environment. After this pandemic, why would any community want more people, more noise, more congestion in an already crowded one?

Please, do not approve this PUD. As professional and well-intended as City Streets may be and the necessity that has been unfairly forced on Travis – neither justifies this proposal.



Constance L. Mortell

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



JOHN H. KUNDTS

770 N GILPIN ST

303 888 2276

Name:

Address:

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

Margaret E Reidy 1100 Humboldt St. Denver CO 80218

Name:

Address:

Telephone/Email:

412.844.4571

margarete Reidy@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

**From:** [noreply@fs7.formsite.com](mailto:noreply@fs7.formsite.com) on behalf of [gr\\_soren\\_at\\_q.com](mailto:gr_soren_at_q.com)  
**To:** [Planningboard - CPD](#)  
**Subject:** Denver's Planning Board Comment Form #13154134  
**Date:** Thursday, July 23, 2020 10:33:37 AM

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**Denver Logo**



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Greg Sorensen
<b>Address</b>	1250 N Humboldt St, Apt 1303
<b>City</b>	DENVER
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:gr_soren@q.com">gr_soren@q.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1290 N Williams St
<b>Case number</b>	2018I-00142
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	Please see attached file: CHUN PUD Rezoning 18i-00142 23 July 2020.PDF. Signed by Gerald Armstrong, Doña Dodson, Timothy Haddon, Gary Hagopian, Paula Kauffman, Susan King, Constance Mortell, Jay and

Kathleen Rust, Cindy Sestrich, Greg Sorensen

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**If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.**

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[CHUN\\_PUD\\_REZONING\\_18i-00142\\_23\\_July\\_2020.pdf \(8191k\)](#)

This email was sent to [planning.board@denvergov.org](mailto:planning.board@denvergov.org) as a result of a form being completed. [Click here](#) to report unwanted email.

July 13, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

1250 N. Humboldt Apt 1303  
Address: 80218

303-932-2587 / gr\_soren@g.com  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Avenue, Department 205  
Denver, Colorado 80202

July 27, 2020

**RE: Support for Rezoning Application #20181-00142 at 1290 N. Williams St.**

Members of the Denver Planning Board:

I am a resident of Denver and live in the Cheesman Park area. Indeed, I walk my dog, Lizzy, in Cheesman Park on a daily basis. I am submitting this letter to express my **strong** support for the rezoning.

This rezoning should be approved for several reasons. First, the Registered Neighborhood Organization, CHUN, has done an extraordinary job of reaching out to the neighborhood for more than two years. I personally participated in outreach in the park on two occasions and attended open house events sponsored by CHUN as well as meetings that had been organized by two of the condominiums located adjacent to 1290 N. Williams.

I strongly believe this rezoning will provide safety for the neighborhood and will be a welcome addition to the neighborhood. Much of the opposition is speculative. It seems highly unlikely that the small area included in the rezoning adjacent to a very small area of the park would create the problems the opponents cite in their opposition literature. (The park area consists of several blocks bordered by 12<sup>th</sup> Avenue, Race Street, 8<sup>th</sup> Avenue and Humboldt). Instead the rezoning will allow for neighbors to enjoy the annex which will be remodeled and provide a more pleasing view for those who live near the park. I personally am looking forward to being able to enjoy the outdoor patio which is contemplated for the rezoned area and enjoy a dish of ice cream, a small sandwich or cup of coffee or glass of wine in the late afternoon. This neighborhood has needed this improvement for a long time.

I urge the Planning Board to recommend that Denver City Council approve this PUD. The attributes of the PUD zoning are appropriate and will be a great fit for the neighborhood.

Please include this letter of support in the packet for the Planning Board for the public hearing on this rezoning.

Respectfully,

Signed: Margie Valdez Printed Name:  
Street Intersection or Address:  
2000 E. 12<sup>th</sup> Avenue, Denver 80202

Margie Valdez

Cc: Chris Hinds, Denver City Council District 10

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Amy Von Thun <amyvbw@vonthun.com>  
**Sent:** Wednesday, July 22, 2020 12:39 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Amy Von Thun  
amyvdw@vonthun.com  
1150 Detroit st

June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

1025 Humboldt St 383-320-6071

Address:

Telephone/Email:

Wendy.Weil@gmail.com

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

June 23, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

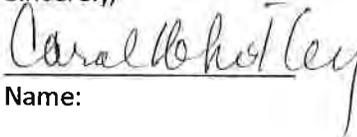
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I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

 255 So Milwaukee St 80209  
Name: Address: Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Marla J. Williams <marlajwilliams@gmail.com>  
**Sent:** Wednesday, July 22, 2020 4:09 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Opposition to Rezoning of 1290 N. Williams St.

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of the Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Cheesman Park is a jewel and a much needed oasis from the noise, congestion and bustle of Capitol Hill. Turning the northern part of the park into a commercial enterprise is antithetical to the peace and beauty the park provides its neighbors, many of whom can't find such serenity elsewhere.

By their nature, bars, restaurants and (especially) event centers attract large numbers of people. The Tears-McFarlane House and lot cannot support such activities without people, noise and trash spilling out into the park and cars spilling out into the surrounding neighborhood. Parking is extremely difficult around the park as it is, and the recent closure of the park to vehicles has only made it worse. Residents of the neighborhood who cannot afford off-street parking come home from a hard day's work and are forced to leave their vehicles blocks away from their homes. If CHUN has its way, those neighbors will also have to compete with patrons of an event center designed to have insufficient parking of its own. Moreover, patrons using ride shares will turn 12th Avenue into a drop-off/pick-up zone that will interfere with city buses and traffic flow.

CHUN's plan to commercialize use of Cheesman Park goes beyond bad city planning. It would constitute a gross misuse of a cherished public asset for private gain.

Please preserve the character of our beloved Cheesman Park and deny CHUN's request to rezone 1290 N. Williams St.

Thank you for your attention.

Marla J Williams

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Carol Wolf <wolf.carol@comcast.net>  
**Sent:** Wednesday, July 22, 2020 4:06 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

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These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Ms Carol Wolf  
wolf.carol@comcast.net  
2000 E 12th Avenue

June 25, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

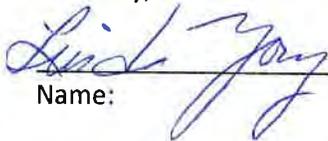
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- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

1243 BAYLORD ST  
Address:

303/399/1345  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** William Zaleski <william.zaleski@pwc.com>  
**Sent:** Sunday, July 26, 2020 4:26 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner Community Planning & Development City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I am a resident of Denver's Cheesman Park neighborhood, and I strongly oppose Capitol Hill United Neighborhoods' efforts to rezone the Tears-McFarlane House to a Planned Unit Development (PUD). I am submitting this letter to express my opposition.

Capitol Hill United Neighborhoods' proposal for the Tears-McFarlane House will significantly change the character, safety and traffic of the north Cheesman Park area by turning the historic house into a bar, restaurant and modern banquet center. CHUN's plan would commercialize Cheesman Park, significantly increasing traffic and parking problems, disrupting pedestrian access to Cheesman Park, and increasing noise, trash odors and other disruptions in our neighborhood.

The existing zoning should remain the same for the Tears-McFarlane House, and CHUN should work with neighbors near the building and surrounding Cheesman Park to find appropriate ways to renovate the Tears-McFarlane House — without unnecessarily infringing on the rights of its neighbors. This rezoning application does not establish enough specific criteria to warrant the change and to control future uses to this urban high density, well-functioning and predominantly residential neighborhood.

In addition, I have the following serious concerns about this rezoning, which are not adequately addressed by CHUN:

The character of my longstanding, residential-focused neighborhood isn't conducive to a commercially focused development on such a small lot without proper vehicle access and parking.

The CHUN development plan openly looks to commercialize Cheesman Park by encouraging future bar, restaurant and event customers to spill into the park. That is not done in any other park in the City of Denver. This is not the right venue or the right time to make this significant change to the character and uses of our parks.

Only nine parking spaces exist in front of the house. Increased demands for car parking, ride-sharing drop off/pickup sites, and bike rack areas would not be compatible with a residential area where commercial activities were not previously anticipated. New commercial activities at the Tears-McFarlane House would likely increase parking demands in the neighborhood, adversely affecting residents both day and night.

Westbound 13th Avenue will become much more congested over the coming years. This rezoning would increase access needs for trash trucks, delivery vehicles, and food trucks. This will be cumbersome, noisy, and potentially unsafe because of narrow access lanes.

Increased commercial activity and traffic will adversely impact the North Cheesman Park pedestrian access via the established walkways east and west of the Tears-McFarlane House.

These are just a few of the reasons that the Planning Board should reject this rezoning request. The CHUN plan will increase noisy traffic, reduce available parking, hurt pedestrian access and park usage, and commercialize Cheesman Park. That's not what I want for my neighborhood.

Please oppose the CHUN PUD rezoning request.

--

Mr William Zaleski  
william.zaleski@pwc.com  
750 n Humboldt st. Denver CO 80218

June 25, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

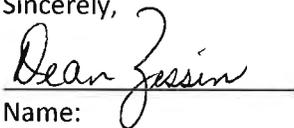
I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

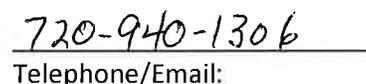
- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.
- Will this cause a policing problem with liquor in the park?

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,

  
Name:

  
Address:

  
Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega



## Robinson, Scott D. - CPD City Planner Senior

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**From:** Planningboard - CPD  
**Sent:** Wednesday, July 29, 2020 3:22 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** FW: Denver's Planning Board Comment Form #13165985

**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Wednesday, July 29, 2020 2:58 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13165985



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Mary Gershwin
<b>Address</b>	4A 1201 Williams St, Apt 4A
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:marygershwin@us-brazil.org">marygershwin@us-brazil.org</a>
<b>Agenda item you are commenting on:</b>	Rezoning
<b>Address of rezoning</b>	1201 Williams Street
<b>Case number</b>	2018I-00142

**Would you like to express support for or opposition to the project?**

Strong opposition

---

**Your comment:**

We have a severe housing crisis. This rezoning proposal ignores this reality. We do not need another restaurant. We need to take every opportunity to create shared housing. CHUN wants a solution to stay in this building (which I understand was given to them). They cannot afford to maintain the building- hence the restaurant idea. Could a shared housing model help CHUN to stay and help people who need affordable housing? I believe there would be funding support for this idea.

No is the time to take every step possible to address housing in this city. Here is a chance. I encourage this board to advise CHUN to explore the shared housing solution.

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**Dr. Mary Crabbe Gershwin**

1201 Williams Street 4A  
Denver, CO 80218  
303.884.1745  
[marygershwin@us-brazil.org](mailto:marygershwin@us-brazil.org)

July 17, 2020

**Mr. Scott Robinson, Senior City Planner**

Office of Community Planning and Development  
City and County of Denver  
201 W Colfax Ave, Suite 205  
Denver, CO 80202

SUBJECT: 1290 Williams Rezoning Tear McFarlane House

Dear Mr. Robinson, ,

I am writing to express my deep concerns regarding the plan to rezone the Tears McFarlane House at 1290 Williams.

My first concern is that yet this zoning change means that yet another property is lost for affordable or group housing. We desperately need this and many of us would gladly work to support a conversation of this property to an affordable, shared housing space.

As I understand it, CHUN did not buy this property. It is a small organization that was entrusted with this property, but does not have the resources to maintain it. As background, the zoning application states ..." the building was purchased by the City and County of Denver in 1977 to serve as a community gathering space. It became the Greater Capitol Hill Events Center in 1977, and then the Center for the People of Capitol Hill. The house was owned by a separate nonprofit corporation bearing the same name. When the Center for the People of Capitol Hill shut down due to poor financial performance in the early 2000s, the entire property was transferred to Capitol Hill United Neighborhoods (CHUN). CHUN has owned and operated the property since then."

So, with the zoning proposal, CHUN attempts to keep its address on the Park through the public/private partnership. This plan has clear winners and losers: The winners are (1) CHUN, who can now afford to stay at the building; (2) The investors who get a prime spot for a restaurant and significant tax advantages; and (3) patrons who can afford the restaurant.

The losers are (1) people who need affordable homes; (2) residents who walk from north of 13th ave into the park and who will face added barriers as they seek to access the park in front and behind Tears McFarlane; (3) people who need street parking in this neighborhood; (4) people who value the fact that the park is not a commercialized zone.

The pedestrians of great concern. As I write this, I'm sitting near the proposed zoning change site. I hear a child laughing and look up from my computer. A little girl is helping her Dad to push a baby in a stroller as they pass in front of the Tears McFarlane House on their way into

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Cheesman Park. The Dad's shoulders are now releasing and his face relaxes: the Dad, the child, and the baby have all safely crossed 13th Ave. I watch him let go and simply enjoy his children as they all pass in front of Tears McFarlane and enter the Park.

It's a simple moment, but in my 18 years of living near the park, I have observed it playing out over and over again, as families, dog-walkers, lovers, cyclists, and runners make their way from neighborhoods north of 13th Ave to Cheesman Park. They all tighten and tense up as they cross the treacherous 13th Ave and then relax as they pass on either side of Tears McFarlane to enter the Park.

Should the rezoning be approved, a developer will invest significant funds in a restaurant at the Tears McFarlane House. This would be lovely for the people who go to this restaurant. But, what would be the result for the family I just watched and all the people who now have access to walk from their homes north of 13th Ave into the park? Such a facility would bring a stream of deliveries, trash trucks, parking, food trucks, and increased congestion into the access pathways on the east and/or west sides of the Tears McFarlane House. The plan to bring a restaurant to the grounds does not address this congestion. It simply suggests it will all work out.

Clearly, CHUN lacks the financial resources to maintain the building and a solution is needed. Should the city refuse this application and maintain current zoning, my hope is that CHUN will accept the invitation to work with other partners (including many of us who oppose this plan) to develop another solution. Ideally, I would like to see Tears McFarlane developed as affordable housing since this is the most pressing need in this city and such a plan would honor the current access to the park.

As you reflect on this important decision, I hope you take a moment to sit where I write today. I encourage you to sit in this park at this place where the grass meets the pavement. Close your eyes and imagine this place ten years from now. What will be your legacy? Will you be the commission that stood up for this community and said no to an ill-conceived and self-serving idea?

Thank you for your service to Denver. If you have questions, I can be reached at [Marygershwin@us-brazil.org](mailto:Marygershwin@us-brazil.org) or 303.884.1745

Sincerely,

Mary Gershwin

## **Robinson, Scott D. - CPD City Planner Senior**

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**From:** Samuel Gordon <samuel@jamsdenver.com>  
**Sent:** Friday, July 31, 2020 1:33 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Tears-McFarlane House Rezoning

Denver Planning Board  
c/o Mr. Scott Robinson, Senior City Planner  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Opposition to Rezoning of 1290 N. Williams St., Denver

Dear Members of the Denver Planning Board:

I reside less than a block from the park. An attraction to the neighborhood was the oasis of calm in the middle of the city. Moving a set of businesses and a potential caterer right next to the park would create a set of guests that increase numbers and possibly bring more alcohol. Potential evening activities on the park would appear more likely. Parking would become problematic. With increased traffic, we would see more risks to the pedestrians.

I would especially feel badly for the residents in close proximity to the house. All this would be magnified for them. Additionally they would have potential trash issues.

Please reconsider.

Samuel Gordon



June 29, 2020

Office of Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Department 205  
Denver, CO. 80202  
ATTN: Scott Robinson, Senior City Planner

Re: OPPOSITION to requested rezoning/1290 Williams Street Application #2018I-00142

Dear Mr. Robinson:

I am writing to express strong opposition to the proposed PUD rezoning of the Tears-McFarlane Mansion located at 1290 Williams Street, Denver, CO. 80218.

I am a resident of the Cheesman Park neighborhood and my opposition to the proposed rezoning is based on the following concerns:

- It is not consistent with *any* adopted plans for the Cheesman Park neighborhood. Nor is it supported by the most recent 2010 zoning designation. Importantly, no prevailing circumstances have changed in the neighborhood to warrant a commercial bar, restaurant and event center.
- This rezoning will negatively impact the neighborhood. Special events, as well as the proposed commercial bar, restaurant and event center, which may operate from early morning to the evening, will compound existing traffic, parking and noise problems, and ruin the treasured residential nature of the surrounding neighborhood. This proposal was submitted without a traffic study, a parking study, or an operations plan with strict stipulations on event center operations, all of which would clearly indicate the lack of betterment to the neighborhood. The application fails to articulate how it will positively address or fill a single need of the neighborhood. The applicant's only basis is their need to shore up financials and this does not constitute justifying circumstances to approve the requested rezoning.
- Finally, it threatens the safe, pedestrian-focused, enjoyable oasis that is our Cheesman Park. Commercial operations immediately adjacent to Denver parks, especially those serving alcoholic beverages, create the impression that commercial activities are permissible in city parks, even though they are forbidden by charter. This rezoning application is nothing more than a cleverly prepared means to capitalize on liquor and food sales to Cheesman Park users because the facility would sit on the park boundary line and would be clearly visible to park users. Further, it could set a precedent for additional commercial operations around Cheesman Park or near other Denver parks.

I strongly urge the Planning Commission and City Council to deny this proposed rezoning.

Sincerely,



Name:

1025 Humboldt St.

Address:

720-979-3423 / cee@ellard.com

Telephone/Email:

Cc: Councilmember Chris Hinds  
Councilmember Robin Kneich  
Councilmember Debbie Ortega  
Members, Denver Planning Board

**From:** [Planningboard - CPD](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13246674  
**Date:** Tuesday, September 1, 2020 11:52:40 AM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Tuesday, September 1, 2020 11:41 AM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13246674



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<b>Name</b>	Tim Haddon
<b>Address</b>	1201 N Williams St., Apt. 18A
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	802182678
<b>Email</b>	<a href="mailto:timothyhad@aol.com">timothyhad@aol.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

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<b>Address of rezoning</b>	1290 N. Williams St
<b>Case number</b>	#2018I-00142
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	There is no justification for a rezoning of 1290 N. Williams St., The character of the area has not changed to justify a commercial establishment sandwiched between two residential buildings. There are numerous eating establishments within walking distance. There is also the issue of insufficient parking for the proposed use of the building.

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**From:** [Planningboard - CPD](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13244390  
**Date:** Monday, August 31, 2020 4:18:05 PM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Monday, August 31, 2020 3:10 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13244390



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<b>Name</b>	susan S King
<b>Address</b>	1201 Williams St #16 C
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:sking2@comcast.net">sking2@comcast.net</a>
<b>Agenda item you are commenting on:</b>	Rezoning

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<b>Address of rezoning</b>	1290 Williams St
<b>Case number</b>	13244200
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	<p>I have participated in the attempt to create a GNA for this project. The developers want to put a restaurant and a bar between two residential buildings. I believe they are trying to cram a large enterprise in a too small space not to mention the potential nuisances of noise, increased traffic, and parking problems. This could negatively affect our quality of life and degrade the peaceful nature of Cheesman Park.</p>

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**From:** [Planningboard - CPD](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13246960  
**Date:** Tuesday, September 1, 2020 2:38:22 PM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Tuesday, September 1, 2020 12:50 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13246960



**Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).**

<b>Name</b>	Patti Robinson and Brad Levin esq
<b>Address</b>	1201 Williams
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80209
<b>Email</b>	<a href="mailto:patti.j.rob@gmail.com">patti.j.rob@gmail.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

---

**Address of rezoning**

Tears macFarlan mansion

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**Would you like to express support for or opposition to the project?**

Strong opposition

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**Your comment:**

We live next door. There is not enough parking for the current use of the building. CHUN forcing their financial problems runs counter to their reason to exist, being a neighborhood support/watchdog organization. This is truly the tail wagging the dog!

---

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**From:** [Planningboard - CPD](#)  
**To:** [Robinson, Scott D. - CPD City Planner Senior](#)  
**Subject:** FW: Denver's Planning Board Comment Form #13244200  
**Date:** Monday, August 31, 2020 4:17:28 PM

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**From:** noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
**Sent:** Monday, August 31, 2020 2:05 PM  
**To:** Planningboard - CPD <planningboard2@denvergov.org>  
**Subject:** Denver's Planning Board Comment Form #13244200



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<b>Name</b>	Caroline Turner
<b>Address</b>	1201 Williams St. #10C
<b>City</b>	Denver
<b>State</b>	Colorado
<b>ZIP code</b>	80218
<b>Email</b>	<a href="mailto:caroline@mcturner.com">caroline@mcturner.com</a>
<b>Agenda item you are commenting on:</b>	Rezoning

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<b>Address of rezoning</b>	1290 Williams St
<b>Case number</b>	#2018I-00142
<b>Would you like to express support for or opposition to the project?</b>	Strong opposition
<b>Your comment:</b>	<p>The plan for the Tears McFarlane House sound great -- if this property were on a larger lot not next to a neighborhood park. A commercial enterprise is being shoe-horned between two condominium structures adjacent to a wooded park with no commercial uses on its perimeter. There is no change in the neighborhood justifying the zoning change; there is great threat to users of this unique, quiet park; and the plan for a restaurant and bar pose significant problems for the adjacent neighbors. Owners at One Cheesman Place are concerned about increased traffic on E 13th Ave, which is already dangerous to enter from our building. There is severely inadequate parking for the expanded use of the building and new annex. We believe customers will impose on One Cheesman Place private parking, create noise, odor and other problems, including blocking pedestrian access to the park.</p> <p>We have worked very hard to address these issues in a "good neighbor agreement." IF that is not final and signed by the hearing, the re-zoning should be denied. It could set a precedent for other projects that reduce the safety of the park -- e.g., alcohol use.</p>

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Kathleen Rust  
1299 Gilpin Street #15E  
Denver, Colorado 80218

**RE: CHUN/CSI PUD REZONING REQUEST - 1290 Williams Street**

We all love to frequent good coffee shops, eat amazing ice cream and dine at restaurants serving great food with brews and specialty cocktails. City Street Investors developed such commercial businesses at busy Union Station. They have access to transit, parking lots, a variety of entertainment, and space to accommodate patrons without negatively impacting the neighborhood.

**A good business idea in the right location!**

How about NOVO Coffee on 6<sup>th</sup> and Gilpin? A popular place in a commercial setting for a meeting, lattes and computing! Patrons have access to ample parking on 6<sup>th</sup> or the nearby church parking lot. Neighbors are not burdened by business noise, cooking odors, delivery trucks or outside events.

**A good business idea in the right location!**

***Is the Tears-McFarlane property on 13<sup>th</sup> and Williams a good location for the proposed PUD rezoning that will allow new commercial uses of a full-time restaurant, bar and event center in a residential neighborhood on Cheesman Park?***

Applicants think this is a great location for their new indoor/outdoor café/restaurant/bar serving up to 100 patrons, seven days a week, 15.5 hours a day. They see no reason why their enhanced indoor/outdoor event center (accommodating an ongoing stream of up to 150-200 guests for private functions and events and an unlimited number of CHUN sponsored events, fundraisers, holiday sales, etc.) will cause problems for the nearby neighbors who live within 16 feet of their indoor/outdoor commercial operations.

**Some reasons why it's the wrong location for this proposed enterprise.**

1. The location for the outdoor restaurant/bar is directly next to Cheesman Park and literally only a few feet from the heavily used crusher fine walking/running path on the north end of Cheesman. To access the restaurant/bar from the park, customers will have to either cross over the busy running path and the grassy area of the park with their bikes or ride their bikes illegally on the crusher fine running trail as it circles the park. **This sets up a conflict between park patrons and customers of the restaurant/event center.**

2. The Tears-McFarlane property only has 9 parking spaces in a long narrow lot. Six of the nine (6/9) spaces are used by the businesses renting office space in the mansion. One parking space is designated for handicapped use. This leaves only two (2) spaces for customer parking throughout the day for their 100 customers using their restaurant/bar and event site. **This dense neighborhood is already short of parking spaces.**

3. In order to exit the narrow parking lot, vehicles using the nine (9) parking spaces must either back out into the private parking entrance to the garages of One Cheesman Place west of CHUN to turn around or back out onto the very busy and dangerous 13<sup>th</sup> Avenue. There is not a safe loading/unloading zone on 13th. This is not an access/egress plan that is sustainable or safe for customers or the neighborhood. **It creates a zone of potential accidents.**

4. If the One Cheesman Place neighbors west of CHUN get tired of the endless use of their property from customers backing out of the Applicants' narrow lot or illegally using their parking lot for parking, **One Cheesman may have to install a moveable gate which will prevent the backing up option from patrons of the restaurant/event center.**

5. The use of Ubers and valet services by the Applicants to mitigate the lack of parking during their events **will be limited by their inability to safely drop off their customers as discussed in #4.**

6. Applicants say there is not a parking concern with only nine (9) spaces because, ***"most of the time people will walk there or ride their bikes."*** Guests coming from different areas of the City to attend events or business meetings will not be walking or biking. People needing wheelchair access will need parking accommodations. People attending evening events (even if they

live close by) may be uncomfortable or unable to walk or ride bikes especially in bad weather.

7. The small, narrow lot on the west side of their property is the only access point for vehicles. There is no loading dock and the property sits up on a rise with only steps for entry. All trash removal trucks and delivery trucks with equipment, supplies, food, beverages, and so on have to park on 13<sup>th</sup> Avenue and walk up to the house since it is on a hill, **or back out on to 13<sup>th</sup> Avenue from their small parking lot causing potential accidents.**

8. Those of us who live in this very dense neighborhood near CHUN along 13<sup>th</sup> Avenue already experience the dangers of increasing traffic and the “take your life in your hands” fear as we pull out onto 13<sup>th</sup> from any cross streets (Gilpin, Williams, Race) near CHUN. **We are dreading the impacts of additional traffic and lack of parking from this new commercial venture of a full-time restaurant/bar/event center in our residential neighborhood.**

**Questions: Who really benefits from this zoning change?**

1. Do the nearby neighbors benefit from the added nuisances and noise and odors and traffic and parking and safety concerns that this PUD zoning change will create by the addition of a full-time restaurant, bar and event center?

2. Is this a safe and logical location for an event center, restaurant and bar that accommodates that many patrons and guests with only 9 parking spaces?

3. Will the neighbors be put into harms way with the high number of visitors to the restaurant/bar/event center either entering/exiting the small lot or pulling out onto 13<sup>th</sup> or parking in the crowded neighborhood and pulling out into traffic which is already jammed with people?

CHUN and CSI argue that it will upgrade the neighborhood character and provide a service that the neighborhood desires. The East Central Area Plan does not recognize any additional commercial areas on 13<sup>th</sup> Avenue.

The nearby neighbors urge you to please reject this PUD request.

**It's a good business idea, but it is in the wrong location!**

