

**From:** [Kaye Taavialma](#)  
**To:** [Ibanez, Edson - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Affordable LGBTQ+ Senior Housing Project  
**Date:** Monday, May 1, 2023 10:48:57 AM

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Morning,

I am writing to express my support for the rezoning required for the project on 3840 York. Ensuring access to affirming, affordable housing for senior members of the LGBTQ+ community is such a tremendous initiative and is much needed at this time.

Please let me know how I can further support this effort.

Cheers,

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**[Kaye Taavialma](#) (she/her)**

*Education & Non-Profit Consultant*

*Strategic, Input, Relator, Connectedness, Communicator*

303-330-4988 (m)

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What I'm Reading: [The Fifth Discipline](#)

What I'm Listening To: [Intersectionality Matters](#)

Who I'm Following: [@womenswilderness](#)

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*When the wind of change blows, some build walls, others build windmills. - Chinese Proverb*

# Public Comments

*Zoning Application 3840,3944, 3840 and 3850 York Street, Denver CO.*

## I. I. INTRODUCTION:

As a resident of the nearby Cole neighborhood, business owner adjacent to the proposed site, LGBTQ community member and public health professional; I have substantial concerns for this proposed project's ability to meet the needs specific to this disinvested community. The proposed site for construction of the 'LGBTQ affirming' housing is a small parcel of land (originally nineteen parking spaces) which will have minimal setback and is situated *entirely* within a parking lot used by existing businesses. This location 1) impairs safe entry/egress, 2) limits access to parking, 3) does not meaningfully improve access to LGBTQ affirming services and 4) is overall a low-quality location for high density living. These issues contribute to further disinvestment in the aging LGBTQ low-income community.

## II. SAFE ENTRY/EGRESS:

Advancing age residents of this project will be unable to access this five-story eighty-unit project without encountering high foot-traffic pedestrian spaces. This entry and egress creates hazards for both residents and bystanders alike. Moreover, the route of egress West (to York Street) require Southbound residents to cross two lanes of York Street traffic without 1) stop sign or 2) traffic signal. Currently there is no safe entry/egress for residents<sup>1</sup>.

## III. PARKING ACCESS:

The current application uses public transit data rather than widely available income adjusted reports of car ownership. Contrary to the information provided in the zoning application, car ownership remains high in low-income individuals with many unhoused individuals maintaining personal vehicles. In fact, U.S. car ownership adjusted for income shows low-income households having some of the higher rates of personal vehicle ownership and declining public transit use overall. One publication from the UCLA Transit Institute demonstrates increasing car ownership and decreasing transit use as housing costs decrease. The current housing project would require far more parking than stated in the application, creating potential for resident parking to be displaced by retail use.

Furthermore ample parking is necessary for residents, communities with advancing age require parking access for spouses, family, guests and care-givers. The health and wellbeing needs for this community is very often met in home. Moreover, this in-home access and connectedness to family, community and services is a cornerstone of health and wellbeing for communities with

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<sup>1</sup> Marcus, C. C., & Sarkissian, W. (1986). Housing as if people mattered: Site design guidelines for the planning of medium-density family housing (Vol. 4). Univ of California Press.

<sup>1</sup> [New report: ITS scholars on the cause of California's falling transit ridership - UCLA Institute of Transportation Studies](#)

advancing age and insufficient parking creates gaps in access for an especially vulnerable community<sup>2</sup>.

#### IV. LGBTQ AFFIRMING HOUSING:

Ostensibly this project aims to improve the access to services under the ‘LGBTQ Affirming’ housing name. This project is a multistory high-occupancy development in a precarious location for both residents and adjacent businesses alike. Simply put, this ‘LGBTQ Affirming’ project is not especially near any of our communities’ LGBTQ services or resources. The area is also bound on all sides by busy urban corridors absent nearby services such as grocery stores<sup>3</sup>.

#### V. CONCLUSION

This historically disinvested community does not deserve to be housed in the footprint of a nineteen-space parking lot with poor access to safe entry/egress, no improvement in access to LGBTQ services and limited access to parked vehicles and nearby parking. A formal needs assessment based on end-user feedback would better inform the developer of community need specific to the aspects of housing overlooked in the current proposal.

Respectfully,

**Frank Moore MD, MPH**

Cole Resident

York Street Yards Business Owner

franknmoore@gmail.com

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<sup>2</sup> Ferris, R. E., Glicksman, A., & Kleban, M. H. (2016). Environmental predictors of unmet home-and community-based service needs of older adults. *Journal of Applied Gerontology*, 35(2), 179-208.

<sup>3</sup> Hanson, D., & Emler, C. A. (2006). Assessing a community's elder friendliness: a case example of The AdvantAge Initiative. *Family and Community Health*, 266-278.

May 16, 2023

Joel Noble, Chair and Members  
Denver Planning Board

Re: Application #: 22i-00250/3840-3850 N York Street (the “Application”)

Dear Mr. Noble and Members:

Steele Street Buildings LLC (“Steele Street”), an affiliate of ScanlanKemperBard (“SKB”) owns the property known as York Street Yards consisting of 3821 to 3897 N Steele Street, immediately east of 3840-3850 N. York Street. We are writing to clarify our position regarding the above referenced Application.

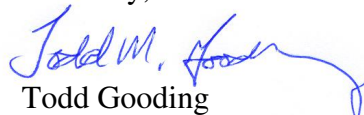
Mr. Glick is correct that on January 25, 2023, he met with Rebecca Arnold and me regarding the Application. At that time, Ms. Arnold and I informed Mr. Glick that Steele Street was concerned that the parking needs for the proposed project would overflow onto the Steele Street property and interfere with the parking needs of Steele Street’s tenants and operations. While the Declaration of Easements (the parking and access easement referred to in the Application) provides parking and access rights for existing uses on Mr. Glick’s property, it does not necessarily contemplate the expansion of those rights for more intense development on his property.

Accordingly, we informed Mr. Glick that Steele Street would support the Application if we could agree on acceptable rules and regulations under the Declaration of Easements for use of the Steele Street property by tenants of the proposed new multi-family project. We have been working with Mr. Glick on an acceptable arrangement, but as of the date of the Planning Commission hearing, have not yet reached agreement.

Therefore, at this time, Steele Street opposes the Application. In particular, under Section 12.4.10.9(D) of the Denver Zoning Code, we do not believe that the proposed uses are compatible with existing land uses adjacent to the subject property because, without appropriate rules and regulations, the parking needs to the proposed use will interfere with the current parking and operational needs of the Steele Street property.

Ms. Arnold from Steele Street will attend the Planning Board hearing on behalf of Steele Street and will be available to answer any questions.

Sincerely,



Todd Gooding  
President, ScanlanKemperBard

**From:** [Mary Coddington](#)  
**To:** [Ibanez, Edson - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for rezoning at 3840 York  
**Date:** Wednesday, May 31, 2023 9:53:08 AM

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Good Morning Edson,

I am writing to support the rezoning application for 3840 York St.

I am a Clayton neighbor and I walk to or by the businesses in the York Street Yards on a daily basis. It is so great to see this adaptive reuse in our neighborhood and I love being able to witness this corner of our community growing and thriving.

To continue that trajectory we need more neighbors, and the PUD rezoning for the York St. project is an important piece in getting us there.

Thank you for your work on this effort.

Sincerely,

--

Mary Coddington  
Principal, Cappelli Consulting  
(206) 445-9672



Edson Ibanez  
Senior City Planner  
The City and County of Denver

*(Sent via email on 5/31/23)*

Dear Mx. Ibanez,

I am reaching to express The Delores Project's support of the proposed senior housing project at 3840 York Street, case number 20221-00250.

As an organization serving a continually aging population of those earning under 30% of the area median income who consistently struggle to find safe, affordable, and accessible housing, more than 25% of whom identify as LGBTQIA+, we are in fully support of the creation of additional housing within The City and County of Denver that is designed to serve any and all historically underrepresented and underserved populations. In particular, many LGBTQIA elders are without children or family to support to look out for them as they age and having access to affordable housing and a community of understanding and support is crucial to overall health and wellness.

Should you have any questions about our enthusiastic endorsement of this project, please don't hesitate to reach out.

Sincerely,  
Emily Wheeland  
CEO



**From:** [DEAN PRINA](#)  
**To:** [Ibanez, Edson - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] 3840 North York  
**Date:** Tuesday, May 30, 2023 9:49:16 PM

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Sir,

Please add my name as a full supporter of the LGBTQ+ housing project at 3840 North York, Case # 20221-0050. It is necessary and essential.

Thank you.

Dean Prina, M.D.





May 31, 2023

Denver City Council  
1437 Bannock St.  
Denver, CO 80202

**Subject: Support for Proposed Housing Project for Older LGBTQ+ Adults 3840 York Street**

Dear Members of the Denver City Council,

I write to you today as the CEO of Envision:You, a Denver-based nonprofit organization dedicated to promoting the mental health and well-being of the LGBTQ+ community across Denver and the State of Colorado. I am writing this letter to express our organization's strong support for the proposed housing project for older LGBTQ+ adults in our city.

Envision:You firmly believes that affordable housing tailored to the specific needs of the LGBTQ+ community is an essential component of fostering a safe and inclusive environment. As you are aware, LGBTQ+ individuals, especially those in the older age group, face unique challenges and discrimination in various aspects of their lives, including housing. Many have experienced a lifetime of prejudice, bias, and exclusion, which can lead to higher rates of homelessness, housing instability, and compromised mental health.

The proposed housing project for older LGBTQ+ adults represents a crucial step towards addressing these disparities and providing a supportive living environment for this vulnerable population. By creating affordable housing that is culturally responsive and inclusive, we can alleviate the financial burden faced by many older LGBTQ+ individuals and enhance their overall well-being. Access to safe, affordable housing enables them to maintain their independence, preserve their dignity, and enjoy a higher quality of life as they age.

Furthermore, the positive impact of such a housing project extends beyond the individual residents. It will also contribute to the broader Denver community by fostering a sense of belonging, promoting social connectedness, and creating opportunities for intergenerational dialogue and support. By establishing a community that celebrates diversity and inclusivity, we can build a stronger, more resilient Denver for all its residents.

Envision:You stands ready to support this housing project in any way we can. We offer a range of programs and services designed to support the mental health and well-being of the LGBTQ+ community, including counseling, support groups, educational workshops, and advocacy efforts. We are committed to collaborating with the City Council, local agencies, and other stakeholders to ensure the success and sustainability of this housing initiative.

In conclusion, I urge the Denver City Council to wholeheartedly support the proposed housing project for older LGBTQ+ adults. By investing in affordable housing that is tailored to the unique needs of this population, we can create a more equitable and inclusive city that values and celebrates its diverse communities. Thank you for your attention to this critical matter, and we look forward to working together towards a brighter future for all.

Sincerely,

*Steven*

Steven Haden (he/him)  
Chief Executive Officer  
Envision:You

Matthew and Marisa Gullicksrud  
3600 N Cook St.  
Denver, CO, 80205  
[mpgullick@gmail.com](mailto:mpgullick@gmail.com)  
720-381-3071  
June 5, 2023

City Council's Land Use Committee  
Denver City Council  
Denver City Hall  
1437 Bannock St, Room 451  
Denver, CO 80202  
[Edson.Ibanez@denvergov.org](mailto:Edson.Ibanez@denvergov.org)

Subject: Support for the Denver LGBTQ+ Senior Housing Project at 3840 York Street  
(2022I-00250)

To whom it may concern,

We are writing to express our wholehearted support for the Denver LGBTQ+ Senior Housing Project at 3840 York Street. As residents of Denver and strong advocates for social equality and inclusive communities, we believe it is essential to provide affordable housing options for all members of our society, regardless of their sexual orientation, gender identity, or age.

The Denver LGBTQ+ Senior Housing Project aligns with our city's values of diversity, inclusion, and equal opportunity. It is a crucial initiative that addresses the specific needs of our LGBTQ+ seniors, who often face unique challenges in finding safe and affirming housing options. This project aims to create a vibrant, supportive, and inclusive community where LGBTQ+ seniors can age with dignity and receive the care and support they deserve.

We commend the project's leadership for their unwavering commitment to expanding access to affordable housing. Their dedication and tireless efforts have demonstrated their genuine concern for the well-being of LGBTQ+ seniors in our community. By actively engaging with stakeholders, collaborating with local organizations, and prioritizing inclusivity, they have shown that this project is rooted in empathy, compassion, and a deep understanding of the needs of LGBTQ+ seniors.

Furthermore, the Denver LGBTQ+ Senior Housing Project at 3840 York Street will contribute positively to our city's social fabric. It will foster a sense of belonging and provide a safe space where LGBTQ+ seniors can connect with others who share similar life experiences. This sense of community is crucial for combating isolation and promoting mental and emotional well-being among our aging LGBTQ+ population.

Affordable housing is a pressing issue in Denver, and we firmly believe that supporting initiatives like the Denver LGBTQ+ Senior Housing Project is a step in the right direction. By ensuring access to affordable housing for all, we can build a more equitable city that celebrates diversity and empowers all its residents to thrive.

We urge you to give your full support to the Denver LGBTQ+ Senior Housing Project at 3840 York Street. By doing so, we will demonstrate our commitment to the principles of equality, inclusivity, and compassion that define our great city.

Thank you for your time and consideration. I trust that you will make the right choice in supporting this vital project. If there is any further information or action I can provide to support this cause, please do not hesitate to reach out.

Yours sincerely,

Matthew and Marisa Gullicksrud

**From:** [David Miller](#)  
**To:** [Ibanez, Edson - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for 3840 York Street rezoning-- case number (2022I-00250)  
**Date:** Thursday, June 1, 2023 9:38:56 AM

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Dear Mr. Ibañez,

It is my honor and pleasure to write this letter in support of the rezoning at 3840 York Street, case number 2022I-00250.

As you well know, the number one issue in Denver and in Colorado is affordable housing. Having more affordable housing is crucial to the future of our city and our state.

This proposed project will make a significant contribution to the huge need that we have. In addition, the project is unique. To my knowledge, there is no other project in Colorado that focuses on older members of the LGBTQ+ community. The need for affordable housing among this group is enormous.

Thank you very much for your consideration.

Sincerely,

David Miller

**David Miller**

CEO

Barton Institute for Community Action

1114 W. 7th Avenue, Suite 215

Denver, CO 80204

(720)710-4031 | [david.miller@bartoninstitute.org](mailto:david.miller@bartoninstitute.org)

**From:** [Nicole McCall](#)  
**To:** [Ibanez, Edson - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] In support of Case 2022I-00250 / Lot behind 3840 York Street  
**Date:** Friday, June 2, 2023 4:48:16 PM

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Hello,

My name is Nicole and I am Clayton neighborhood resident and home owner. I live just blocks from the property behind 3840 York Street. I am writing to vocalize my support for rezoning this lot to allow for Colorado's first LGBTQ-affirming, senior affordable housing project (case 2022I-0025).

I am proud to live in a neighborhood full of diversity and support and believe this project will further improve this community. Thank you for your consideration!

Cheers,  
Nicole McCall  
CXO / CoFounder

FieldGuide IT  
[www.fieldguide.it](http://www.fieldguide.it)

**From:** [Laura Rossbert](#)  
**To:** [Ibanez, Edson - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Support for affordable housing project on the quad behind 3840 N York  
**Date:** Tuesday, June 6, 2023 10:40:48 AM

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Greetings,

I wanted to reach out as a citizen of Denver to share my support for affordable housing, generally, and specifically the proposed development of Colorado's first LGBTQ-affirming, senior affordable housing project on the quad behind 3840 N York.

That site is directly on my bike ride between my house in Park Hill and my job in Globeville. We deeply need affordable housing, and I love the proposed development that provides much needed units!

Thanks,  
Laura

--

Laura Ann Gilbert Rossbert  
[LauraRossbert@gmail.com](mailto:LauraRossbert@gmail.com)