From: Jessica Lockfeld <jessracer@gmail.com>
Sent: Monday, June 5, 2023 8:12 AM
To: Torres, Jamie C. - CC XA1405 President Denver City Council <Jamie.Torres@denvergov.org>
Subject: [EXTERNAL] Rezoning 700 Mariposa St

Ms. Torres,

We received a notification of a request for rezoning at 700 N Mariposa street. We are aware of the intention of Haven of Hope to start a residential program there and we are vehemently opposed to this idea. Haven of Hope is currently a 'day shelter,' meaning they are there from 07:00 until 13:00, after which the clients they serve remain in the neighborhood (campers) and create various disturbances such as arguments, wandering around and cursing, brawls, not to mention the heaps and piles of garbage which build up on the sidewalks and streets. There is also considerable drug usage and casual vandalism of gardens, etc. I do not feel like a residential shelter will benefit this neighborhood. It is zoned for residential and industrial. We and our neighbors do not welcome the random violence, the profane exchanges individuals have with each other or with empty air, the uneasy feeling of wondering if our cars have been molested overnight, not to mention the moments of personal threat, that having a day shelter in the neighborhood brings, I can only imagine that a residential shelter will exacerbate these issues even further.

Moving out of the neighborhood is a very difficult option, given the current market and tax rates. We could of course move out of state, but that would not be our desired choice. Please don't make our neighborhood any worse than it already is. We would far prefer to make it better. A residential shelter will not do that.

Thanks for your attention, and please forward this to all appropriate agencies.

Jessica Lockfeld

General Inquiry Form

Contact Information	
First Name	Jared
Last Name	Kleinstein
Email	jared@freshtapemedia.com
Phone Number	3039415218
Please type your question here	Hi! This message is regarding the request for rezoning at 700 N Mariposa street. My office is a few blocks away, at 747 Kalamath St. We are vehemently against Haven of Hope starting a residential program. Having any more crowding of unhoused individuals in our neighborhood at night would exacerbate the problem we already have: our employees don't feel safe being in the office at night (and the day is hard enough). Drug use in our alley is rampant. Trash in the alley is a daily problem. Having any more people drawn to the area will only make this worse. Thank you for understanding our opposition.

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Jessica Lockfeld <jessracer@gmail.com>
Sent: Wednesday, July 19, 2023 8:44 AM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Cc: James E Carmer; Adelio Lombardi; Tarek Chacra
Subject: [EXTERNAL] 700 N Mariposa St

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Mr. Lechuga,
I am writing regarding the proposed change of use for 700 N Mariposa street. The proposed change of zoning would change what is now a day shelter (food, laundry, showers, provision of address, etc) to an overnight shelter.

As the proposal was explained to us last year, it would be a 10 bed facility with a school of sorts. I am all for educating people out of their difficulties, and I am not without compassion, but the presence of Haven of Hope brings in many campers. These unsanctioned camps bring in many problems, including mentally disturbed and/or addicted individuals ranging from the character we call 'the town crier' who sits on the corner and announces his scatalogical grievances to the world to the woman who wanders the streets in the small hours cursing and swearing. There are an abundance of individuals who threaten each other and anyone who comes close, including the ones that swing sticks and such at each other and passers-by.

Believe it or not, this area is also residential. I live here. My neighbors the Avilas live here, as do the folks renting down on the northern end of the block. There are homeowners on the east side of the street. We already have enough problems which Haven of Hope attracts to the area. I believe that having a residential facility there will only increase our security issues. I have not seen a plan that would address these security issues. Nor do I believe Denver Police should be burdened with the increased level of security we would need.

We operate a business here and pay inordinate taxes to the city. I would like to live in a clean environment, without trash left on my street by campers, and without the constant need for high alertness when I walk out the door. Do you scan out the window for threats before you venture out? I do.

I do not feel that a residential facility will improve my neighborhood.

Thank you for your attention.

Jessica Lockfeld

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: c french <rockitlikeawolf@gmail.com>
Sent: Thursday, August 3, 2023 2:28 AM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior; Gurule, Angelina - CC YA2245 City Council Aide; Torres, Jamie C. - CC XA1405 President Denver City Council
Cc: mgifford@agccolorado.org; Adelio Lombardi; Tarek Chacra; Jessica Lockfeld; rockitlikeawolf@gmail.com; mike@thepublicworks.biz; James Carmer; Nicole Hoekstra
Subject: [EXTERNAL] Re: Neighborhood information for the 700 Mariposa Street application for rezoning as a residence facility

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Dear Mr. Lechuga,

I am writing to express my concerns regarding the proposed expansion plans of The Haven of Hope within our neighborhood. My name is Charles French, and I have been a resident of 764 Mariposa St. for the past ten years. As a father of two children, and a dedicated member of this community, I have a vested interest in maintaining its safety, cleanliness, and overall well-being.

Over the years, I have observed various challenges that have significantly impacted the quality of life in our neighborhood. One pressing issue is the consistent presence of individuals congregating beneath the 8th Ave bridge, the 6th Ave bridge and behind the vacant bar on the SE corner of 8th and Mariposa. These gatherings often involve activities such as drug use, non-stop ear-splitting public disturbances, and the unsanitary disposal of waste, creating an environment that greatly lacks a sense of security and civility. Moreover, the individuals in question appear to be in dire need of mental health and/or drug treatment, underscoring a larger societal concern.

A specific concern I wish to address is the lack of responsibility exhibited by The Haven of Hope in addressing these challenges. Despite their purported mission to aid and support their clients, the organization has failed to mitigate the negative impact of their activities on our community. Residents are not only subjected to physical intimidation, but also to witnessing distressing scenes, including public drug injections, physical altercations, and the accumulation of hazardous waste, which poses significant risks to the health and well-being of our families, particularly our children.

The current state of affairs not only undermines the quality of life for residents like myself but also casts doubt on the sincerity of The Haven of Hope's commitment to its mission. The failure to uphold their responsibility in ensuring the safety, cleanliness, and tranquility of our neighborhood is a disheartening reflection of their priorities.

In light of these concerns, I must express my strong opposition to any expansion plans that The Haven of Hope may have within our community. Given their track record of inadequate action and lack of sensitivity to the needs of the neighborhood, I believe that an expansion would only exacerbate the existing issues and potentially escalate the challenges we face. It is my fervent belief that an organization genuinely dedicated to its mission would prioritize addressing the immediate issues plaguing its surroundings before contemplating any form of growth.

I respectfully urge you to consider the negative ramifications of further expansion by The Haven of Hope and to prioritize the well-being and security of our community. Our neighborhood deserves an environment that promotes

safety, cleanliness, and a sense of unity, and I implore you to take the necessary steps to rectify the current situation before any expansion plans are pursued.

Thank you for your time and attention to this matter. I trust that you will carefully consider the concerns raised in this letter and take the appropriate actions to address them. I look forward to a positive resolution that will contribute to the betterment of our neighborhood.

Sincerely,

Charles E. French

720-985-4633

Rockitlikeawolf@gmail.com

On Thu, Aug 3, 2023 at 2:21 AM c french <rockitlikeawolf@gmail.com> wrote:

> Hello to you all.
>
> I am writing to express my concerns regarding the proposed expansion plans of The Haven of Hope within our neighborhood. My name is Charles French, and I have been a resident of 764 Mariposa St. for the past ten years. As a father of two children, and a dedicated member of this community, I have a vested interest in maintaining its safety, cleanliness, and overall well-being.
>
> Over the years, I have observed various challenges that have significantly impacted the quality of life in our neighborhood. One pressing issue is the consistent presence of individuals congregating beneath the 8th Ave bridge, the 6th Ave bridge and behind the vacant bar on the SE corner of 8th and Mariposa. These gatherings often involve activities such as drug use, non-stop ear-splitting public disturbances, and the unsanitary disposal of waste, creating an environment that greatly lacks a sense of security and civility. Moreover, the individuals in question appear to be in dire need of mental health and/or drug treatment, underscoring a larger societal concern.
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> A specific concern I wish to address is the lack of responsibility exhibited by The Haven of Hope in addressing these challenges. Despite their purported mission to aid and support their clients, the organization has failed to mitigate the negative impact of their activities on our community. Residents are not only subjected to physical intimidation, but also to witnessing distressing scenes, including public drug injections, physical altercations, and the accumulation of hazardous waste, which poses significant risks to the health and well-being of our families, particularly our children.
>
> The current state of affairs not only undermines the quality of life for residents like myself but also casts doubt on the sincerity of The Haven of Hope's commitment to its mission. The failure to uphold their responsibility in ensuring the safety, cleanliness, and tranquility of our neighborhood is a disheartening reflection of their priorities.
>
> In light of these concerns, I must express my strong opposition to any expansion plans that The Haven of Hope may have within our community. Given their track record of inadequate action and lack of sensitivity to the needs of the neighborhood, I believe that an expansion would only exacerbate the existing issues and potentially escalate the challenges we face. It is my fervent belief that an organization genuinely dedicated to its mission would prioritize addressing the immediate issues plaguing its surroundings before contemplating any form of growth.
>
> I respectfully urge you to consider the negative ramifications of further expansion by The Haven of Hope and to prioritize the well-being and security of our community. Our neighborhood deserves an environment that promotes safety, cleanliness, and a sense of unity, and I implore you to take the necessary steps to rectify the current situation before any expansion plans are pursued.

Thank you for your time and attention to this matter. I trust that you will carefully consider the concerns raised in this letter and take the appropriate actions to address them. I look forward to a positive resolution that will contribute to the betterment of our neighborhood.

Sincerely,

Charles E. French

720-985-4633

Rockitlikeawolf@gmail.com

On Thu, Aug 3, 2023 at 12:46 AM mark klosky <bigkwoodworking@yahoo.com> wrote:

Hello to all of my neighbors around the 700 block of Mariposa St. I am writing to state my feelings and opinions about and concerns regarding the change of zoning being requested by Haven of Hope for 700 Mariposa St. I own Big K Construction located at 729 Mariposa St., basically across the street from where you are seeking to make changes now.

As I have expressed on many occasions to anyone who was interested, as well as to the staff that operates Haven of Hope, I can appreciate what your facility does to assist the homeless population of Denver, but I do not appreciate the side affects of what your facility does. And I have yet to see any attempts to try and minimize any of the many impacts that HoH has upon the neighboring community.

I have lost count with how many times that I have had to shovel human feces out of my alley somewhere near my driveway's gate. Most recent was probably 5 weeks ago. And while most would probably say why do I care about what happens in the alley? I care because I come and go from my woodworking shop via the alley entrance, and I truly do not appreciate the stench of human waste baking in the sun when I hop out of my truck to open or lock the driveway gate. I feel the near similar level of revulsion when I drive across 7'th Avenue in front of your facility and see someone pissing from their car door or right next to their car while they are parked there to camp overnight or even in broad daylight while HOH is open. I have asked on several occasions that Haven of Hope provide portolets for their clients who camp there on 7'th Avenue across from the facility, but like every other request for assistance, all I get is that I am told "We will talk with the guys, they know that they shouldn't be doing that', and nothing ever changes.

So now I hear that Haven of Hope is asking for a zoning change for a new address that they have acquired, 700 Mariposa St. And my understanding is that you are proposing a one story addition on top of the existing structure that is there now. And this addition is to provide 10 bed facility of some sort to work in conjunction with your ongoing homeless assistance operation. Personally I am very skeptical of your request. If/once you have obtained this zoning change that you are seeking, what is to stop you from instead of building only one additional story onto that address, to have a sudden change of heart and building another 5 story structure with many more than just 10 beds available for homeless guests? And this is what I believe are your true intentions for that property.

I actually have several questions and concerns with regards to any expansion of services at this location. Will Haven of Hope have anyone here on site 24/7 to supervise and take care of any needs or issues that pop up after hours? Or are you again planning on everyone on staff will go home after their regular work day and the neighborhood and/or Denver Police Dept. will be expected to take care of any issues and concerns that arise after hours/overnight?

And what are your plans to accommodate parking needs for this facility? Because I have yet to hear even a whisper with regards to satisfying your off street parking needs for this new property. As a matter of fact the adjacent property for Haven of Hope, located at 1101 W 7'th Ave, has gone thru 2 major expansion projects already, and you have yet to provide even one space of off street parking for your guests and staff. Instead the curbs along 7'th Ave as well as along Lipan and Mariposa Street have borne the brunt of your parking needs, and those needs are truly significant. And that arrangement has left little to no available parking for nearby businesses and residents during the day. The situation has become so tight full sized buses and a large RV camper that come to provide mobile health care or mobile veterinary care for your clients have to park in the street to provide this care. It is not right that your facility is relying on the taxpayers to bear the brunt of your parking needs. These kinds of abuses and accommodations would never be accepted or tolerated for any other business use under any building or zoning code. And now you would like to seek a zoning change and increase you footprint and subsequent impact upon this neighborhood?

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Mike Arzt <mike@thepublicworks.biz>
Sent: Friday, August 4, 2023 10:03 AM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Cc: c french; Gurule, Angelina - CC YA2245 City Council Aide; Torres, Jamie C. - CC XA1405 President Denver City Council; mgifford@agccolorado.org; Adelio Lombardi; Tarek Chacra; Jessica Lockfeld; James Carmer; Nicole Hoekstra; John Pascal
Subject: Re: [EXTERNAL] Neighborhood information for the 700 Mariposa Street application for rezoning as a residence facility

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Dear Mr. Lechuga,

Thank you for hearing us all out and getting these emails included with the application materials.

My partner and I bought the building at 621 Kalamath St over 13 years ago. We immediately refurbished the entire building and filled it with tenants. The first year we were open we won a CBCA award for “best workspace in Colorado”. I don’t think any of this would have been possible without being such a great neighborhood and just a key location in the city of Denver. We feel very proud to bit sitting at one of the main intersections where people enter the city of Denver.

Our main concerns are for the safety of our tenants, guests and our neighbors. I really feel for the people raising families and dealing with some of the increasing concerns we are seeing.

We also rent the lots under the Route 6th viaduct on the east and west side of Lipan.

The amount of time, money and resources we have put into not only keeping our property clean, safe, lit and protected is enormous. Especially when you include the area under route 6 which is a never ending dumping ground and encampment area. I have to give Shaw Construction some props for having their construction crews and security help out during their construction of the new multi unit residential project on Lipan.

To give some examples that back up the stories other concerned neighbors have shared in this email thread -

- A couple months ago we were broken into. 3 nights later the criminals came back again. This time backing a flatbed truck through our door. My partner got the alarm notice. Our security company notified police. He called 911. Frank watched our building with a truck crashed through the door being robbed as he talked live with dispatch. Frank’s timeline has him on the phone with dispatch at 12:17am and the criminal final spooking by the alarm at 12:32. 15 solid minutes for the police to have shown up and apprehended this person red handed. They showed up after he left. Then did not even wait the 15 more minutes for Frank to show up. Instead he arrived to find our building wide open with no one on site.

- Last summer I had an experience that still haunts me. I arrived at Battery621 early in the morning. Saw our dumpster was unlocked as it often is after being emptied. I locked it and started to walk away. This was a summer morning and the sun was no yet on the dumpster. In another hour it would be and this was a day then went over 100-degrees in Denver. As I walked away, I thought I heard something. I walked back and looked behind the dumpster as individuals often set up

there. No one behind it. I heard something again and my heart went into panic mode. I unlocked the lid, lifted it and was looking eye to eye with a woman sitting in the dumpster. I immediately called 911 as I helped her out. She was muttering suicidal thoughts. I pleaded for Denver PD to send help. I could not get her to stay so I walked with her to 7-11 and got her some food and water. All the while, hoping I would get a call back from dispatch. Nothing.

This woman almost perished that day. I was probably about three steps away from that becoming reality.

- All of our propane tanks were stolen from our locked lot. This was well over $1000 dollars of our property. Most likely to fuel the unregistered RV's parked all over our neighborhood. Maybe to assist in the making of meth. Who knows.

- We are cleaning human waste and needles and other threats to health and safety on a daily basis. We often arrive at our office to find human waste right on our main entry points.

- Endless episodes with individuals threatening people coming and going to our building

- Endless vandalism to vehicles and property

- Open fires under route 6 viaduct. RV's burning to the ground on Lipan.

- It is not only an encampment on Lipan and Mariposa right now but a garbage dump

I could go on and on. The main point is we need to work on improving what is already in place, not expanding and creating new problems that will not be solved. If the people who really care about this neighborhood are forced out, it is over.

Happy to help in any way we can. Thank you for listening and passing this on to the decision makers.

Mike Arzt

Mike Arzt
Co-owner
The Public Works & Battery621
621 Kalamath - Denver - Colorado - 80204

HOT FRESH NEWS

c: 303.810.1012 | e: mike@thepublicworks.biz
web: Tpw.media | battery621.com

LinkedIn | Insta

> On Aug 3, 2023, at 3:42 PM, Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org> wrote:
>
> Thank you for providing comments on this application. Your comments will be included in the application materials as this is presented to Planning Board and the City Council.
>
> Tony Lechuga

From: c french <rockitlikeawolf@gmail.com>
Sent: Thursday, August 3, 2023 2:28 AM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>; Gurule, Angelina - CC YA2245 City Council Aide <Angelina.Gurule@denvergov.org>; Torres, Jamie C. - CC XA1405 President Denver City Council <Jamie.Torres@denvergov.org>
Cc: mgifford@agccolorado.org; Adelio Lombardi <adelio@side3.com>; Tarek Chacra <tchacra@digitalspacellc.com>; Jessica Lockfeld <jessracer@gmail.com>; rockitlikeawolf@gmail.com; mike@thepublicworks.biz; James Carmer <carmer.james@gmail.com>; Nicole Hoekstra <nicole@agccolorado.org>
Subject: [EXTERNAL] Re: Neighborhood information for the 700 Mariposa Street application for rezoning as a residence facility

Dear Mr. Lechuga,

I am writing to express my concerns regarding the proposed expansion plans of The Haven of Hope within our neighborhood. My name is Charles French, and I have been a resident of 764 Mariposa St. for the past ten years. As a father of two children, and a dedicated member of this community, I have a vested interest in maintaining its safety, cleanliness, and overall well-being.

Over the years, I have observed various challenges that have significantly impacted the quality of life in our neighborhood. One pressing issue is the consistent presence of individuals congregating beneath the 8th Ave bridge, the 6th Ave bridge and behind the vacant bar on the SE corner of 8th and Mariposa. These gatherings often involve activities such as drug use, non-stop ear-splitting public disturbances, and the unsanitary disposal of waste, creating an environment that greatly lacks a sense of security and civility. Moreover, the individuals in question appear to be in dire need of mental health and/or drug treatment, underscoring a larger societal concern.

A specific concern I wish to address is the lack of responsibility exhibited by The Haven of Hope in addressing these challenges. Despite their purported mission to aid and support their clients, the organization has failed to mitigate the negative impact of their activities on our community. Residents are not only subjected to physical intimidation, but also to witnessing distressing scenes, including public drug injections, physical altercations, and the accumulation of hazardous waste, which poses significant risks to the health and well-being of our families, particularly our children.

The current state of affairs not only undermines the quality of life for residents like myself but also casts doubt on the sincerity of The Haven of Hope's commitment to its mission. The failure to uphold their responsibility in ensuring the safety, cleanliness, and tranquility of our neighborhood is a disheartening reflection of their priorities.

In light of these concerns, I must express my strong opposition to any expansion plans that The Haven of Hope may have within our community. Given their track record of inadequate action and lack of sensitivity to the needs of the neighborhood, I believe that an expansion would only exacerbate the existing issues and potentially escalate the challenges we face. It is my fervent belief that an organization genuinely dedicated to its mission would prioritize addressing the immediate issues plaguing its surroundings before contemplating any form of growth.

I respectfully urge you to consider the negative ramifications of further expansion by The Haven of Hope and to prioritize the well-being and security of our community. Our neighborhood deserves an environment that promotes safety, cleanliness, and a sense of unity, and I implore you to take the necessary steps to rectify the current situation before any expansion plans are pursued.

Thank you for your time and attention to this matter. I trust that you will carefully consider the concerns raised in this letter and take the appropriate actions to address them. I look forward to a positive resolution that will contribute to the betterment of our neighborhood.

Sincerely,

Charles E. French

720-985-4633

Rockitlikeawolf@gmail.com

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Jared Kleinstein <jared@freshtapemedia.com>
Sent: Friday, August 4, 2023 3:20 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Cc: Nok Jim
Subject: [EXTERNAL] Re: Opposition to 700 Mariposa Zoning as Residential facility

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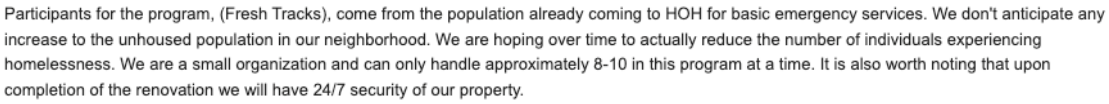
Apologies for sending a second email, but upon citing this in my second item, I wanted to show the screenshot of the email for your reference, from Executive Director Tawyna Trahan:


Participants for the program, (Fresh Tracks), come from the population already coming to HOH for basic emergency services. We don't anticipate any increase to the unhoused population in our neighborhood. We are hoping over time to actually reduce the number of individuals experiencing homelessness. We are a small organization and can only handle approximately 8-10 in this program at a time. It is also worth noting that upon completion of the renovation we will have 24/7 security of our property.

I say this with utmost respect for Tawnya and anyone else involved:

If you recognize your own need to bring 24/7 security to a project/property, you are inherently suggesting that YOU are concerned about the safety. I started typing metaphors to express how overt this is, but I think it tells the story well enough.

Thanks,
Jared

On Fri, Aug 4, 2023 at 3:11 PM Jared Kleinstein <jared@freshtapemedia.com> wrote:

> Dear Mr Lechuga,
>
> Thank you for giving a voice to the neighborhood and my concerns about the zoning of 700 Mariposa as a residential facility for Haven of Hope. I've been an owner of 743 and 747 Kalamath St since December of 2021, bringing our creative production company and its employees to this space to make it our home for the indefinite future.
>
> I have ~20 employees working on the property, half of which are female. While we've invested extensively to make the inside of our office a great/healthy work environment, we've continually run into challenges where our employees don't feel safe in the area outside the building. The unhoused and other non-resident population makes our alley a homebase for dumping trash, rampant drug abuse, damage (we've had two people light piles of clothes on fire outside our garage in the last year), sleeping/passing out, and general disrespect/yelling at our people. As a result, employees try to leave the office early in the winter to avoid being here when it's dark, and even earlier in the summer because of how much busier it gets with good weather.
>
> This brings me to Haven of Hope. We don't cite the organization itself as the primary cause for our current situation, nor are we against their mission. But the change brought by this new Fresh Tracks project is one that brings significant potential risks for an uptick in issues.
>
> 1) Currently, the facility only services individuals until 1pm. If the new facility is opened, there is potential for an influx of individuals in all other hours of the day, which could exacerbate our current problem.

2) Haven of Hope already knows about the challenges we face today, and how this could affect everyone. Only upon expressing our concern about the project did I feel like there was any communication with them, and their promise that THEY will have 24/7 security on their own property (per email correspondence with their Executive Director) shows that they're concerned about the fact that they'll need it. We're half a block away. This implies that we too will need 24 hr security.

3) The increase in police protection we'd need to support an influx of people/more encampments just isn't worth their time. We want to prioritize police resources to other places, and this will just lead to even more monitoring they'll need to do in the neighborhood.

Thank you for hearing our concerns,
Jared Kleinstein

--

Jared Kleinstein
Founder/CEO @ Fresh Tape Media & Gondola Inc
jared@freshtapemedia.com | 303.941.5218

--

Jared Kleinstein
Founder/CEO @ Fresh Tape Media & Gondola Inc
jared@freshtapemedia.com | 303.941.5218

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: James Carmer <carmer.james@gmail.com>
Sent: Friday, August 4, 2023 3:41 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Cc: Jessica Lockfeld; mike@thepublicworks.biz; rockitlikeawolf@gmail.com; mark klosky; mgifford@agccolorado.org; Nicole Hoekstra; Adelio Lombardi; Tarek Chacra; emetz@emarchitect.com; James Carmer; john@bpc-denver.com; Jared Kleinstein
Subject: [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility

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Mr Lechuga,

Please add this statement to your documents for the rezoning request for the 700 N Mariposa Street property.

We opened the Denver Judo Club, a 501c3 club, for training amateur athletes here at 719 Mariposa Street in June of 2005.

At that time the THOH facility was fairly small and their clients were few. There were no camps in the neighborhood.

The THOH has since gone through major additions to their facility at 1101 W. 7th Avenue and with their growth has come an incredible increase in the neighborhood problems we address daily. THOH close their doors daily at 1:00 PM M-F and they leave no visible security presence in the neighborhood. A very many of their clients currently camp within a quarter mile of their facility. The wild behavior, the screaming, cursing at all hours, the trash, the smell of human toilets on our streets and the drug paraphernalia is frightening.

The city sweeps simply move the camps from one close-by location to another and back again, there is no relief from the nightmare that THOH brings to this neighborhood.

Camps are prevalent at :
4th Ave and Lipan Street
Mariposa Street from 6th Avenue to 7th Avenue
Navajo Street under the 8th Avenue overpass
Lipan Street from 6th Avenue to 7th Avenue
The alleys accessing Lipan Street residents from 6th Avenue to 7th Avenue

Walk the neighborhood and you don't find camps so much outside these areas. THOH is the magnet and adding another facility with residents will not add to this neighborhood's well being.

The new homeless and encampment programs that Denver is working on do not need the interference of THOH and their half measures. THOH model is not a workable part of the solution to the homeless problems we face. THOH only reinforces the idea that you can live on the street and be fed and clothed and cared for and continue to do drugs and live free without sanitation facilities of any kind. Their model is not helping, it only makes a mess in our neighborhood and they do not take any responsibility after 1:00 PM daily.

We can not imagine the addition to THOH of a residence facility with these same management issues. The added influx to this neighborhood of those persons daily waiting for the residents release in the mornings for meetings with the residents for buying and selling drugs and doing drugs and now it is a block closer to our front door. We are probably less than 200 feet door to door with 700 N Mariposa St. west entrance.

Please do not agree to the zoning change and the addition of all these problems to the neighborhood.

Thank you,
James Carmer, co-owner 719 Mariposa St.

--
James Carmer
719 Mariposa St
Denver CO 80204
(720) 771-1363 cell
http://svhajime.wordpress.com blog

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: John Pascal <john@bpc-denver.com>
Sent: Saturday, August 5, 2023 8:42 AM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] Father Jay's haven of hope (father woody)

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Dear Mr. Hechuga

RE Zoning Change request for Father Woody's Haven of Hope 7th and Lipan St. Denver,Co 80204

As a resident and property owner of the Lincoln Park area specifically the 700 Block of Mariposa st.I am in opposition to Father Woody's zoning change request.
The reason is the Campers and homeless people lingering after father woody's is closed. The Trash and homeless folks wandering the streets 24 hours a day.
I have suggested on many occasions that father woody's add out door porta potties but they said that there is to much drug usage in them by their patrons.
So instead the residents here have to tolerate an on going drug party in front or in back of their homes. The homeless live in and around father woody's in
old RV's or cars or simply in tents father woody's supplies for them. It's an all night drug and hang out party on the blocks that surround father woody's.
The cities vagrant laws need to be applied and homeless should be encouraged to move along and not set up permeant camps as we currently have.
Father Woody's can not keep up with the cleaning of the blocks that their operation brings. The residents are left with the task of picking up trash and
human waste from our side walks and alleys.

Please contact me for a brief tour of the blocks around father woodys for a inside look to what they have created for the residents to live in.
John Pascal 303-330-3924

Thank you for your time

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Tarek Chacra <tchacra@digitalspacellc.com>
Sent: Monday, August 7, 2023 11:22 AM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Cc: James Carmer; Jessica Lockfeld; mike@thepublicworks.biz; rockitlikeawolf@gmail.com; mark klosky; mgifford@agccolorado.org; Nicole Hoekstra; Adelio Lombardi; emetz@emarchitect.com; john@bpc-denver.com; Jared Kleinstein
Subject: Re: [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility

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Dear Mr. Lechuga,

I am resubmitting my message that I had sent to Ms. Jamie Torres to express my opposition to Haven of Hope's request to operate as a residential care facility on our block. According to the City's website, Type 1 residential care allows "up to 10 guests year-round, or up to 100 guests for a maximum of 130 days per year," and Type 2 "11 to 40 guests." This would translate to approximately 140 residents facing our front door.

These numbers and the activity they will generate are overwhelming.

Haven of Hope is already a magnet and has directly contributed to an RV-tent encampment around our business and has proven to be a constant challenge to deal with.

We understand the difficulty Denver and the nation are facing with homelessness, however, I believe that it is beyond unfair to expect a few small businesses to suffer from zoning decisions that negatively impact business operations and property valuations.

I am a media producer and have had a number of clients and associates express unease with our office location because of its close proximity to homeless activity.

Allowing Haven of Hope to expand to Type I and Type II residential care will only aggravate the current situation and is punitive to our business.

I strongly urge the Planning Board and City Council to deny Haven of Hope's request.

Thank you,

Tarek Chacra
www.digitalspacellc.com
717 Mariposa Street
Denver, CO 80204
1-303-717-8531

On Aug 7, 2023, at 10:05 AM, Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org> wrote:

Thank you for providing comment on this application. These comments will be added to the application as it is presented to Planning Board and City Council.

Tony

From: James Carmer <carmer.james@gmail.com>
Sent: Friday, August 4, 2023 3:41 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>
Cc: Jessica Lockfeld <jessracer@gmail.com>; mike@thepublicworks.biz; rockitlikeawolf@gmail.com; mark klosky <bigkwoodworking@yahoo.com>; mgifford@agccolorado.org; Nicole Hoekstra <nicole@agccolorado.org>; Adelio Lombardi <adelio@side3.com>; Tarek Chacra <tchacra@digitalspacellc.com>; emetz@emarchitect.com; James Carmer <carmer.james@gmail.com>; john@bpc-denver.com; Jared Kleinstein <jared@freshtapemedia.com>
Subject: [EXTERNAL] Rezoning 700 N Mariposa St as a residence facility

Mr Lechuga,

Please add this statement to your documents for the rezoning request for the 700 N Mariposa Street property.

We opened the Denver Judo Club, a 501c3 club, for training amateur athletes here at 719 Mariposa Street in June of 2005.

At that time the THOH facility was fairly small and their clients were few. There were no camps in the neighborhood.

The THOH has since gone through major additions to their facility at 1101 W. 7th Avenue and with their growth has come an incredible increase in the neighborhood problems we address daily. THOH close their doors daily at 1:00 PM M-F and they leave no visible security presence in the neighborhood. A very many of their clients currently camp within a quarter mile of their facility. The wild behavior, the screaming, cursing at all hours, the trash, the smell of human toilets on our streets and the drug paraphernalia is frightening.

The city sweeps simply move the camps from one close-by location to another and back again, there is no relief from the nightmare that THOH brings to this neighborhood.

Camps are prevalent at :
4th Ave and Lipan Street
Mariposa Street from 6th Avenue to 7th Avenue
Navajo Street under the 8th Avenue overpass
Lipan Street from 6th Avenue to 7th Avenue
The alleys accessing Lipan Street residents from 6th Avenue to 7th Avenue

Walk the neighborhood and you don't find camps so much outside these areas. THOH is the magnet and adding another facility with residents will not add to this neighborhood's well being.

The new homeless and encampment programs that Denver is working on do not need the interference of THOH and their half measures. THOH model is not a workable part of the solution to the homeless problems we face. THOH only reinforces the idea that you can live on the street and be fed and clothed and cared for and continue to do drugs and live free without sanitation facilities of any kind. Their model is not helping, it only makes a mess in our neighborhood and they do not take any responsibility after 1:00 PM daily.

We can not imagine the addition to THOH of a residence facility with these same management issues. The added influx to this neighborhood of those persons daily waiting for the residents release in the mornings for meetings with the residents for buying and selling drugs and doing drugs and now it is a block closer to our front door. We are probably less than 200 feet door to door with 700 N Mariposa St. west entrance.

Please do not agree to the zoning change and the addition of all these problems to the neighborhood.

Thank you,
James Carmer, co-owner 719 Mariposa St.

--
James Carmer
719 Mariposa St
Denver CO 80204
(720) 771-1363 cell
http://svhajime.wordpress.com blog