Exhibit A

Community Outreach

The Applicant, Shea Properties Management Company, Inc., in conjunction with community outreach consultants The Pachner Company, has engaged District 4 Councilwoman Diana Romero Campbell through a series of meetings and a site tour, to provide her with an overview of the Project goals in advance of submitting the rezoning application. As the Project has pursued affordable housing funding opportunities, Councilwoman Romero Campbell has provided support for funding applications and continues to engage in regional conversations on the funding side of the Project.

District 1 Councilwoman Amanda Sandoval, as the Chair of the Land Use, Transportation and Infrastructure committee, was also provided with general information on the Project ahead of submission of the rezoning application.

The project team has engaged with Denver South Economic Development Partnership, a regional organization comprised of Mayors, County Commissioners, and business leaders in the Denver South area. The project team has also briefed neighboring jurisdictions including Arapahoe County, Centennial, Englewood, Littleton, and others. Finally, the project has been discussed with the neighboring businesses and property owners. Regional organizations, surrounding jurisdictions, and neighboring businesses are supportive of the Project. They are excited for much needed additional affordable housing in the area, and they are interested in seeing a successful office-to-affordable adaptive reuse project that can be a model for others in the region.

Though this Property does not fall within the boundaries of any District 4 Registered Neighborhood Association and a very limited number of properties (portions of two multi-family apartment properties and a small portion of a townhome project) are within a 200’ radius of the subject Property, the project team will host a community meeting with the neighboring Denver properties to provide information on the Project and rezoning application.

The project team will also conduct one-on-one briefings with several area property owners based on feedback from the Council District office. Because of the unique opportunity presented by this project as a regional affordable housing/adaptive reuse project, engagement is also occurring with neighboring jurisdiction and with housing advocates. Community outreach will continue throughout the rezoning timeline and will be enhanced by additional individual meetings and group briefings.

4340 S. Monaco
Shea Properties
Supplemental Community Outreach Information

Additional project community outreach has continued following submission of the zoning application. Though neither group has responded, information and an offer to meet has been shared with Strong Denver and Inter-Neighborhood Cooperation (INC)'s Executive Committee. Briefings also occurred with former District 4 Councilwoman Kendra Black and several interested District 4 residents, members of the Metro Mayors Caucus and area businesses. Shea has also publicly presented to Centennial City Council meetings as part of their affordable housing capital stack efforts.

On April 24, 2024, Shea Properties and The Pachner Company hosted a Community Open House at the project site. An informational flyer (including a QR code for the City's project webpage) and invitation to attend the open house was mailed to all property owners within 200 feet of the property, emailed to citywide Registered Neighborhood Organizations Inter-Neighborhood Cooperation (INC) and Strong Denver, and shared with the District 4 Council office. In addition, because the 2 closest properties to the project site are multifamily rental properties, the project team provided the flyer to the on-site management at Tangent and Bell Denver Tech Center apartments and requested that the flyer be shared on their community information boards to raise awareness with residents of these two neighboring properties.

Approximately 10 people attended the open house, including 2 residents from the neighboring apartment building (Tangent), a resident of the Southmoor neighborhood, a representative from Denver South, members of the Centennial City Council, and District 4 Councilwoman Diana Romero Campbell and her staff. Information was presented to attendees on the project vision, Shea's experience with affordable housing, and the zoning request and timeline. Because the event was held on the project site, attendees were able to tour the existing building and see how the building will be adapted. Centennial council members were particularly interested in seeing how the units would be laid out given that they have recently approved designating a portion of their Private Activity Bond allocation to this project to support this regionally beneficial affordable housing. Overall, there was significant excitement for the project amongst attendees.

KENDRA BLACK
3500 E FLOYD DR – DENVER, CO 80210
303.877.7912
kendrablackdenver@gmail.com

April 2024

Edson Ibanez
Community Planning & Development
City & County of Denver

RE: 4340 S Monaco, Denver 80237

Dear Mr. Ibanez,

I am a near life-long resident of southeast Denver and know the area very well. I also served as the Denver City Councilwoman representing District 4 in southeast Denver for eight years. During those eight years I worked closely with Shea Properties on a number of issues including planning and rezoning for Marina Square and planning for an affordable housing project in the DTC area.

I am so pleased to see that Shea's affordable housing project is moving forward. The DTC area is in great need of affordable units, and has an abundance of office buildings. Shea's innovative project to transform an empty office building into affordable units is exactly what our city needs at this time. The rezoning from B-4 with waivers to Planned Unit Development with a S-MX-5 base is a simple solution to the complexities presented by the old zoning code.

I strongly support this rezoning and urge the Planning Board and City Council to unanimously support it.

Shea's project will be a model for other developers to convert office buildings to much-needed housing.

Thank you for your work on this project.

Sincerely,

Kendra Black

Planning Board Comments

Submitted on	23 April 2024, 1:19PM
Receipt number	653
Related form version	3

Your information

Name	Braden Kallin
Address or neighborhood	4500 S Monaco St
ZIP code	80237
Email	bradenkallin@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	4350 S Monaco St
Case number	24i-00027

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	Given the presence of taller high rises in the immediately adjacent Belleview Station area, I believe this could/should be upzoned even further to allow higher than 5 story construction. However this is a great start.

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 5MB.