

April 26, 2024

Denver City Council
City and County Building
1437 Bannock St
Denver, CO 80202

Dear Honorable Members of the Denver City Council,

On behalf of the Metro Denver Economic Development Corporation, I am expressing our enthusiastic support for the proposed rezoning of the Ball Arena campus (1000 Chopper Circle and associated properties). This transformative project has the potential to deliver substantial economic opportunities for our city and advance the Chamber's work to attract new headquarters, expansions, and the country's best, brightest and healthiest workforce to our region.

Through this rezoning, we can help address Denver's housing crisis by enabling the development of 6,000 homes adjacent to Downtown Denver and the Auraria Higher Education Center. This dynamic, sustainable community, anchored by the home arena of the Denver Nuggets and Colorado Avalanche, will feature a central park and unparalleled trail system. The rezoning will bring true transit-oriented development to the site's two light rail stations, connecting residents and visitors to our regional transit network.

The Denver Nuggets' 2023 NBA Championship and the Colorado Avalanche's 2022 Stanley Cup victory not only brought national attention to Denver but also showcased the unique amenities of this campus. These amenities will attract quality, next-generation employers, help to grow Denver's downtown workforce and deliver economic development that benefits all our residents.

As Colorado's largest privately funded economic development authority, representing 11 counties and nearly 100 communities, we believe this is a vital project towards attracting a diverse workforce and good-paying jobs to our region. We urge the Denver City Council to approve rezoning the Ball Arena Campus. We are confident that this project will help our city and economy continue to grow.

I appreciate your consideration.

With support,



Raymond H. Gonzales

President, Metro Denver Economic Development Corporation





April 26, 2024

Denver City Council
City and County Building
1437 Bannock St
Denver, CO 80202

Honorable Members of the Denver City Council:

On behalf of the Denver Metro Chamber of Commerce, I am writing to express our enthusiastic support for the proposed rezoning of the Ball Arena campus (1000 Chopper Circle and associated properties). This transformative project has the potential to deliver substantial economic opportunities for our city and advance the Chamber's work to attract new headquarters, expansions and the country's best, brightest and healthiest workforce to our region.

Through this rezoning, we can help address Denver's housing crisis by enabling development of 6,000 homes adjacent to Downtown Denver and the Auraria Higher Education Center. This dynamic, sustainable community will be anchored by the Denver Nuggets and Colorado Avalanche's home arena, as well as a central park and unparalleled trail system. The rezoning will bring true transit-oriented development to the site's two light rail stations, connecting residents and visitors to our regional transit network.

The Denver Nuggets 2023 NBA Championship and Colorado Avalanche 2022 Stanley Cup victory brought national attention to Denver. The unique amenities of this campus will bring quality, next generation employers, helping to grow Denver's Downtown workforce and deliver economic development benefiting all our residents.

As the leading voice for Colorado's business community, we urge Denver City Council to approve the rezoning of the Ball Arena Campus. We are confident that this project will help our city continue to grow and our economy continue to thrive.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "J. J. Ament", written in a cursive style.

J. J. Ament
President & CEO
Denver Metro Chamber of Commerce

July 8, 2024

Denver Planning Board
201 W Colfax Ave, Dept. 201
Denver, CO 80202



Dear Members of the Denver Planning Board,

I am writing to express my strong support for the proposed rezoning of the Ball Arena campus. As Executive Director of the Denver Sports Commission, I am focused on supporting initiatives that can stimulate economic development and enhance the vibrancy of our city. Rezoning the 65-acre campus surface parking lots surrounding Ball Arena is a significant step towards achieving these goals.

Ball Arena is not only a premier sports venue, it is a cornerstone of Denver's identity, hosting three national championship teams – the Denver Nuggets, Colorado Avalanche, and Colorado Mammoth. These teams bring tremendous value to our community, fostering civic pride and generating substantial economic activity. However, the potential of this campus extends far beyond its current use as surface parking lots.

By rezoning the Ball Arena campus for new entertainment, recreational, residential, retail and commercial uses, we can create a dynamic urban center that will attract new businesses, residents, and visitors, fostering a vibrant community hub that operates year-round. The development can include amenities such as restaurants, shops, entertainment venues, and green spaces, making it a destination for both locals and tourists.

Moreover, the proposed development aligns with Denver's broader goals of sustainable growth and smart urban planning. By leveraging the economic impact of our sports teams, we can create a more interconnected and walkable neighborhood, reducing the reliance on cars and promoting public transportation and pedestrian pathways.

The economic benefits of this development are substantial. The increased foot traffic and activity around the Ball Arena will support local businesses, create jobs, and generate additional tax revenue for the city. It will also enhance the experience for fans attending events, contributing to the overall success of our sports franchises.

I urge the Denver Planning Board to approve the rezoning of the Ball Arena campus. This project presents a unique opportunity to maximize the potential of a prime location in our city, fostering economic development, and enhancing the quality of life for Denver residents. The Denver Sports Commission fully supports this initiative and is excited about the positive impact it will have on our community.

Sincerely,

Matthew Payne
Executive Director
Denver Sports Commission



July 3, 2024

Denver Planning Board
City and County of Denver
1437 Bannock Street, Room 3
Denver, CO 80202

Dear Members of the Denver Planning Board,

I am writing to share VISIT DENVER's enthusiastic support for the proposed rezoning of the Ball Arena campus. The redevelopment of this 65-acre Downtown Denver campus holds significant promise to bolster Denver's tourism sector and further enhance our city's reputation as a premier destination for visitors from around the world.

The Ball Arena Campus Master Plan vision aligns perfectly with VISIT DENVER's mission to promote Denver as a world-class tourist destination. By creating a dynamic mixed-use destination, this campus will offer visitors a richer, more engaging experience that combines sports, entertainment, dining, and retail options in one centralized location.

A revitalized Ball Arena Campus will make Denver more attractive for hosting major events, conventions, and sporting tournaments, thereby increasing our city's visibility on the national and international stage. By transforming the Ball Arena Campus into a hub of activity, we can provide visitors with diverse and high-quality experiences that encourage longer stays and repeat visits. The development of new retail, dining, and entertainment venues will create opportunities for local businesses to thrive, further boosting Denver's economy. Thoughtful planning and development in this area will contribute to sustainable urban growth, ensuring that Denver remains a livable and attractive city for both residents and visitors.

The potential benefits of this rezoning are immense. We anticipate increased visitor spending, job creation, and enhanced cultural and recreational opportunities, all of which contribute to the overall vibrancy and economic health of Denver.

VISIT DENVER wholeheartedly supports the rezoning of the Ball Arena Campus. We believe that this project will be a transformative step forward for our city, creating a more engaging and prosperous environment for everyone. We urge the Denver Planning Board to approve this rezoning proposal and help us continue to build Denver's future as a top-tier destination.

Thank you for your consideration.

Sincerely,

Richard W. Scharf
President & CEO
VISIT Denver, The Convention & Visitors Bureau



From: [Jeanne Granville](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] Rezoning CBA for KSE Development in the mid-central Platte River
Date: Wednesday, July 17, 2024 11:03:30 AM

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Dear Members of the Denver Planning Board,

As President of the Sun Valley Community Coalition (SVCC) and member of the Ball Arena Community Benefits Agreement Committee (BACBAC), West Denver Community Leader Coalition (WDCLC), and West Area Plan Steering Committee, I am writing in support of BACBAC's efforts to secure a binding Community Benefits Agreement (CBA) with Kroenke Sports Entertainment (KSE) that will help ensure its Ball Arena redevelopment includes essential community benefits.

SVCC has reviewed KSE's plans and has consensus that it will only consider supporting KSE's rezoning application if a satisfactory CBA is signed prior to being heard by Denver City Council.

While BACBAC's and KSE's efforts indicate that promising progress has been made toward achieving a CBA with commendable advancements in affordable housing, infrastructure and connectivity, economic opportunities, and family and cultural benefits, there is more work that needs to be done to ensure that the Ball Arena truly benefits and not just impacts.

At this time, our primary areas of concern needing additional attention are:

General

KSE has indicated that Phase I, which mostly features commercial and entertainment, will be built but that the market will determine the build-out of the other phases. Much of the housing and infrastructure for a park, child care center and other amenities that make up residential neighborhoods is planned for Phases II and III. What assurances are there that these Phases will be implemented on a timely basis, if ever? At a minimum we need assurances for the timing of the affordable housing and infrastructure build-out.

Affordable Housing

We really need more affordability than 18% for 70 – 100% AMI, and the offered 50 affordable units at 30%. We all need to dig deeper and figure out how the KSE project can make substantive contributions to help address Denver's affordable housing crisis.

Two 30-story towers with 300 affordable 1 + bedroom units each is a lot of people living in one building. That is so different from Sun Valley's very intentional vertical

development that does not concentrate that many people in any of its building, regardless of income. We can't even fathom that many people living in one building or the social cohesion and physical upkeep it would take to maintain a healthy quality of life.

If one or either of the two 300-unit towers is not feasible, there needs to be assurances that the number of units will still be built within the project site area.

Infrastructure

Assurances that the park will be available 365 days per year for resident enjoyment and when KSE holds events, there is park area accessible separate from the event area.

Sun Valley residents are able to safely and easily get to and from Sun Valley and the new Ball Arena development

On-site energy solutions, including on-site electrical substations if needed.

Economic Opportunity

Inclusive practices that provide economic opportunity beyond the construction phase for women and BIPOC workers and local businesses.

Family, Arts and Culture

Substantive recognition and financial support for those that have been residents of the land and displaced

Family and entertainment amenities that allow all income levels to enjoy the new development

This is a crucial time for Denver, and the KSE development, like all of us, have a responsibility to ensure that current and future generations have a healthy quality of life. Thank you for considering these items as you deliberate this important matter

Jeanne Granville, President
Sun Valley Community Coalition

From: [Renee Stone](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] zoning map amendment for Chopper Circle
Date: Wednesday, July 17, 2024 12:01:23 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

My name is Renee Martinez Stone, my work address is 1035 Osage Street, and my submitted email is on behalf of the West Denver Renaissance Collaborative (WDRC), collective impact work with leaders and organizations from west neighborhoods for 7 years.

Denver continues to be a hub of trade, commerce, and quality living. The origins of this great city began in the very location of the proposed rezoning, along the South Platte River as a Native American trade route /stop and continued with some of the most recognized urban planning that would shape our city. The urban design and planning layout of Denver has been intentional and continues to be so through the efforts of Mayors and CPD.

West Denver leaders have been advocating for a Small Area Plan in the area of the proposed rezoning; but have been unsuccessful for well over a year. This mid-South Platte area includes valued businesses, the City's cherished South Platte River, and key transportation corridors; it is also home to historic neighborhoods, organizations, and anchor institutions. Small Area Plan and other NPI plans provide **plan guidance** for a range of issues addressing mobility and critical connections, land use, public amenities and public utilities...**they coordinate** the cities resources and decisions for development, and they **give priority to the community's vision** identifying community identified goals, needs, and opportunities.

As a city, we find ourselves without a detailed land use or small area plan as we consider this rezoning. We have the code, processes, top-notch staff, and many touchpoints for the public, boards, city leaders, and elected officials. However, in this situation, community-specific and benefitting local vision and goals are missing.

It then falls on the applicant, city leadership, staff, community, volunteers, and elected officials to work together to elevate the potential of this project. We must provide what is missing to ensure the development of this site addresses our city's greatest needs and provides benefits, not just impacts. Otherwise, we fail at one of the cities more central, historic and visible locations failing future generations.

I ask Planning Board to review this application and recommend this rezoning WITH the important considerations including the recommendation of how important a Community Benefits Agreement (CBA) is for this site.

Thank you,

Renee Martinez-Stone

July 9, 2024

Denver Planning Board
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Members of the Denver Planning Board,

I am writing to express my support for the proposed rezoning of the Ball Arena property (1000 Chopper Circle and associated properties). The Auraria Campus owns approximately 1.4 acres within the larger area that is proposed for rezoning. Although not subject to municipal zoning, as a state entity, the Campus supports the planned rezoning for the reasons stated herein.

The Ball Arena property, currently dominated by 65 acres of surface parking lots, represents an opportunity for transformation. Rezoning this area to allow for mixed-use development increases affordable housing options and creates vibrant, livable spaces.

The potential benefits of this rezoning are multifaceted. By introducing a mix of residential, commercial, and recreational spaces, we can create a dynamic neighborhood that attracts a diverse array of residents and visitors. This development will not only provide much-needed housing options but also complement investments on the Auraria Campus, support local businesses, and contribute to Denver's economic vitality.

As an institution dedicated to higher education for all, the Auraria Campus supports initiatives that enhance the livability and vibrancy of the surrounding area. The rezoning of the Ball Arena proper is a step towards a more dynamic Denver. Of course, the proposed development does not come without its own set of challenges. With the replacement of 65 acres of surface parking lots by mixed-use development and housing, parking demands in the immediate area will increase. While we all support walkable neighborhoods and mass-transit use, this increased need for parking is real and must be considered. Further, the addition of housing in this area will further increase the need for affordable childcare. The Auraria Campus looks forward to partnering with the City and Ball Arena to address these challenges.

I support the Denver Planning Board approving this rezoning proposal and support the development of a complete neighborhood that will benefit our Campus. Thank you for your consideration.

Sincerely,

Colleen Walker
Chief Executive Officer
Auraria Higher Education Center

From: [kathy sandoval](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Cc: [Jaime Tomás Aguilar](#); [District 3](#)
Subject: [EXTERNAL] 1000 Chopper Circle, Case number: 2022i-00249
Date: Tuesday, July 16, 2024 11:07:26 AM

This Message Is From an External Sender

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Anthony Lechuga,
In response to the rezoning application of 1000 Chopper Circle and case number 2022i-00249.

As a member of the Villa Park Neighborhood Assn. board and resident of Villa Park, I will not support the rezoning of this property unless a community benefits agreement is signed with the adjacent neighborhoods.

Regards,
Kathy Sandoval
700 Raleigh St
Villa Park

From: [chala.mohr](#)
To: [Planningboard - CPD](#)
Cc: [Jeanne Granville](#)
Subject: [EXTERNAL] Letter to Planning Board Re: CBA for KSE Development in the mid-central Platte River area
Date: Tuesday, July 16, 2024 3:02:35 PM

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Hello members of the Planning Board,

My name is Chala Mohr, and I live at 468 Stuart St., Denver, CO 80204. I am part of the West Denver Community Leader Coalition (WDCLD), have served on the Community Coalition for Barnum's Board for many years, and am currently board vice president, as well as served on the West Area Plan steering committee. I am emailing today to support the Ball Arena Community Benefits Agreement Committee (BACBAC).

I will not support the proposed rezoning of the KSE site at City Council if BACBAC and KSE do not agree upon the community benefits agreement before the application goes before City Council. I hope that the Planning Board will consider this as they deliberate.

I am hopeful for a successful community benefits agreement, and the following items are most important to me.

1. Affordable housing for Denver's cost-burdened households, including family-sized units at the lower AMI levels.
2. Family and cultural benefits that include childcare with subsidized slots, an indoor community art space providing a "third space" for youth in the area, and an outdoor children's park providing an outdoor "third space" for youth in the area.

I believe the following issues need more progress in the CBA concerning affordable housing:

1. Identify and commit to the timing of construction of the affordable housing units to be built. This timing should be early within each construction phase and coincide with the development of the cultural benefits mentioned above.
2. Increase the percentage of affordable rental units; 18% is not enough for a development that is this impactful in the city's center, and we need deeper affordability than the 50 affordable units at 30% AMI.
3. Identify what would happen if one of the two 300-unit affordable buildings could not get built or is delayed because of financing.

Thank you for taking the time to listen to us and consider what our Denver community needs now and in the future as you deliberate on this crucial rezoning proposal.

Kind regards,

Chala Mohr - (she/her/hers)



LoDo District, Inc.
1536 Wynkoop St #108
Denver, CO 80202

June 15, 2024

Denver Planning Board
201 W Colfax Ave
Denver, CO 80202

Dear Members of the Denver Planning Board,

We are writing to you on behalf of LoDo District, Inc., an organization dedicated to the vibrant and sustainable development of the Lower Downtown (LoDo) area. We are excited to express our strong support for the proposed rezoning of the Ball Arena Campus.

The vision to redevelop 65 acres of surface parking lots into a dynamic, mixed-use community aligns perfectly with our mission to enhance the urban experience in LoDo. The Ball Campus Master Plan promises to bring numerous benefits to our community. The plan's emphasis on public transit, biking, and pedestrian pathways will create a more sustainable and accessible transportation network. And the implementation of the 5280 Trail through the Ball Arena campus will connect this site to the rest of Downtown Denver. As part of this auto-alternative transportation network, we strongly support the pedestrian / bike bridge over Speer Blvd at Wynkoop Street.

The central public park, accessible to LoDo by the Wynkoop pedestrian and bike bridge over Speer, will provide much-needed downtown green space which is vital for enhancing the quality of life in downtown neighborhoods. And the addition of diverse housing options at the intersection of Lower Downtown and the Auraria Higher Education Campus will help address Denver's housing affordability challenges.

Further, all development on this site will be guided by comprehensive design guidelines that will ensure the built environment is welcoming to pedestrians, street fronts are activated, and height and density will achieve the quality of development that the LoDo District consistently advocates.

In particular, we support the zoning strategy which requires lower height buildings at the northeastern end of the development area adjacent to Speer and across from LoDo.

The rezoning and redevelopment of the Ball Arena Campus represents a transformative opportunity for Denver. It aligns with our shared goal of creating a vibrant, sustainable, and inclusive urban environment. LoDo District, Inc. fully supports this rezoning proposal and urges the Denver Planning Board to approve the rezoning proposal.

Thank you for your time and consideration. We look forward to seeing the positive impact this development will have on our community.

Sincerely,

Dick Farley, Co-chair LoDo District Inc.

Marty Steinberg, Co-Chair LoDo District Inc.



July 15, 2024

Denver Planning Board
201 W Colfax Ave #201
Denver, CO 80202

Dear Members of the Denver Planning Board,

As Executive Director of The Greenway Foundation, I am writing to express our strong support for the proposed rezoning of the Ball Arena Campus. This initiative supports our mission to enhance and protect the South Platte River and its tributaries, which are vital components of Denver's natural and recreational infrastructure.

The Ball Arena Campus redevelopment represents a pivotal opportunity to complement the Cherry Creek Greenway and South Platte River Greenway. These greenways are not only cherished recreational assets for our community, but also critical connectors within Denver's trail network. By improving connectivity and trail access to the Cherry Creek Trail and the South Platte River Trail, the proposed rezoning will significantly bolster our city's commitment to sustainable urban development and active transportation.

With the creation of a three-acre public park, the Ball Campus redevelopment will provide critically needed greenspace, increase recreational opportunities for residents and attract more visitors to Downtown Denver. We believe that the rezoning of the Ball Arena Campus is a forward-thinking initiative that will yield substantial benefits for our city. It is a critical step toward creating a more connected, vibrant, and sustainable urban environment.

We urge the Denver Planning Board to approve the proposed rezoning and look forward to collaborating on future projects that continue to enhance Denver's trail network, green spaces, and waterways

Thank you for your consideration,

Ryan Aids
Executive Director
The Greenway Foundation

July 9, 2024

Denver Planning Board
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Members of the Denver Planning Board,

I am writing to express my support for the proposed rezoning of the Ball Arena property (1000 Chopper Circle and associated properties). The Auraria Campus owns approximately 1.4 acres within the larger area that is proposed for rezoning. Although not subject to municipal zoning, as a state entity, the Campus supports the planned rezoning for the reasons stated herein.

The Ball Arena property, currently dominated by 65 acres of surface parking lots, represents an opportunity for transformation. Rezoning this area to allow for mixed-use development increases affordable housing options and creates vibrant, livable spaces.

The potential benefits of this rezoning are multifaceted. By introducing a mix of residential, commercial, and recreational spaces, we can create a dynamic neighborhood that attracts a diverse array of residents and visitors. This development will not only provide much-needed housing options but also complement investments on the Auraria Campus, support local businesses, and contribute to Denver's economic vitality.

As an institution dedicated to higher education for all, the Auraria Campus supports initiatives that enhance the livability and vibrancy of the surrounding area. The rezoning of the Ball Arena proper is a step towards a more dynamic Denver. Of course, the proposed development does not come without its own set of challenges. With the replacement of 65 acres of surface parking lots by mixed-use development and housing, parking demands in the immediate area will increase. While we all support walkable neighborhoods and mass-transit use, this increased need for parking is real and must be considered. Further, the addition of housing in this area will further increase the need for affordable childcare. The Auraria Campus looks forward to partnering with the City and Ball Arena to address these challenges.

I support the Denver Planning Board approving this rezoning proposal and support the development of a complete neighborhood that will benefit our Campus. Thank you for your consideration.

Sincerely,

Colleen Walker
Chief Executive Officer
Auraria Higher Education Center

From: [Stahl, Dale J](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] Rezoning of Ball Arena
Date: Tuesday, July 16, 2024 8:18:32 AM

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Dear Planning Board,

My name is Dale Stahl and I work on Auraria Campus and live at 860 N Ogden St, Denver CO 80218. I am emailing today in support of the Ball Arena Community Benefits Agreement Committee (BACBAC).

I urge the Board to only support the proposed rezoning at City Council *on the condition* that BACBAC and KSE reach an agreed-upon CBA before the application goes before city council. It is vital that community and campus needs are addressed when such a significant part of downtown will undergo change. I hope that the Planning Board will take this into consideration as they deliberate.

Today, I would like to share with you some of the key issues the CBA committee has been discussing that are the most important to me.

1. Affordable housing. Auraria Campus serves one of the most diverse student bodies in the state. Many are low-income. The campus employs thousands. Do we want to be a city where regular workers and students can't afford to live? Do we want to exacerbate commute times and traffic by not building suitable housing where it is needed? Students regularly report to me about their housing and commuting woes. They miss class when RTD fails. They drop out when they can't find reasonable housing. The CBA committee is working to make sure family and low-income housing are made available and provided as promised, especially if and when design and construction change.
2. Connectivity. Denver needs urban design and infrastructure for moving people about the city in convenient, safe, and low carbon ways. The CBA committee has been working with KSE around roadway, pedestrian, and cyclist safety to make sure that students and employees flowing downtown can safely reach their destinations.

Thank you for making sure our community needs are addressed as you deliberate on this crucial rezoning proposal.

Best,
Dale Stahl

From: [kathy sandoval](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Cc: [Jaime Tomás Aguilar](#); [District 3](#)
Subject: [EXTERNAL] 1000 Chopper Circle, Case number: 2022i-00249
Date: Tuesday, July 16, 2024 11:07:26 AM

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Anthony Lechuga,
In response to the rezoning application of 1000 Chopper Circle and case number 2022i-00249.

As a member of the Villa Park Neighborhood Assn. board and resident of Villa Park, I will not support the rezoning of this property unless a community benefits agreement is signed with the adjacent neighborhoods.

Regards,
Kathy Sandoval
700 Raleigh St
Villa Park

Good afternoon, members of the planning board.

My name is Heidi Newhart, and I live in West Colfax. I am a part of the West Denver Community Leader Coalition (WDCLD) and a member of the Steering Committee for the West Area Plan. I am emailing you today in support of the Ball Arena Community Benefits Agreement Committee (BACBAC).

I will only support the proposed rezoning at City Council on the condition that BACBAC and KSE reach an agreed-upon CBA before the application goes before city council. I hope that Planning Board will take this into consideration as they deliberate.

Today, I would like to share with you some of the key issues that are the most important to me and to note that these concerns can only be addressed thru a community process and specifically a CBA.

The development pressure that Denver has experienced over the past decade has disproportionately benefited those of means and has not always been in relationship with the people who have been in place in the communities where this development has occurred. KSE, along with the River Mile, and the Stadium District redevelopment, tend to represent a small part of the Denver metro community, while having an outsized impact on one of our most valuable assets—the S. Platte and our river systems. These systems flow thru our neighborhoods into the larger whole of Denver and tie us to each other. Without a Community Benefits Agreement that structurally requires a relationship between development, the community, and our natural environment, we will end up with a place serving \$22 martinis and offering sporting and other events that are far out of reach for the average person to attend, and with nothing that speaks to Denver's history along the S. Platte, a place that only lights up when there is an event and has nothing to sustain itself in between. The City should be asking development, that will benefit greatly from all that Denver and this specific location has to offer, to be creating inclusive, people centered developments that integrate the S. Platte with nature based design that support human and more than human inhabitants. Access to development with natural spaces for a family or individual to sit, to enjoy the environment and other people, to run a small local business, to live close to where they work and go to school can add greatly to Denver's resiliency to further events—both climatic and economic.

Additionally, equity, mobility, recognition of past harm, water, affordable housing, and quality of life are all tenants of the West Area Plan. I would like to support these values and concepts, along with the ones stated above, being woven into KSE's development thru the lens of a Community Benefits Agreement. And I would like to see the BACBAC build upon and be informed by our flood plain and natural resources, one where the river informs the development as opposed to the development informing and imposing its will onto the river.

The topics that a CBA can cover around affordable housing and commercial space, multi modal transportation and access, culturally sensitive art, acknowledgment of past harm in an area that has a long and traumatic history, will help guide development that will support downtown and surrounding neighborhoods in ways that a development alone, without a CBA, cannot do.

Thanks for taking the time to listen to us and consider what our community needs as you deliberate on this crucial rezoning proposal.

SIGNS OF PROGRESS

- **Affordable Housing:**
 - **Family-Friendly Units:** Based on our advocacy, we have a tentative agreement to increase the percentage of affordable units with family-sized units from 30% to 35%.
 - **Deeper Affordability:** KSE has provisionally committed to at least 50 units for households earning less than 30% of the area median income (AMI).
- **Economic Opportunities:**
 - **Local Hiring:** KSE has expressed a goal for 20% of construction jobs will come from NEST neighborhoods.
 - **Job Training:** KSE has tentatively agreed to prioritizing residents from NEST neighborhoods for a portion of permanent on-site jobs.
- **Family and Cultural Benefits:**
 - **Childcare:** KSE has proposed an on-site childcare facility for up to 300 children, with some subsidized slots.
 - **Community Art:** KSE has tentatively committed to a 7,000-square-foot space will be dedicated to community art.
 - **Youth Engagement:** KSE has verbally agreed to preserving the Rothman's Children's Park and adding additional play spaces for children throughout the Ball Arena site.
- **Infrastructure and Connectivity:**
 - **Enhanced Connectivity:** KSE is designing improved connections to surrounding areas, such as Auraria Parkway, crossing Speer Boulevard, and the Walnut connection to Sun Valley, to support more advocacy with the city and other agencies for roadway improvements.
 - **Pedestrian and Cyclist Safety:** KSE is involving the community in developing infrastructure plans to prioritize pedestrian and bicyclist safety.
- **Partnering with Displaced Aurarians:**
 - **Housing Access:** KSE has seemed willing to commit to affirmative marketing of affordable housing to descendants of displaced Aurarians.
 - **Scholarship Awareness:** KSE has tentatively committed to supporting marketing university scholarships for displaced Aurarians.
- **Partnering with Native American/American Indian Communities:**
 - **Housing Access:** KSE has seemed willing to commit to affirmative marketing of affordable housing to Native American/American Indian families.
 - **Cultural Acknowledgement:** KSE has stated they will continue working with Indigenous groups to create a living land acknowledgment and incorporate contemporary Indigenous identities on the site through arts and sports programming.

CONTINUING ADVOCACY ISSUES

- **More Affordable Housing:**
 - What happens if one of the two 300-unit affordable buildings cannot get built or is delayed because of financing, do the restricted units revert to dispersed or is payment in lieu due back to the city?

- The deliver and timing of construction for the affordable units is important and the progress of all development should track with the delivery of the affordable units.
- We need a higher percentage of affordable rental units; 18% is not enough for a development that is this impactful in the city's center.
- KSE should commit to building affordable housing early within each phase to ensure it is completed.
- **Support for Local Businesses:**
 - We want KSE to ensure small local businesses have opportunities through reduced rents and technical assistance.
 - KSE should support the construction labor pipeline through apprenticeships and stipends.
- **Access to Events and Support for Artists:**
 - We want KSE to engage with the existing communities around the site by creating spaces for the community to view events for free.
 - A larger share of the public art commissions should go to supporting our local artists.
- **Infrastructure and Connectivity**
 - KSE should commit to ensuring new energy infrastructure does not negatively impact adjacent residential neighborhoods or the river.
- **Support for Students:**
 - KSE should contribute to an “Urgent Fund” to support students facing one-time emergency expenses.
 - We would like the foundation arm of KSE to contribute to scholarship funds for descendants of displaced Aurarians and Native American/American Indian students as a recognition of the historical displacement of people living and working on this land.

July 15th, 2024

Denver Planning Board
201 W Colfax Ave #201
Denver, CO 80202

Dear Members of the Denver Planning Board:

We are writing to you as the co-chairs of the Ball Arena Community Benefits Agreement Committee (BACBAC) to express our position regarding Kroenke Sports Entertainment's (KSE) proposed rezoning of the Ball Arena site. BACBAC is an eleven-member community organization representing interests in the immediate vicinity of Ball Arena. Our mission is focused on establishing a binding Community Benefits Agreement that reflects the interests of former, present, and future residents of Ball Arena and surrounding neighborhoods.

For almost eleven months, we have been actively meeting and negotiating in good faith, working collaboratively to ensure that the redevelopment project includes essential community benefits. Just last month, KSE and BACBAC signed an Agreement to Negotiate (attached); and while the agreement is not a formal CBA contract, it reflects KSE's commitment to engage with our Committee to negotiate in good faith so that we can ultimately sign a binding CBA.

In this context, BACBAC supports the Planning Board's recommendation of approval. Should this rezoning be heard at City Council, BACBAC will only be supportive *if* we have reached a signed Community Benefits Agreement (CBA) by that time.

While we have issues to work through, the progress we have made together is encouraging, particularly in areas such as affordable housing, economic opportunities, family and cultural benefits, and infrastructure and connectivity. Notable advancements in our discussions thus far include:

- **Affordable Housing:** While conversations continue regarding the ultimate total percentage of affordable housing that will be required on the site, we have reached tentative agreement in many areas that could push to maximize the amount of affordable units at the site. As an example, the BACBAC has successfully demonstrated the viability of building more than the EHA required minimum of 15%. This has led to KSE's acceptance of a minimum of an 18% affordable housing requirement. Additional areas of progress include:
 - **Family-Friendly Units:** We support the increase of affordable units with two or more bedrooms from 30% to 35%, with a tentative commitment that 15% of affordable rental units will have at least three bedrooms. This aligns with Blueprint Denver's goal of providing a variety of housing options in every

neighborhood (Blueprint Denver, Land Use and Built Form - Housing, Policy 7, Strategy A).

- **Deeper Affordability:** KSE originally proposed a blend of affordable and middle-income units that serve up to 140% AMI. We were concerned that this plan would still leave behind the community members most in need of housing opportunities. We have advocated for an upper limit of 100% AMI for the affordable rentals and for the inclusion of 75 units serving households earning less than 30% AMI. To date, KSE has provisionally agreed to the 100% AMI cap and has committed to at least 50 units of housing that will serve households below 30% AMI. This supports Blueprint Denver's strategy to create a greater mix of housing options in every neighborhood (Blueprint Denver, Land Use and Built Form - Housing, Policy 8, Strategy D).
- **Affordable Ownership Opportunities:** Currently, eighteen percent of the for-sale housing will be affordable to moderate-income households. Including affordable ownership opportunities in the Ball Arena redevelopment ensures long-term stability and investment in the community. It allows residents to build equity and secure their financial future while fostering a sense of pride and commitment to the neighborhood, in line with Blueprint Denver's emphasis on creating choices for Denver residents and promoting racial, ethnic, and socioeconomic diversity in Denver's neighborhoods (Blueprint Denver, Expanding Housing and Jobs Diversity).
- **Economic Opportunities:** BACBAC's ultimate goal is to ensure surrounding neighborhoods and residents across the metro can take advantage of the investment in the downtown core.
 - **Local Hiring:** Twenty percent of construction jobs will come from NEST neighborhoods or workers referred by community trade organizations. KSE has tentatively accepted this as a project goal and is working with DEDO to participate in the city's Construction Careers Program. This supports Blueprint Denver's goal to improve economic mobility through workforce training and career development.
 - **Job Training:** BACBAC advocates for expanded job training programs and long-term employment opportunities targeting residents from adjacent and NEST neighborhoods to ensure economic growth benefits the local community. KSE has tentatively committed to a goal of permanent jobs on the site being available through a "First Hire Opportunity" prioritizing NEST neighborhood residents, aligning with Blueprint Denver's strategy to build the capacity and strength of local businesses and residents (Blueprint Denver, Land Use and Built Form - Economics, Policy 2, Strategy D).

- **Infrastructure and Connectivity:** The built environment is a lynchpin for how this new development will integrate with the fabric of our great city. BACBAC has prioritized connectivity with surrounding neighborhoods through multimodal transportation options and ensuring all Denverites and visitors can enjoy this new neighborhood.
 - **Enhanced Connectivity:** BACBAC has advocated for improved connections to surrounding areas, such as Auraria Parkway, the Walnut connection to Sun Valley, 5th Street and Colfax, 9th and Colfax, the Wynkoop crossing at Speer, and the Blake and Market bikeways crossing Speer. KSE has agreed to design infrastructure improvements to support community advocacy with the city, aligning with Blueprint Denver's goal to deliver a multimodal network that encourages walking, biking, and transit (Blueprint Denver, Mobility, Policies 1 and 2).
 - **Pedestrian and Cyclist Safety:** KSE is proposing to limit vehicular access for portions of the site, including along 12th Street, a key priority for the residents currently living on the site. They are also designing crosswalks to improve pedestrian and cyclist safety, supporting Blueprint Denver's goal to create a safe transportation system that serves all users (Blueprint Denver, Mobility, Policy 3).
 - **Public Access:** KSE has verbally committed to the parks and trails on site being open to the public during regular city park hours. No purchase will be required to access these spaces.

- **Family and Cultural Benefits:** While the site today is sparsely populated, many people worked, lived and utilized the land prior to its current use. The BACBAC's goals are to ensure we recognize that reality and also ensure that current and future workers, residents and neighbors have the resources necessary to make this a great place to live, work and recreate.
 - **Childcare:** KSE has proposed an on-site childcare facility that will accommodate up to 300 children, with some subsidized slots through a community investment fund generated by a fee on on-site retail sales. KSE has provisionally agreed to affirmatively market the Colorado Childcare Assistance Program (CCAP) to people working and living on the site.
 - **Community Art:** KSE has tentatively agreed to dedicate space for community art creation. They are planning an approximately 7,000 square-foot space for the community to engage with the arts, supporting Blueprint Denver's strategy to leverage arts and creative placemaking to strengthen community (Blueprint Denver, Land Use and Built Form - Economics, Policy 4).

- **Partnering with Displaced Aurarians:**
 - **Housing Access:** KSE has provisionally agreed to affirmative marketing of affordable housing to descendants of displaced Aurarians which aligns with Blueprint Denver's goal to mitigate involuntary displacement and ensure

equitable access to housing (Blueprint Denver, Land Use and Built Form, General, Policy 5).

- **Scholarship Awareness:** KSE has also indicated they will support marketing of university scholarships for displaced Aurarians by elevating the neighborhood's history and providing financial support for the Welcome Center.
- **Partnering with Native American/American Indian Communities:**
 - **Housing Access:** KSE has provisionally agreed to affirmative marketing of affordable housing to Native American/American Indian families which aligns with Blueprint Denver's goal to mitigate involuntary displacement and ensure equitable access to housing (Blueprint Denver, Land Use and Built Form, General, Policy 5).
 - **Cultural Acknowledgment:** KSE seems willing to partner with Indigenous leaders to create a living land acknowledgment and has verbally committed to recognizing Indigenous people's history and contemporary presence through the arts and cultural programming.

While we have not yet reached full agreement on all issues, we hope to have a mutually agreeable Community Benefits Agreement before this rezoning goes to the City Council. With continued negotiations, we can address the remaining concerns and enhance the proposed benefits for our community.

Some areas where we continue to advocate for further progress include:

- **Increasing the Percentage of Affordable Rental Units** to ensure more diverse housing options are available to meet community needs.
- **Guarantees for Affordable Housing:** KSE is planning to achieve their affordability targets largely through two 300-unit buildings. To address the risk posed by this, BACBAC would like KSE to be required to develop those buildings as one of the first three buildings within their respective phases. If this is not fulfilled, KSE should be required to integrate those units, with their committed AMIs and bedroom counts, throughout the remaining market rate residential developments within that phase.
- **Support for Local Businesses:** Ensure small local businesses have opportunities through reduced rents and technical assistance, and support the construction labor pipeline through apprenticeships and stipends.
- **Access to Events and Support for Artists:** Create spaces for the community to view events for free and advocate for more public art commissions to go to local artists.
- **Infrastructure and Connectivity:** Promote local attractions through enhanced wayfinding and ensure energy infrastructure does not negatively impact residential neighborhoods.

- **Support for Students:** Establish a fund for urgent needs to support students facing one-time emergency expenses and advocate for contributions to scholarship funds for descendants of displaced Aurarians and Native American/American Indian students.

Thank you for your attention to our concerns and aspirations as you consider this significant rezoning proposal.

Sincerely,

Simon Tafoya

Co-Chair, Ball Arena Community Benefits Agreement Committee

Susan Powers

Co-Chair, Ball Arena Community Benefits Agreement Committee

From: [kathy sandoval](#)
To: [Lechuga, Tony D. - CPD CE0429 City Planner Senior](#)
Cc: [Jaime Tomás Aguilar](#); [District 3](#)
Subject: [EXTERNAL] 1000 Chopper Circle, Case number: 2022i-00249
Date: Tuesday, July 16, 2024 11:07:26 AM

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Anthony Lechuga,
In response to the rezoning application of 1000 Chopper Circle and case number 2022i-00249.

As a member of the Villa Park Neighborhood Assn. board and resident of Villa Park, I will not support the rezoning of this property unless a community benefits agreement is signed with the adjacent neighborhoods.

Regards,
Kathy Sandoval
700 Raleigh St
Villa Park

From: [Stahl, Dale J](#)
To: [Planningboard - CPD](#)
Subject: [EXTERNAL] Rezoning of Ball Arena
Date: Tuesday, July 16, 2024 8:18:32 AM

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Dear Planning Board,

My name is Dale Stahl and I work on Auraria Campus and live at 860 N Ogden St, Denver CO 80218. I am emailing today in support of the Ball Arena Community Benefits Agreement Committee (BACBAC).

I urge the Board to only support the proposed rezoning at City Council *on the condition* that BACBAC and KSE reach an agreed-upon CBA before the application goes before city council. It is vital that community and campus needs are addressed when such a significant part of downtown will undergo change. I hope that the Planning Board will take this into consideration as they deliberate.

Today, I would like to share with you some of the key issues the CBA committee has been discussing that are the most important to me.

1. Affordable housing. Auraria Campus serves one of the most diverse student bodies in the state. Many are low-income. The campus employs thousands. Do we want to be a city where regular workers and students can't afford to live? Do we want to exacerbate commute times and traffic by not building suitable housing where it is needed? Students regularly report to me about their housing and commuting woes. They miss class when RTD fails. They drop out when they can't find reasonable housing. The CBA committee is working to make sure family and low-income housing are made available and provided as promised, especially if and when design and construction change.
2. Connectivity. Denver needs urban design and infrastructure for moving people about the city in convenient, safe, and low carbon ways. The CBA committee has been working with KSE around roadway, pedestrian, and cyclist safety to make sure that students and employees flowing downtown can safely reach their destinations.

Thank you for making sure our community needs are addressed as you deliberate on this crucial rezoning proposal.

Best,
Dale Stahl

Planning Board Comments



Submitted on	16 July 2024, 6:49PM
Receipt number	671
Related form version	3

Your information

Name	Simon Tafoa
Address or neighborhood	La Alma Lincoln Park
ZIP code	80204
Email	stafoya@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	1000 Chopper Circle
Case number	2022i-00249

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?

Moderate support

Your comment:

See attached Letter and attachment

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.

[BACBAC Letter to Planning Board \(2\).pdf](#)
[Agreement to Negotiate - final 6-25_1 - signed.pdf](#)



July 15, 2024

Denver Planning Board
201 W Colfax Ave #201
Denver, CO 80202

Dear Members of the Denver Planning Board,

As Executive Director of The Greenway Foundation, I am writing to express our strong support for the proposed rezoning of the Ball Arena Campus. This initiative supports our mission to enhance and protect the South Platte River and its tributaries, which are vital components of Denver's natural and recreational infrastructure.

The Ball Arena Campus redevelopment represents a pivotal opportunity to complement the Cherry Creek Greenway and South Platte River Greenway. These greenways are not only cherished recreational assets for our community, but also critical connectors within Denver's trail network. By improving connectivity and trail access to the Cherry Creek Trail and the South Platte River Trail, the proposed rezoning will significantly bolster our city's commitment to sustainable urban development and active transportation.

With the creation of a three-acre public park, the Ball Campus redevelopment will provide critically needed greenspace, increase recreational opportunities for residents and attract more visitors to Downtown Denver. We believe that the rezoning of the Ball Arena Campus is a forward-thinking initiative that will yield substantial benefits for our city. It is a critical step toward creating a more connected, vibrant, and sustainable urban environment.

We urge the Denver Planning Board to approve the proposed rezoning and look forward to collaborating on future projects that continue to enhance Denver's trail network, green spaces, and waterways

Thank you for your consideration,

Ryan Aids
Executive Director
The Greenway Foundation



LoDo District, Inc.
1536 Wynkoop St #108
Denver, CO 80202

June 15, 2024

Denver Planning Board
201 W Colfax Ave
Denver, CO 80202

Dear Members of the Denver Planning Board,

We are writing to you on behalf of LoDo District, Inc., an organization dedicated to the vibrant and sustainable development of the Lower Downtown (LoDo) area. We are excited to express our strong support for the proposed rezoning of the Ball Arena Campus.

The vision to redevelop 65 acres of surface parking lots into a dynamic, mixed-use community aligns perfectly with our mission to enhance the urban experience in LoDo. The Ball Campus Master Plan promises to bring numerous benefits to our community. The plan's emphasis on public transit, biking, and pedestrian pathways will create a more sustainable and accessible transportation network. And the implementation of the 5280 Trail through the Ball Arena campus will connect this site to the rest of Downtown Denver. As part of this auto-alternative transportation network, we strongly support the pedestrian / bike bridge over Speer Blvd at Wynkoop Street.

The central public park, accessible to LoDo by the Wynkoop pedestrian and bike bridge over Speer, will provide much-needed downtown green space which is vital for enhancing the quality of life in downtown neighborhoods. And the addition of diverse housing options at the intersection of Lower Downtown and the Auraria Higher Education Campus will help address Denver's housing affordability challenges.

Further, all development on this site will be guided by comprehensive design guidelines that will ensure the built environment is welcoming to pedestrians, street fronts are activated, and height and density will achieve the quality of development that the LoDo District consistently advocates.

In particular, we support the zoning strategy which requires lower height buildings at the northeastern end of the development area adjacent to Speer and across from LoDo.

The rezoning and redevelopment of the Ball Arena Campus represents a transformative opportunity for Denver. It aligns with our shared goal of creating a vibrant, sustainable, and inclusive urban environment. LoDo District, Inc. fully supports this rezoning proposal and urges the Denver Planning Board to approve the rezoning proposal.

Thank you for your time and consideration. We look forward to seeing the positive impact this development will have on our community.

Sincerely,

Dick Farley, Co-chair LoDo District Inc.

Marty Steinberg, Co-Chair LoDo District Inc.