

**From:** [Marc Spezialy](#)  
**To:** [District 1 Comments](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [District 3](#); [District 4 City Council](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [City Council District 7](#); [City Council District 8](#); [City Council District 9](#); [City Council District 10](#); [Gilmore, Stacie M. - CC Member District 11 Denver City Council](#); [Office of Councilwoman Sarah Parady](#); [Office of Councilwoman Serena Gonzales-Gutierrez](#)  
**Cc:** [Ibanez, Edson - CPD Senior City Planner](#)  
**Subject:** [EXTERNAL] Community Support for: 40th and Colorado Boulevard (#23i-00174) to C-MX-5 and C-MX-8  
**Date:** Friday, September 13, 2024 2:00:05 PM

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City Council members:

I'm writing to express my strong support for the rezoning at 40th and Colorado Boulevard (#23i-00174) to C-MX-5 and C-MX-8.

I have been a resident of Park Hill for eight years and believe that more affordable housing in the neighborhood will lead to a better and more diverse community within Denver. Too many young families' only option is to move further from central Denver.

This needed rezoning will move the needle toward meeting several of the needs of the neighborhood, and city goals. Specifically, it will open the door to expanding affordable housing at the 40th and Colorado Rail Station, and the 303Artway Heritage Trail connections. The site's location next to bus and rail transit stations is beneficial for the community on a number of levels, including reducing the dependency on cars and providing residents with more affordable methods to commute.

Today, more than six acres of this site serve nobody – it is simply vacant land adjacent to retail, rail and bustling Colorado Boulevard. The site has the opportunity to transform into a modern community that can house more than 300 families, in a metro area with a shortage of 70,000 affordable homes.

Now is the time to deliver this affordable housing in northeast Denver. Along with the future 303Artway Heritage Trail, the new community that begins with this rezoning, will be a welcome addition to the intersection of the Northeast Park Hill, Clayton and Elyria-Swansea neighborhoods.

Marc Spezialy  
2346 Hudson Street ( Park Hill )