

From: [Bob Albrecht](#)
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] Support for Affordable Housing at 40th & Colorado
Date: Friday, September 13, 2024 2:11:39 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.

My family moved to Denver in 2015 after my son was born. My wife was born and raised in Fort Collins, so we'd always intended to get here. We came for family and the outdoors, but also to live somewhere diverse and progressive. Denver needs to keep working to live up to those ideals.

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. I go by that empty lot often. It's tragic it isn't doing more for our city. You can change that. 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.

Thank you,
Robert Albrecht, North Park Hill