

August 20, 2024

Denver City Council,






As engaged community members of the Park Hill Neighborhood, we are writing to express our support for the proposed rezoning at 40th Avenue and Colorado Boulevard (#23i-00174) from Former Chapter 59 B-3 with waivers to C-MX-5 and C-MX-8.

This rezoning should be approved for the following reasons:









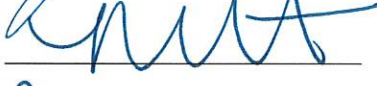
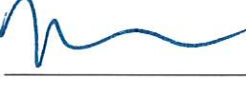




1. It is consistent with and implements recommendations in Comprehensive Plan 2040, Blueprint Denver, and the Park Hill Neighborhood Plan.
2. The rezoning is sensitive to, and respects, the adjacent properties and neighborhood context.
3. The applicant, Urban Land Conservancy, has done extraordinary community outreach and public engagement; and the rezoning reflects community feedback.
4. This rezoning would facilitate the creation of affordable housing within a transit-oriented development area, provide much needed community open space and improve pedestrian connectivity from the neighborhood to the existing 40th and Colorado station.

For these reasons, we urge City Council to approve this rezoning application.

Sincerely,

Name	Signature	Address
Brian Rossbert		2605 Glencoe St. Denver, CO 80202
Judy McWhelan		2617 N. Glencoe Street Denver, CO 80207
Rosemary Aitken		2617 N. Glencoe
Emily Rozé		2141 Olive St Denver CO 80202
Jean Philippe Rozé		2141 Olive St Denver CO 80207

Support for the proposed rezoning at 40th Avenue and Colorado Boulevard (#23i-00174) from Former Chapter 59 B-3 with waivers to C-MX-5 and C-MX-8

Name	Signature	Address
Lauren Zobel		2614 Glencoe
Nicole U. Wyruch		2630 Glencoe
Peter J. Wyruch		2630 Glencoe
David Bertny		2391 Grape Street
Megan Ivy		2340 HUDSON ST.
Amy Ivy		2340 HUDSON ST
Nate Springer		2643 Glencoe St
Justin Noack		2644 Glencoe St
Nicole Everhart		2644 Glencoe St
Michelle Cover		2391 Grape St. Denver
Mark Rinchart		2040 Krameria St
Marianne Rinchart		2040 Krameria St.
Rebecca Ochtera		2667 Glencoe St.
Vincent Nickols		2667 GLENCOE ST



9/12/24

Dear 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.

Trust for Public Land partnered with the Northeast Park Hill Community and Urban Land Conservancy in 2019 to help realize the vision of the 303 ArtWay Heritage Trail, a future 4-mile bike and pedestrian loop connecting RTD's A Line Commuter Rail Station with Holly Square in Northeast Park Hill. The Heritage Trail is a community driven project, with local community stakeholders playing a major role in the outcome of the future urban path. Throughout the process the Northeast Park Hill community continuously expressed their desire to have safe, walkable streets with access to important community destinations, acknowledgement and celebration of the rich heritage of the neighborhood, and affordable housing options providing the opportunity to continue to live in the neighborhood that they love.

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 303 Artway Heritage Trail connections. The site's location next to bus and rail transit stations is beneficial for the community on several 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 to northeast Denver. Along with the future 303 Artway 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.

Jake Houston

Jake Houston, Community Trails Director
Trust for Public Land

September 13, 2024

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 am a long-time resident of the Greater Park Hill Neighborhood. We work, play, shop, dine, recreate and raise our children and send them to school in this neighborhood. We love living here, but recognize the need to grow, change and adapt to meet the needs of the growing and changing community, both present and future.

This needed rezoning will move the needle toward meeting several of the needs of the neighborhood, and toward meeting 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 be transformed 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.

Sincerely,

Erin Robinson

Dear 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.

As a resident of the Greater Park Hill Neighborhood for a decade, and as a white woman, I often grapple with the fact that people like me are the reason homes in this neighborhood are no longer affordable to the families who have lived here much longer. My family chose to move here in order to be a part of a diverse, inclusive community historically committed to social-justice. While our intent may have been good, our impact has been harmful. In the last ten years, Park Hill has become increasingly less affordable and has pushed out so many of the people who, for years, have made North Denver the vibrant community that it is. Today, Urban Land Conservancy is proposing an idea to create housing for families and keeping long-time Denver residents within our city landscape.

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.

I hope you vote in favor of this wonderful opportunity to keep Denver affordable for all. Vote yes on rezoning at 40th and Colorado Boulevard (#23i-00174) to C-MX-5 and C-MX-8.

With gratitude,
Erin Pier
North Park Hill Resident

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 am an emergency physician here in Denver, and see, every day, the effect that housing insecurity has on my patients' health and well-being. Studies have shown that the annual risk of death for someone experiencing chronic homelessness is, in fact, the same of that from a heart attack. Smart and effective policies allowing an increase in affordable housing for Denver resident is critical.

In fact, 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.

A handwritten signature in black ink, appearing to read 'Jennifer J. Whitfield', enclosed within a hand-drawn oval shape.

Thank you,
Jennifer J. Whitfield MD MPH
2311 Hudson Street, Denver CO 80207