



September 12, 2024

Attn: Denver City Council

Subject: Rezoning at 40th & Colorado

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 an affordable housing professional, I recognize the need to provide higher density, affordable housing near transit stations. Families and individuals earning less than 60% of the area median income generally spend an estimated 70% of their income on housing and transportation. Affordable housing near public transit greatly lessens these burdens.

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.

Sincerely,

Mark S. Marshall
President & CEO