

From: [Jess Fernquist](#)
Cc: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] Adorable hosting
Date: Tuesday, September 24, 2024 8:10:28 PM

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Denver City Council members:

I strongly support rezoning 4050 N. Colorado Boulevard(#23i-00174) to C-MX-5 and C-MX-8, which would enable the development of 300 affordable housing units adjacent to transit in Council District 8.

I have family and friends in there are that wild directly benefit from mor affordable hour there!

The Council’s decision to delay the vote on September 16 was disheartening. I urge you to move forward without further postponement and vote yes. The Northeast Park Hill community cannot afford any more delays—affordable housing is a pressing need that must be addressed now, not later.

A no vote would prioritize a single developer’s interests over the well-being of the entire community and the guidelines set forth in the neighborhood plans. Such an outcome would not only be a disservice to us but would also set a dangerous precedent for future development across our city.

By voting yes on September 30, the Denver City Council has the opportunity to honor community-driven plans, respect the current needs of the neighborhood, and adhere to the legal framework of the zoning code.

Today, over six acres of this site remain underutilized—a barren plot adjacent to bustling retail, commuter rail, and Colorado Boulevard. This land has the potential to be transformed into a vibrant community, providing homes for over 300 families in a metro area that faces a staggering shortfall of 70,000 affordable housing units. Missing this opportunity could mean years of further inaction and unmet needs.

Now is the time for bold action. Now is the time to deliver the affordable housing that Northeast Denver desperately needs.

Thank you for your consideration.

Jess

Denver, CO

jessfernquist@gmail.com

(505) 717- 6020

pronouns: she, her, hers ([what's this?](#))

From: [Danny Pier](#)
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](#); [Gonzales-Gutierrez, Serena - CC Member District 12 Denver City Council](#)
Cc: [Ibanez, Edson - CPD Senior City Planner](#)
Subject: [EXTERNAL] My support for Park Hill affordable housing
Date: Tuesday, September 24, 2024 9:07:01 PM

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Denver City Council members,

I strongly support rezoning 4050 N. Colorado Boulevard (#23i-00174) to C-MX-5 and C-MX-8, which would enable the development of 300 affordable housing units adjacent to transit in Council District 8.

Affordable housing is essential to any community and particularly needed in Park Hill. As a resident of Park Hill since 2015, I've seen how the difficult it has become to live in the neighborhood as prices and property taxes soar. Neighbors that have preceded my time here, oftentimes by multiple decades, would not be able to be a part of the community they love and helped build were they to move here today. I don't want to be part of a neighborhood that becomes more and more exclusive and gentrified. Park Hill is special because of its diversity and that should include diversity of income levels. That diversity shouldn't exclude someone from housing and affordable housing should be made accessible to support it.

The Council's decision to delay the vote on September 16 was disheartening. I urge you to move forward without further postponement and vote yes. The Northeast Park Hill community cannot afford any more delays—affordable housing is a pressing need that must be addressed now, not later.

A no vote would prioritize a single developer's interests over the well-being of the entire community and the guidelines set forth in the neighborhood plans. Such an outcome would not only be a disservice to us but would also set a dangerous precedent for future development across our city.

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Now is the time for bold action. Now is the time to deliver the affordable housing that Northeast Denver desperately needs.

Thank you for your consideration.

- Danny Pier

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Danny Pier
303-810-1803

**Christine Leding
2760 Uinta Street
Denver, CO 80238**

September 25, 2024

RE: Voting YES on Rezoning 40th & Colorado

Dear Denver City Council members:

As a resident of Council District 8, I am writing to express my support for rezoning 4050 N. Colorado Boulevard (#23i-00174) to C-MX-5 and C-MX-8, to allow for 300 units of affordable housing to be built adjacent to the A Line in Council District 8.

This particular parcel of land was mentioned as a reason to vote “no” on the Park Hill Golf Course measure because it was going to be developed into the affordable housing that Northeast Denver so desperately needs.

Denver City Council delayed its vote on September 16 due to the objections of a single landowner. To vote “no” would prioritize one real estate developer’s preferences over the greater community good. That outcome is unacceptable especially when you consider that this particular developer, Delwest, has developed affordable housing at the same site on Colorado Blvd., in addition to market rate apartments. He also has several affordable housing developments in Commerce City. There is plenty of need to have more than one developer providing affordable housing in this part of the metro area.

Today, more than six acres of this site serve nobody – it is vacant land adjacent to transit and the type of housing that is being sought to lift up neighborhoods.

Please vote “yes” to advance the housing northeast Denver deserves.

Sincerely,
Christine Leding
2760 Uinta Street
Denver, CO 80238
303-981-7900

9.24.2024

Denver City Council members:

I strongly support rezoning 4050 N. Colorado Boulevard (#23i-00174) to C-MX-5 and C-MX-8, which would enable the development of 300 affordable housing units adjacent to transit in Council District 8.

I've seen firsthand how projects like this can help families get on their feet. My brother and his wife have two little girls. They both work full time and can barely get by on their combined salaries. Affordable housing has allowed them the stability to provide for their family while working to build a better life for themselves. I believe in collectively working to uplift ALL members of our community, and projects like these are a big piece of that puzzle.

The Council's decision to delay the vote on September 16 was disheartening. I urge you to move forward without further postponement and vote yes. The Northeast Park Hill community cannot afford any more delays—affordable housing is a pressing need that must be addressed now, not later.

A no vote would prioritize a single developer's interests over the well-being of the entire community and the guidelines set forth in the neighborhood plans. Such an outcome would not only be a disservice to us but would also set a dangerous precedent for future development across our city.

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Now is the time for bold action. Now is the time to deliver the affordable housing that Northeast Denver desperately needs.

Thank you for your consideration.

Sincerely,

Eleah Hamilton