Reference #
15220209

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-0732: An ordinance changing the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton. / Una ordenanza que cambia la clasificación de zonificación para 3821-3897 North Steele Street y 3800-3840 North York Street en Clayton.

First Name / Nombre
Nicola

Last Name / Apelido
Jackson

I am a resident of: / Soy residente del:
District 2 / Distrito 2

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:
I am a resident of Clayton and fully support this endeavor. This will only add to the community and build out a more inclusive community. It is ideally located beside a bus route and the greenway and will encourage more small business to open in the neighborhood.

Finish Time
2024-10-11 10:43:41

Reference #
15220380

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-0732: An ordinance changing the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton. / Una ordenanza que cambia la clasificación de zonificación para 3821-3897 North Steele Street y 3800-3840 North York Street en Clayton.

First Name / Nombre
Jim

Last Name / Apelido
Pfeiffer

I am a resident of: / Soy residente del:
I don't know / No sé mi número de distrito

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:
As an architect in a firm that has developed over 30 projects on this site during the past 6 years, I recognize the benefit that this rezoning could bring. This site is currently under Chapter 59 code, which was adopted 30 years ago and most recently updated 14 years ago. We've been working within the boundaries of Chapter 59 zoning, which can be said is beneficial for some uses on the site. However, this site is an exemplar of successful adaptive reuse, and the Chapter 59 Zoning Code's failure to reflect the current growth direction in Denver creates unnecessary hurdles for many uses that would enrich the site and its surrounding community. A rezoning that creates opportunity for greater, more diverse growth, would allow this site to realize its full potential as a mixed-use site and become more of a hub within Denver.
This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Finish Time
2024-10-11 11:36:56

Reference #
15221350

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-0732: An ordinance changing the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton. / Una ordenanza que cambia la clasificación de zonificación para 3821-3897 North Steele Street y 3800-3840 North York Street en Clayton.

First Name / Nombre
Nikki

Last Name / Apelido
Holmlund

I am a resident of: / Soy residente del:
District 5 / Distrito 5

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:
Dear Members of the Denver City Council,
I am writing to express my strong support for the proposed rezoning that will enable the development of Colorado's first LGBTQ+ affirming, senior affordable housing project in the Clayton neighborhood. This critical initiative, scheduled to be discussed on Monday, October 14th, will address the urgent need for inclusive and affordable housing options for our LGBTQ+ seniors while enriching the community at large.
This project will create approximately 75 units of age-restricted, affordable housing specifically designed to serve LGBTQ+ elders and their allies. In addition, it will provide a 5,000-square-foot satellite for The Center on Colfax's West of 50 program, which offers essential services and support to LGBTQ+ seniors in our community.
The Clayton neighborhood and broader community have shown tremendous enthusiasm for this project. To date, 76 letters of support have been submitted to the City, with no letters of opposition received. This overwhelming endorsement demonstrates the community’s recognition of the importance of providing safe, welcoming, and affordable housing for LGBTQ+ seniors—a population that has faced unique challenges in accessing secure and affirming living spaces.

Despite this clear and vocal support, I understand that a few Council Members have expressed reservations about supporting the rezoning application. I urge you to consider the transformative impact this project will have on our LGBTQ+ elders and the Denver community as a whole. If the rezoning is not approved, this vital opportunity to create inclusive, affordable housing will be lost, along with the associated benefits of fostering a supportive environment for one of our most vulnerable populations.

I respectfully ask the City Council to stand with the Clayton neighborhood, the LGBTQ+ community, and its allies by voting in favor of the proposed rezoning. By doing so, you will be making a powerful statement of support for diversity, inclusion, and equity in our city.

Thank you for your time and consideration.

Nikki Holmlund
nkholmlund@gmail.com
720-384-3311

Finish Time

2024-10-11 17:55:46

Reference #
15221879

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-0732: An ordinance changing the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton. / Una ordenanza que cambia la clasificación de zonificación para 3821-3897 North Steele Street y 3800-3840 North York Street en Clayton.

First Name / Nombre
Jason

Last Name / Apelido
Hornyak

I am a resident of: / Soy residente del:
District 5 / Distrito 5

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:
Hello,
My name is Jason Hornyak. I live in Montclair but rent an office space in Clayton, in a building adjacent to York Street Yards. I bike through YSY and the green belt to get to work, and patronize many of the businesses in the industrial park. As a citizen of the area, I believe that adding affordable housing to the vicinity is an important step toward allowing it to reach its full potential.
I am also in favor of re-zoning the entire property to achieve the city's stated goal of pulling properties out of the out-dated Ch59 code, while creating pathways for future mixed use/pedestrian focused design. This is an important economic center for the area, and I believe allowing more people to live near it will only benefit the city. 100% affordable housing doesn't just grow on trees, sometimes we need to be creative in how to achieve it.
I apologize for not being able to testify in person, this is prime childcare time for me. Thank you for your consideration.

Finish Time
2024-10-12 09:15:40

Reference #
15222775

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-0732: An ordinance changing the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton. / Una ordenanza que cambia la clasificación de zonificación para 3821-3897 North Steele Street y 3800-3840 North York Street en Clayton.

First Name / Nombre
Matthew

Last Name / Apelido
Gullicksrud

I am a resident of: / Soy residente del:
District 9 / Distrito 9

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:
I am writing to express my support for the ordinance to change the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton. I believe this rezoning proposal aligns with the community's vision for sustainable development and responsible land use, while offering new opportunities for growth in the neighborhood. By updating the zoning classification, we can better utilize these properties to meet the evolving needs of Clayton's residents and create spaces that enhance the community's livability.
The proposed zoning change will allow for the development of mixed-use and residential projects that provide more housing options for a diverse population, including affordable housing. As Denver continues to face challenges with housing affordability, this ordinance is a step toward addressing those needs by promoting more inclusive and accessible living spaces.
In addition, the mixed-use aspect of the zoning change will encourage the creation of local businesses, fostering economic activity and creating new job opportunities for residents.
Finally, the rezoning is an important part of Clayton’s broader revitalization efforts, aimed at making the neighborhood more vibrant, walkable, and connected. By supporting this ordinance, we can ensure that development in this area is consistent with Denver's values of sustainability, diversity, and inclusivity, while also preserving the character of the Clayton neighborhood. I

strongly urge the adoption of this zoning change to promote a balanced and thriving community for current and future residents.

Finish Time

2024-10-13 08:07:11

Reference #
15223094

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-0732: An ordinance changing the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton. / Una ordenanza que cambia la clasificación de zonificación para 3821-3897 North Steele Street y 3800-3840 North York Street en Clayton.

First Name / Nombre
Marisa

Last Name / Apelido
Gullicksrud

I am a resident of: / Soy residente del:
District 9 / Distrito 9

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:
Dear Members of the City Council,
I am writing to express my enthusiastic support for the rezoning of York Street Yards to facilitate the development of the LGBTQ+ senior housing project. This initiative is not only timely but also vital for addressing a growing and often underserved population in our community—LGBTQ+ seniors.
As you know, LGBTQ+ elders face unique challenges as they age, including social isolation, discrimination in healthcare and housing, and lack of access to supportive resources tailored to their needs. Many have lived through decades of prejudice and may not have the family structures or support systems that other seniors rely on. A housing development dedicated to providing safe, affordable, and affirming spaces for these individuals is a necessary step toward ensuring their well-being and dignity in their later years.
Rezoning York Street Yards would provide a strategic and accessible location for such a development, encouraging community engagement, access to services, and inclusion within a neighborhood that can offer both security and support. This project aligns with our city's commitment to diversity, equity, and inclusion, and it will set a precedent for how we can continue to serve vulnerable populations with compassion and foresight.

I urge the City Council to approve this rezoning initiative to help make the LGBTQ+ senior housing project a reality. This will not only benefit the residents who will live there but also strengthen the fabric of our community as a whole, fostering a city that truly embraces and supports all of its citizens.
Thank you for your consideration of this important matter.

Finish Time

2024-10-13 12:47:39

Reference #
15225346

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
24-0732: An ordinance changing the zoning classification for 3821-3897 North Steele Street and 3800-3840 North York Street in Clayton. / Una ordenanza que cambia la clasificación de zonificación para 3821-3897 North Steele Street y 3800-3840 North York Street en Clayton.

First Name / Nombre
Eric

Last Name / Apelido
Larkin

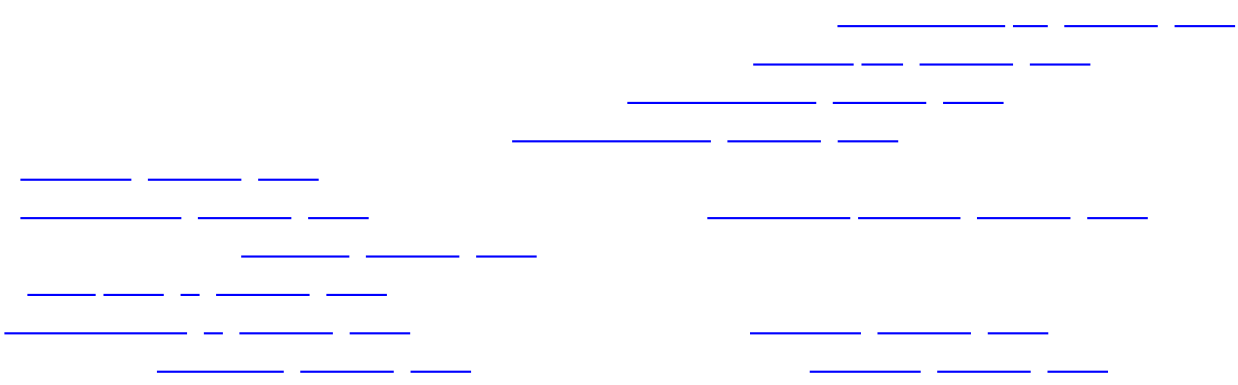
I am a resident of: / Soy residente del:
District 8 /Distrito 8

I am... / Estoy...
FOR the item / a FAVOR del artículo

My testimony: / Mi testimonio:
The re zoning of this property will allow for the continued use of the quad area by our business, Cohesion Brewing. On busy weekends or in the times where we want to throw larger events, the quad space has been a great venue for us. We have been able to activate the quad with extended service areas, additional food vendors, and festival permitted events to bring other vendors to the area as well. Having the proposed housing development at the other end of the property will allow us to continue to use this park for these purposes. We also support the re zoning as it would allow for quicker timelines through permitting. By allowing businesses to begin operations in an easier manner, we would hopefully see more business activity in the York Street Yards property. If other similar business were attracted to open in YSY, we would see a benefit form more night time and weekend retail or customer facing businesses. We hope the council will support the re zoning for the benefits to our business and others which are currently located in YSY, as well as those to come.

Finish Time
2024-10-14 12:46:27

To:



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Report Suspicious

Dear Councilmembers,

I write to express my support for the zoning amendment associated with Ordinance 24-0732. Addressing the affordable housing crisis is not just an economic issue; it's a matter of human dignity and equality, particularly for the LGBTQ+ community.

This project offers a beacon of hope for residents earning between 30% and 80% of the Area Median Income. The unique struggles of this community — namely discrimination and economic disparity — make it all the more necessary to provide inclusive housing options that not only meet basic needs but also foster social connection.

The addition of The Center on Colfax's satellite office within the project will ensure ongoing support for tenants, promoting mental health and overall well-being. Through collaboration and dialogue, this project emerged from mediation and showcases how we can meet the needs of the community while addressing the concerns of neighboring properties.

Time is of the essence; every day we hesitate to approve this project, we risk

further exacerbating the housing crisis in Denver. It is incumbent upon us to take decisive action and provide a safe, affirming space for those who need it most. Please vote in favor of Ordinance 24-0732.

Thank you for your dedication to this community.

Sincerely,

Alison Torvik
2141 E 16th Ave
Denver, CO 80206-1123

To:

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Report Suspicious

Dear Council President Sandoval and Councilmembers,

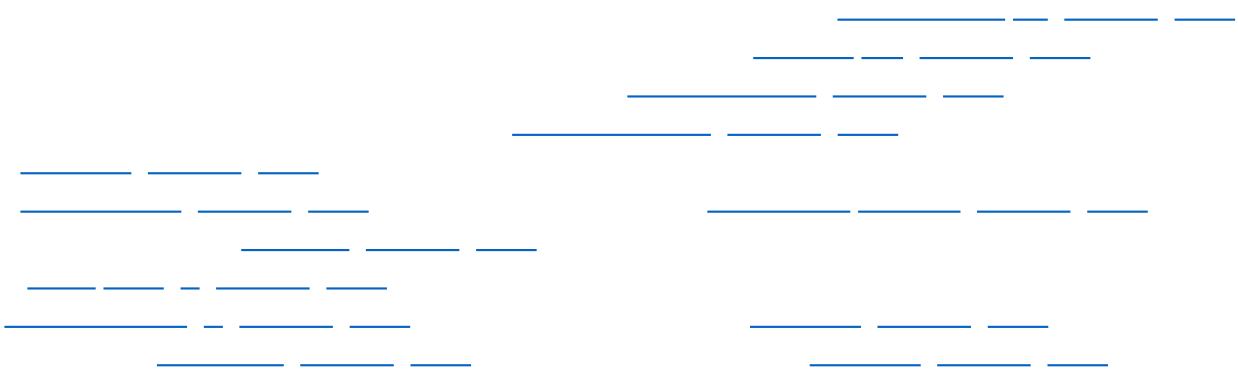
As an ally of the LGBTQ+ community, I am writing to express my strong support for the rezoning application regarding the affordable housing project for LGBTQ+ seniors. This initiative presents an essential opportunity to protect and uplift a vulnerable demographic that often faces significant barriers to stable housing.

Providing safe, affordable housing is a moral imperative in our society, and this project aligns with the city's goals of equity and inclusivity. The partnership with The Center on Colfax will undoubtedly enrich the lives of the residents through access to crucial resources and community support.

I commend the collaborative mediation process that led to this application and encourage the Council to affirm its dedication to justice by supporting this initiative.

Thank you for your consideration.

Sincerely,
Barbara McManus
1301 South Beach Court
Denver, Colorado 80219



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Report Suspicious

Dear Council President Sandoval and Councilmembers,

As a proud member of the LGBTQ+ community, I write to you in favor of the rezoning application for the affordable senior housing project. This initiative is crucial for addressing the gap in affordable housing, particularly for LGBTQ+ seniors, who often face discrimination and social exclusion.

This project's inclusion of The Center on Colfax is a unique feature that enhances community health and stability. Access to support services will enable residents to thrive in an affirming environment.

The mediation and compromise seen in this application is commendable, and I urge you to support it. Voting in favor of this project would send a powerful message of support and solidarity within Denver's diverse community.

Thank you for considering this important issue.

Sincerely,

Bin

Bin Lu
Project Executive/Member

www.mpconstruct.com
2100 Downing Street, Denver, CO 80205
303.926.4949 O
720.744.0225 D
720.937.0414 C

-

Subject: Support for Ordinance 24-0732

Dear Council President Sandoval and Councilmembers,

As an active member of the LGBTQ+ community and a resident of Denver, I extend my wholehearted support for the proposed zoning change that will facilitate the establishment of an LGBTQ-affirming senior housing project. The need for affordable housing within our community is more critical than ever, particularly for seniors who face unique challenges due to discrimination and economic hurdles.

It is heartbreaking to see many seniors, who have contributed so much to our city, struggle to secure safe and affordable housing. The proposed project is a beacon of hope for those individuals, providing 100% affordable options for households earning between 30% and 80% of the Area Median Income. With an average income target of 60%, this initiative will address some of the most pressing needs within our community.

The inclusion of The Center on Colfax's satellite office within the development is a significant addition, as it will enhance mental health resources, community resilience, and overall well-being for LGBTQ+ residents. This is not just a housing project—it's an investment in our community's future.

I appreciate the effort the applicant has taken to mediate with local property owners and create a collaborative solution that allows this affordable housing project to move forward. This demonstrates a commitment to working together for the best outcomes for all stakeholders involved.

As we look ahead to a potential tax increase for affordable housing, I urge you to consider how your support for this application will positively impact our most vulnerable populations. Our city must prioritize access to affordable housing to ensure all individuals—particularly seniors in our LGBTQ+ community—can enjoy the dignity of a safe and inclusive home.

Choosing to delay approval due to plan inconsistencies could result in lost opportunities for many. This project has garnered unanimous support from the planning board and aligns with the city's Blueprint Denver objectives. Now is the time for action; we must show that our city is genuinely dedicated to expanding access to affordable housing.

I respectfully ask you to support this zoning change and help create a welcoming home for our LGBTQ+ seniors.

Thank you for your attention to this important matter.

Sincerely,

Robert Manuel Nogueira, Jr

1457 Adams St
Denver, CO 80206
303-829-1892

Subject: Support for ordinance 24-0732

Dear Council President Sandoval and Councilmembers,

I am writing as a member of the LGBTQ community to express my strong support for the rezoning application for the proposed affordable housing project. For too long, LGBTQ seniors have faced significant barriers in finding safe, affordable housing options.

This project addresses these critical needs while enabling residents to access valuable resources through the satellite office of The Center on Colfax. It's about building a home, not just a house, where our seniors can thrive in an affirming environment.

I commend the city for engaging in a mediation process with nearby property owners; this kind of collaboration is essential for creating a cohesive community. I urge you to vote in favor of this application and help us pave the way for a brighter, more inclusive future for all.

Thank you for your consideration.

Brad Clark
2533 N. Emerson
Denver, CO 80205

bradleeclark@gmail.com
720-413-5229

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Report Suspicious

Dear Council Members,

As a concerned citizen and ally, I am writing to voice my support for the LGBTQ-affirming senior housing project's rezoning application. Access to affordable housing is a pressing issue in Denver, especially for LGBTQ+ seniors who face both economic hardship and discrimination.

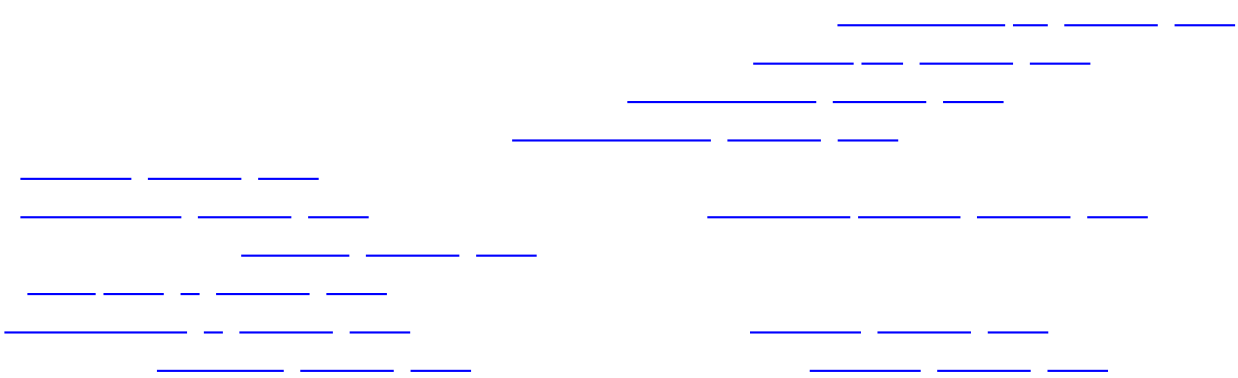
This project is a vital solution, offering 100% affordable housing and access to essential services through a partnership with The Center on Colfax. This holistic approach addresses not just the need for housing, but for community well-being.

I appreciate the efforts made to mediate and resolve property concerns, which is a significant testament to community engagement. It is imperative for the City Council to adopt a proactive approach and approve this application. The city's future depends on our immediate action to address the plight of affordable housing.

Thank you for your attention to this crucial matter.

Brad Revare
Denver, CO 80238

Brad Revare
720-964-7476
LinkedIn
Book a meeting with me



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Dear Council President Sandoval and Esteemed Councilmembers,

I am writing to express my enthusiastic support for the rezoning application for the LGBTQ-affirming senior housing project. I stand with our LGBTQ+ community, particularly seniors, in recognizing the urgent need for affordable housing.

This project offers a beacon of hope for individuals grappling with housing insecurity due to discrimination and other economic disparities. The promise of housing that is 100% affordable for those earning between 30% and 80% of the Area Median Income is necessary and timely.

Furthermore, the inclusion of a satellite office for The Center on Colfax will amplify support for mental health and community engagement among residents. We should celebrate the mediation efforts that facilitated this development and reject any delay that could jeopardize it.

As Denver prepares to consider measures for affordable housing, your vote for this application is a critical step in demonstrating our commitment to equity and compassion in housing.

Thank you for your candid attention.

Cathie Greig
818 Logan Street
Apt.1103
Denver CO 80203
303 589-7583

Sent from Cathie Greig's i-pad; please excuse any typos.

Cleo Parker Robinson Dance

October 10, 2024

CPRD Board of Directors

Malik Robinson
President / CEO

Cleo Parker Robinson
Founder & Artistic Director

Gwen Brewer
Board President

Debbie Herrera
Board Vice President

Shale Wong
Board Vice President

Tyrone Grant
Board Treasurer

Toni Baruti
Darryl Collier
Tim Davis
Debbie Herrera
Demesha Hill
Lisa Hogan
Eric Itambo
Kelli Kelly
Lisa Levin Appel
Robert Thompson
Matt Thornton
Alfred Walker

Members of Council, City and County of Denver:

In reference to Rezoning Application 2023i-00202 (York Street Yards), it is an honor for the Staff, Ensembles, and Faculty of Cleo Parker Robinson Dance to offer this letter of support for the proposed rezoning intended to enable the development of Colorado's first LGBTQ+ affirming, senior affordable housing project in the Clayton neighborhood.

Many of the artists and creatives we have worked with throughout our 54-year history are members of this extraordinary community, and we have long been aware of the struggles they have faced in securing safe, affordable, and comfortable housing. Some have even been on the verge of homelessness as they sought housing that would welcome them. As they advanced into their senior years, this need became even more dire.

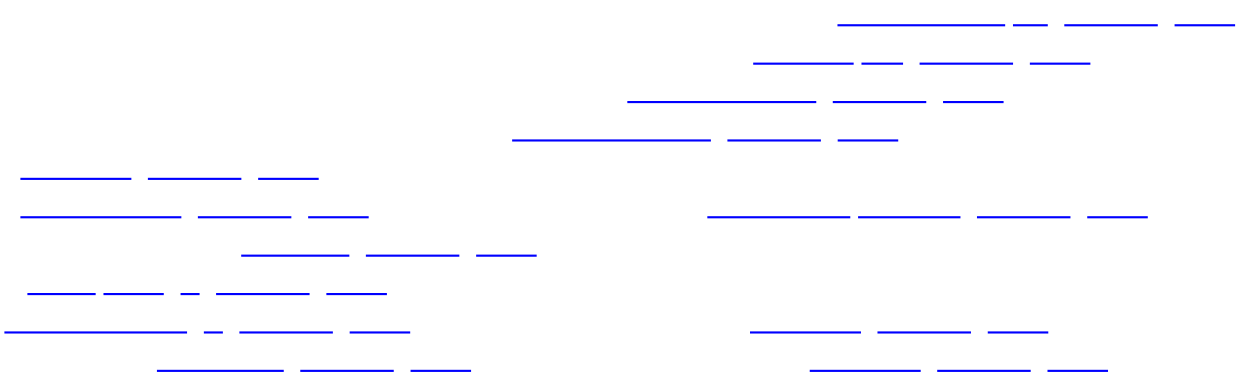
As you know, this proposed project will offer approximately 75 units of age-restricted, affordable housing in the Clayton neighborhood, along with a new 5000 square foot satellite for The Center on Colfax to house their West of 50 program which serves LGBTQ+ elders and their allies. It is especially gratifying to know that The Clayton Neighborhood has been vocal in its support for this project, as has the broader Denver community.

Providing housing for our elders, in this case those of the LGBTQ+ community, is a moral and social responsibility and is a concern we all need to address. We strongly urge Council to move forward with granting this rezoning application, knowing that ultimately we will all benefit.

In the Spirit of Community,

Malik Robinson
President / CEO
Cleo Parker Robinson Dance

(303)295-1759
cleoparkerdance.org
119 Park Ave W
Denver, CO 80205



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Report Suspicious

Subject: Urgent Support Needed for Zoning Amendment Ordinance 24-0732

Dear Council President Sandoval and Councilmembers,

I am writing to you today as a straight ally to express my strong support for the zoning amendment related to Ordinance 24-0732. Affordable housing is not just a dream—it's a necessity, particularly for those in the LGBTQ+ community who have historically faced heightened challenges around securing safe living conditions.

The proposed housing project focuses on creating 100% affordable units specifically for individuals and families earning between 30% and 80% of the Area Median Income. This is a significant step toward providing essential housing to those most in need, including seniors and low-income individuals facing daily struggles with discrimination and economic hardship.

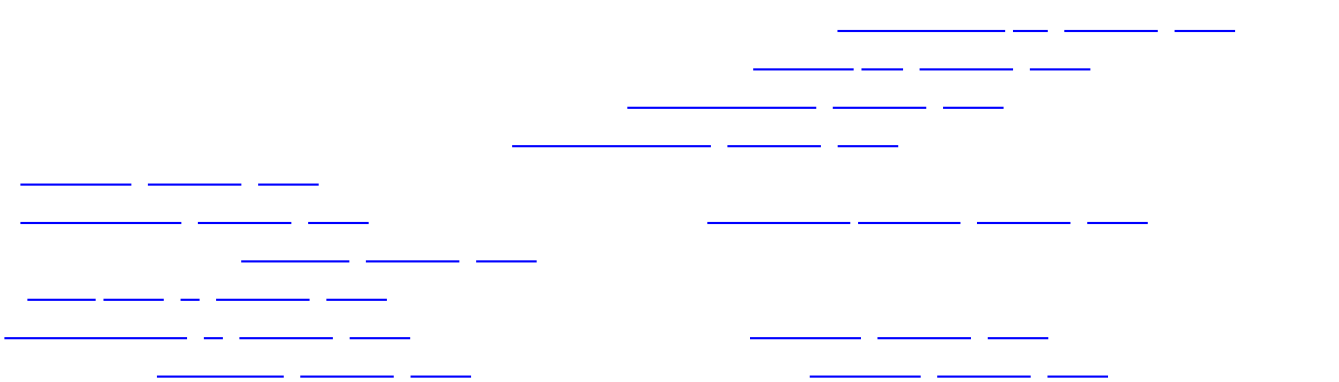
Furthermore, by incorporating community resources like a satellite office from The Center on Colfax, this project not only aims to provide housing but also fosters a supportive and inclusive environment. Access to mental health services, community support, and social engagement can make a world of difference for residents seeking stability.

Delaying this zoning amendment could mean lost opportunities for many individuals who rely on affordable housing for their futures. I urge you to vote yes on this ordinance and show your commitment to not only affordable housing but also to the health and well-being of our LGBTQ+ community.

Thank you for considering this urgent matter. Let's create a Denver that stands as a beacon of inclusivity and support.

Warm regards,

Dan Danbom
974 S. Josephine St.
Denver, CO 80209



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Dear City Council Members,

I'm reaching out to advocate for the approval of the zoning amendment under Ordinance 24-0732. As Denver faces a housing crisis, it's imperative that we prioritize the needs of marginalized communities, including our LGBTQ+ residents.

The proposed affordable housing project serves as a crucial lifeline for those earning between 30% and 80% of the Area Median Income. It's designed to create a safe and nurturing home for LGBTQ+ seniors and families who otherwise struggle with housing insecurity, particularly as rents continue to rise.

Importantly, the collaboration with The Center on Colfax offers residents more than just a roof over their heads. It provides essential support to ensure their well-being, fostering a sense of belonging and empowerment within the community.

After extensive discussions and mediation efforts, the relocation of this project within the Army Medical Depot site represents a constructive solution that prioritizes the needs of future residents while addressing concerns from neighbors.

Delaying this critical project only serves to deepen the housing crisis. I urge you to come together as a Council and demonstrate your commitment to equity and support for all Denver residents—please vote yes on Ordinance 24-0732.

Best regards,

Ernie Quemuel
3530 East 8th Ave
Denver, CO, 80206

DENVER
HOUSING STABILITY

May 8, 2024

Chairwoman Caitlin Quander
Denver Planning Board
1981 Blake Street
Denver, CO 80202

RE: Support for Steele St Apartments

Dear Ms. Quander,

Please accept this letter in support of the proposed map amendment by application #2023I-00202. This map amendment is necessary for the affordable housing project known as Steele St Apartments at 3897 N Steele Street. Based upon our knowledge and review of preliminary project information, we believe this project supports the Department of Housing Stability's (HOST) Five-Year Strategic plan, which aims to create or preserve 7,000 affordable homeownership and rental units, reduce housing cost burdens, and increase equitable access to housing.

This project proposes to fill an unmet gap in Denver's affordable housing ecosystem by providing LGBT-affirming care for seniors. Seniors in the Denver metro-area are disproportionally likely to experience homelessness with 55+ year old adults representing 28.6% of adult homelessness in the 2023 point in time count but only 22% in the City and County of Denver. Additionally, LGBTQ+ seniors face additional barriers to securing housing. Compared to cisgender, straight adults, LGBTQ+ adults are less likely to own their own home, more likely to live in poverty, more likely to have experienced homelessness in their lives, and more likely to face discrimination in the rental market.[i] Additionally, this project proposes over 20% of units to serve extremely-low income seniors (30% AMI) which is a top priority for HOST. For these reasons, we believe this project will be extremely competitive in applications for state, federal and local funding sources if it is successfully rezoned.

We appreciate the work and expertise of the Planning Board and Community Planning and Development Department in ensuring the health and welfare of the City through the built environment. We hope this letter provides additional information about the particular benefits this project would bring in providing affordable housing to inadequately served Denverites.

Sincerely,

Renee Gallegos
Deputy Director of Housing Opportunity
Department of Housing Stability

[i] See reports from the Department of Housing and Urban Development (https://www.huduser.gov/portal/publications/HDS-LGBT.html, and https://www.hudexchange.info/programs/fair-housing/lgbtqia-fair-housing-toolkit/introduction/), UCLA's Williams Institute (https://williamsinstitute.law.ucla.edu/press/lgbt-housing-press-release/), and the Colorado Coalition for the Homeless (https://www.coloradocoalition.org/OSAH-LGBTQ%2B)

Subject: Support for ordinance 24-0732

Dear Council President Sandoval and Councilmembers,

As an ally of the LGBTQ+ community, and a career advocate for older adults and the disabled, I am writing to ask you to support for the rezoning application regarding the affordable housing project for LGBTQ+ seniors. This initiative presents an essential opportunity to protect and uplift a growing and potentially vulnerable demographic that often faces significant barriers to stable housing.

Providing safe, affordable housing is an increasing issue, and this project aligns with the city's goals of equity and inclusivity. The partnership with The Center on Colfax will undoubtedly enrich the lives of the residents through access to crucial resources and community support.

I commend the collaborative mediation process that led to this application and encourage the Council to affirm its dedication to equality by supporting this initiative.

Thank you for your service, and your consideration.

Sincerely,

Katherine (Kate) Williams

720-660-9142

577 Alton Way

Denver CO 8023

- ***"what we don't do is often as important as what we do"***

Life On CAPITOL HILL

LOCAL GOVERNMENT

LGBTQ+ senior-housing proposal moves to City Council

by London Lyle ~ Special to Colorado Community Media
September 17, 2024

An attempt to rezone a 31-acre property at 3821-3897 Steele St. and 3800-3840 York St. in Denver has, after much discussion at the city's Land Use, Transportation and Infrastructure Committee (LUTI), moved on for consideration by Denver City Council.

At stake is the future of a proposed LGBTQ+-affirming, affordable, senior-housing development and a new, mixed-use zoning designation for York Street Yards.

The rezoning, if approved, paves the way for a land swap between York Street Yards and Fred Glick, an adjacent resident and property owner, to free up space for an approximately 75-unit

housing development on the northeastern-most portion of what is now York Street Yards

housing development on the northeastern most portion of what is now York Street Yards.

At its Aug. 27 and Sept. 10 meetings, LUTI members discussed at length the drawbacks of the rezoning, with City Council President Amanda Sandoval citing concerns that approving an I-MX-5 rezoning – which opens the entire York Street Yards property to future residential development, despite no plans by current owners to pursue it – could short-circuit City Council's long-term equity goals of mitigating displacement and gentrification.

The proposed housing project has received overwhelming community support, with 76 of 78 **letters** sent to the city endorsing the proposal.

Glick, who serves as vice-chair of the Denver Planning Board but recused himself from decision-making when the rezoning was before that entity in May, expressed surprise at the repeated delays and the issues being debated during LUTI discussions. He clarified that the proposed rezoning involves a small area, about 23,000 square feet, transitioning from a planned unit development (PUD) to an industrial mixed-use zone (I-MX-5).

This change aims to align the property with current zoning codes, particularly addressing outdated parking requirements under the old system, which Glick said are largely inefficient.

"Under the old zoning, the parking calculations are cumbersome and outdated. Each tenant's needs are computed differently, making it difficult to manage parking effectively," he said. The rezoning proposal aims to integrate the property into the current zoning code, which could alleviate some administrative issues and enhance overall functionality.

But Sandoval and Council Member At-Large Sarah Parady took a long-term view on the proposal, probing with city planners on why other zoning options weren't considered and what types of conditions would trigger opportunities for the community and the city to influence future plans for the 31-acre site.

The LGBTQ+ senior housing proposal was developed in collaboration with **Penrose Properties**, which has built similar properties in other states, and **The Center on Colfax**, the largest LGBTQ+ community center in the Rocky Mountain region. Supporters assert the housing proposal addresses a critical need within the community.

“Assuming the zoning change is secured and the land is all set, we are planning to work with the developer to create a satellite location for the services we offer here at The Center on Colfax, specifically for older adults,” said Rex Fuller, CEO.

Fuller highlighted that the initiative is part of The Center’s **West of 50 program**, which addresses the unique needs of LGBTQ+ seniors in Denver. A recent community needs assessment, conducted in collaboration with the **Denver LGBT Commission**, identified housing and financial security, safety and mental health as top concerns.

“For LGBTQ+ seniors, finding affordable housing is compounded by concerns about security and safety within their own homes,” Fuller said. “Many individuals worry not only about the high cost of living in Denver, but also about the possibility of feeling insecure or unwelcome in traditional senior housing environments.”

The need for LGBTQ+-affirming housing is backed up by data from a **2018 AARP study**, Fuller said, which revealed significant concerns among LGBTQ+ seniors about living openly in senior housing environments, including safety concerns and fears of discrimination in their care.

The study revealed that over half of LGBTQ+ seniors feared being unable to live openly in a senior housing setting, with a significant percentage worried about facing harassment or being denied services altogether.

“The extension of our services to this new housing project would be a way to address some of those fears and create a safe and welcoming atmosphere,” he said.

For Glick’s part, broader social issues such as gentrification and community impact are significant components of the project. He stressed the importance of balancing development with preserving the existing community and ensuring residents have access to essential services, like healthcare clinics and grocery stores.

“Gentrification is a complex issue with both positive and negative effects. Our goal is to ensure that development doesn’t displace vulnerable residents and that essential services remain

accessible to them,´´ he said.

If the rezoning does not proceed, Glick said the project will be looking at significant challenges. Relocating the project would mean loss of current momentum and compromises around the types of amenities a smaller property could accommodate.

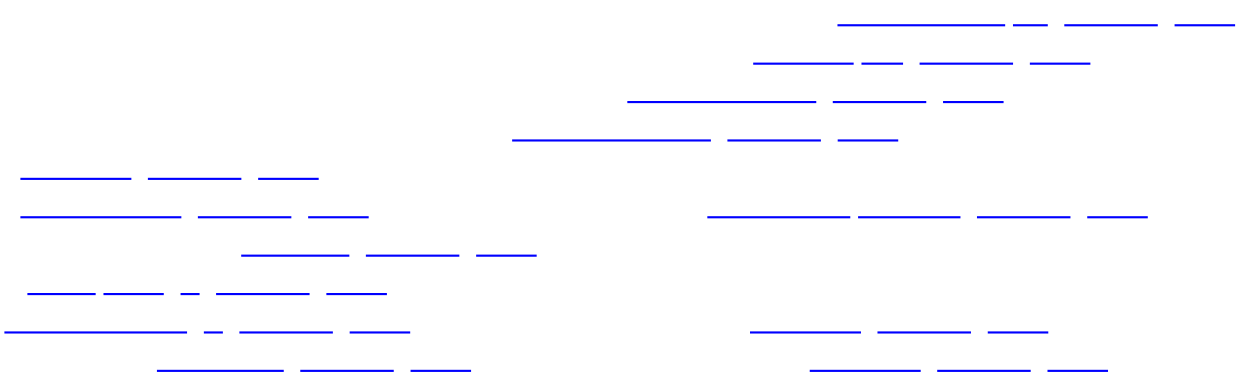
“If this rezoning does not go through, I think we all have some questions to ask,” Glick said. “This project has progressed to a point with the new space that makes it hard to go back.”

Community support for the proposal remains strong, with local neighborhood steering committees, numerous nonprofit organizations and individuals alike expressing frustration over the delays. Glick made the point that despite City Council acknowledging the need for more affordable housing, they are “obstructing affordable housing efforts like this one.”

The project is also a personal one for Glick, who grew up with many LGBTQ+ friends he met during his time in the theater and managing modern dance companies, some of whom he said could benefit from such a project.

“People coming out of the arts don’t retire with great retirement packages, generally speaking, and many of them live in affordable housing,” he said. “There’s a lot of LGBTQ+ people in the arts. For me, it really resonated thinking that a lot of the people I call friends and mentors are about to face these housing challenges that we can help mitigate with this project.”

A public comment period at City Council is tentatively scheduled for Oct. 14.



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Dear Council President Sandoval and Councilmembers,

As an ally and advocate for the LGBTQ+ community, I am reaching out to express my support for the rezoning application for the affordable senior housing project. This initiative is a necessary step toward addressing the urgent housing needs of LGBTQ+ seniors in our city.

Securing affordable housing is a fundamental right, and this project seeks to create a safe haven for those who have experienced discrimination and exclusion. Inclusion of The Center on Colfax's services will enhance residents' quality of life and create a supportive community.

This project aligns with Denver's broader housing goals outlined in the city's Comprehensive Housing Plan, which prioritizes the development of affordable housing and support for underserved communities. By creating inclusive, affordable housing, the city continues to make strides toward its vision of a diverse and equitable community where everyone has the opportunity to thrive, regardless of their

background or identity.

The dedication to mediate with other stakeholders shows a willingness to find resolution and cooperation. I encourage the City Council to vote in favor of this application, standing firmly by a commitment to inclusivity and support for vulnerable populations in Denver.

Thank you for your consideration.

Matt Trasen

11 South Holly Street

Denver, 80246

Subject: Morris Price: Support for ordinance 24-0732
October 13, 2024

Dear City Council President Sandoval and Council Members

As a born and current resident of Denver I am writing to express my strong support for the proposed rezoning application for the affordable LGBTQ senior housing project. This initiative is crucial for fostering a safe and affirming community space for our LGBTQ elders, who have historically faced marginalization and discrimination within both the broader society and even within their own families.

As our population ages, the need for affordable housing options for seniors becomes increasingly urgent. However, for LGBTQ individuals, the need goes beyond mere affordability. Many of our seniors have lived through times of intense discrimination and stigma, which has often left them isolated and vulnerable. Creating designated housing that is not only affordable but also specifically affirming of LGBTQ identities is essential for their well-being.

Safe and affirming spaces provide a refuge where LGBTQ seniors can live freely and authentically, surrounded by peers who understand their experiences and challenges. It is vital for fostering a sense of community, belonging, and support, which positively impacts mental and emotional health. This project will not only provide housing but also promote a network of care, friendship, and solidarity among residents.

Moreover, the establishment of this housing project aligns with our city's commitment to inclusivity and diversity. By supporting this rezoning application, we acknowledge the rights and humanity of all our residents, regardless of their sexual orientation or gender identity. It is an opportunity for the city to take a bold step towards correcting societal past injustices and ensuring that our elders can enjoy their later years in dignity and respect.

I urge the City Council to prioritize this initiative and recognize the significant need for safe, affordable, and affirming housing for our LGBTQ seniors. We can set a precedent for other communities to follow, demonstrating that inclusivity and compassion are at the heart of our city's values.

Thank you for your attention to this important matter. I look forward to seeing the positive impact this project will have on our community.

Sincerely,

Morris W. Price, Jr
5065 Worchester St.
Denver, CO 80239

303-870-4459 (m)
303-373-0479 (h)

Nathan Hall
33 N. Logan St.
Denver, CO 80203

October 10, 2024

Dear Councilmembers,

I am writing to support the rezoning of the York Street Yards specifically for the LGBTQ+ affirming senior and affordable housing project. As a member of the LGBTQ community in Denver, I have experienced firsthand the need for affordable housing for all individuals- but especially LGBTQ-identified citizens and seniors. Older adults often struggle to find access to services and mobility accommodations at a manageable price, let alone a place where they can feel a sense of community and safety.

I have firsthand experience in seeing what a housing project like this could be. In 2021 I received a McKnight fellowship to travel to Minneapolis to interview specifically LGBTQ seniors in the country's first-ever LGBTQ-affirming senior housing building, Spirit on Lake. I created a music work from this that told the stories of LGBTQ aging, which once completed, was performed for over 1000 attendees and had an additional performance with full orchestra. Through this I have seen just how important the themes of housing stability, financial security, and autonomy have been for these seniors. Denver has the potential to create that kind of a place as well. We need this kind of integrated housing and access to more affordable units.

With YSY's plans for adaptive reuse of the buildings, and their negotiations to make this project a reality, I see this housing opportunity a win for the community and a win for people like myself who are looking toward our older ages with growing uncertainty. I hope to have a place like this I might seek out, and I encourage you to think of this as a project whose success lies in the years to come.

Please don't hesitate to reach out if you'd like more information.

Best,
Nathan Hall, DMA

Subject: [EXTERNAL] Please Vote Yes on Ordinance 24-0732

Dear City Council Members,

Today, I am reaching out to urge you to vote in favor of the zoning amendment associated with Ordinance 24-0732. The affordable housing crisis is deeply intertwined with the challenges faced by the LGBTQ+ community, and this project represents a significant opportunity to tackle these issues head-on.

By proposing 100% affordable housing with a strong emphasis on serving households earning between 30% and 80% of the Area Median Income, we will address a pressing need for safety and stability among residents who often work under economic duress.

Moreover, the partnership with The Center on Colfax is a testament to the project's commitment to not only providing housing but also a supportive community environment. This endeavor resonates with the values of inclusion and support that we, as a city, should champion.

Delaying this critical zoning amendment would be a disservice to many individuals who are depending on these affordable homes. I urge you all to prioritize this decision and vote yes on Ordinance 24-0732.

Thank you for your commitment to making Denver a more equitable place for everyone.

Best,

Robb Green
1020 15th Street, Apt 31E
Denver, CO 80202

Northwestern Mutual Wealth Management Company® | WARRIORESS WEALTH

Sarah Ann Tinkler
CLU®, ChFC®, RICP®, CFP®, CAP®
Wealth Management Advisor

Chelsea Bennouna, Senior City Planner

Community Planning and Development

City and County of Denver

Chelsea.Bennouna@denvergov.org

REF: Rezoning application 2023i-00202

Dear Ms Bennouna,

I am writing to express my support for the above referenced rezoning application for the rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Personally, I am an LGBTQ+ woman, business owner of a business within York Street Yards called Northwestern Mutual North Denver District. I believe very strongly in creating inclusive spaces, especially for our LGBTQ+ elders. It's shocking that 70% of LGTBTQ+ folks entering nursing homes have to go back into the closet for their safety & dignity. While I know this proposed rezoning is for a 50+ living center not a nursing home, it's a sobering fact that faith-based living facilities for seniors are the only choice many have.

Northwestern Mutual is the marketing name for The Northwestern Mutual Life Insurance Company, Milwaukee, WI (NM) (life and disability insurance, annuities and life insurance with long-term care benefits) and its subsidiaries. Sarah Ann Tinkler uses Warrioress Wealth as a marketing name for doing business as representative(s) of NM and is not a registered investment adviser, broker-dealer, insurance agency or federal savings bank. Sarah Ann Tinkler, Insurance Agent of NM and Northwestern Long Term Care Insurance Company, Milwaukee, WI (long-term care insurance) a subsidiary of NM. Investment advisory services provided as an Advisor of Northwestern Mutual Wealth Management Company®, Milwaukee, WI, a subsidiary of NM and a federal savings bank. Investment brokerage services provided as a Registered Representative of Northwestern Mutual Investment Services, LLC, a subsidiary of NM, broker-dealer, registered investment adviser and member FINRA and SIPC. Managing Directors are not in legal partnership with each other, NM or its subsidiaries. There may be instances when this agent represents companies in addition to NM or its subsidiaries.
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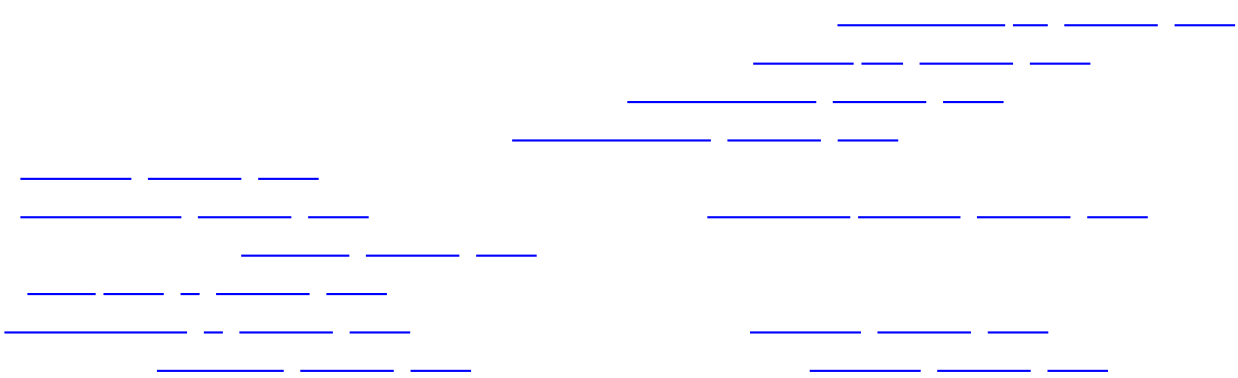
Planning for aging is a specialty of my financial planning business that I've been running for nearly 7 years, and the industry I've been a part of for over 18 years. Planning for the aging of the LGBTQ+ community is especially important, because worst case scenarios are folks being misgendered, or folks walking through facilities with bibles telling folks it's not to late to change their ways from sin. The stories of the "Gen Silent" documentary, and many other reputable works shed light on the safety & inclusion we need for our aging elders.

I would wholeheartedly back and support this endeavor with all my heart.

Sincerely,

Sarah Tinkler

303-300-5505



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Council President Sandoval and Councilmembers,

As members of the LGBTQ+ community, my husband and I are writing to strongly advocate for the rezoning application for the affordable senior housing project. This initiative is crucial in addressing the pressing need for inclusive housing options for LGBTQ+ seniors who often face unique challenges in securing safe living spaces.

The incorporation of The Center on Colfax as a resource hub is a significant step toward ensuring mental and emotional well-being for residents. It's important to not only provide housing but also foster genuine community connections.

The mediation efforts undertaken demonstrate a commitment to genuine dialogue and collaboration. I implore you to endorse this proposal and show that Denver stands firmly with its marginalized populations, prioritizing their needs for housing.

Thank you for your attention to this vital matter,

R. Tony Smith
Jim Peterson
1488 Madison Street 503
Denver, CO 80206
Linqapp.com/R_Tony_Smith

October 11th, 2024

Chelsea Bennouna, Senior City Planner
Community Planning and Development
City and County of Denver
Chelsea.Bennouna@denvergov.org

Reference: Rezoning Application 2023i-00202

Dear Ms. Bennouna,

I am writing to express my support for the above referenced application for rezoning of York Street Yards and the quad at 3840 N York Street to I-MX-5. I understand that this would allow building heights of five stories across the site and a wide variety of uses, including residential uses.

As an architect in a firm that has developed over 30 projects on this site during the past 6 years, I recognize the benefit that this rezoning could bring. This site is currently under Chapter 59 code, which was adopted 30 years ago and most recently updated 14 years ago. We've been working within the boundaries of Chapter 59 zoning, which can be said is beneficial for some uses on the site. However, this site is an exemplar of successful adaptive reuse, and the Chapter 59 Zoning Code's failure to reflect the current growth direction in Denver creates unnecessary hurdles for many uses that would enrich the site and its surrounding community. A rezoning that creates opportunity for greater, more diverse growth, would allow this site to realize its full potential as a mixed-use site and become more of a hub within Denver.

This zoning would reflect the mix of uses the owners of the York Street Yards have brought to the site and the pedestrian-friendly intent and requirements of this zone district make it a good fit for the neighborhood. The proposed affordable housing will provide substantial public benefits and contribute to making our neighborhood an inclusive one.

Sincerely,
Unum Collaborative, LLC

Jim Pfeiffer
PRINCIPAL ARCHITECT

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