Public Engagement Outline

- Inter-Neighborhood Cooperation (INC) – Keith Meyer, 1/17/24
- Strong Denver – they are also a city-wide RNO – John Inzina, 1/17/24
- Riverfront Park Association – Jordan Kincaid, 1/17/24
- Lower Downtown Neighborhood Association – Jerry Orton, 1/17/24
- LoDo District Inc – Richard Farley, 1/17/24
- Hines – 1601 Wewatta (adjacent building) – Lindsay Belluomo 1/3/24

Hines

2020 17th Street
Denver, Colorado 80202
P 303.575.6400

From: Alexander, Sam - CC City Council Aide
To: Jarred Briltz
Subject: RE: Rezoning_1691 Chestnut Place Denver Co, 80202
Date: Friday, January 12, 2024 9:31:53 AM
Attachments: image004.png
image002.png

Hi Jarred,

Thanks so much for reaching out to our office. CM Hinds is in support of this rezone. We currently have a severe shortage of vets, and our office appreciates your work to help address this problem.

I will reach out if CM Hinds has any questions or concerns.

Best,

Sam Alexander | He/Him
Councilmember Chris Hinds
Denver City Council, District 10
DenverPerfect10.com | Sign up for our Newsletter

DENVER
THE MILE HIGH CITY

From: Jarred Briltz <Jarred@s1permits.com>
Sent: Wednesday, January 10, 2024 1:29 PM
To: City Council District 10 <District10@denvergov.org>
Cc: Joseph Keresey <Joseph@s1permits.com>
Subject: [EXTERNAL] Rezoning_1691 Chestnut Place Denver Co, 80202

Good afternoon,

I wanted to reach out to inform you that we will be working with the Property Management team at 1691 Chestnut Place to create a new zone district for this building. The property management team is wanting to add a Veterinary services tenant in the lobby level of the building. The current zoning classifications the building is under, PUD 531, does not allow for this type of use to be in the building. The building will be zoned under a new PUD based of zone C-MX-20. We will be working with city reviewers from the city of Denver Building Department to create and write a new Zoning PUD for this building. Please see the attached letter from the Property Management with more details on the matter.

This will not be the last time you hear about this rezoning project. Once the new PUD has been created and is in review by the Building Department, our representative at the Building Department will reach out to you for your support of this change.

We are reaching out to you in these early stages to inform of this rezoning process as we are located in District 10.

If you have any questions or concerns on this, please don't hesitate to reach out to me.

Have a great day,
Jarred

Please note that our offices will be closed on Jan. 15th for the Martin Luther King, Jr. holiday. We will reply to all emails on the 16th when we return.

Jarred Briltz
Project Manager
SFP | SERVICE FIRST PERMITS
414 14th St., Suite 150, Denver, CO 80202
C: 720-926-1344 E: jarred@s1permits.com
SFP Document Upload | SFP Proposals | SFP Client Portal

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Joseph Keresey

From: Jordan Kincaid <jkincaid@eastwestum.com>
Sent: Thursday, January 18, 2024 12:04 PM
To: Kind, Jordan
Cc: Jarred Briltz; Joseph Keresey
Subject: RE: Request for rezoning (16 Chestnut)

[From an External Email System]

Thanks for the info!

Jordan Kincaid, CMCA®, AMS®, PCAM®

General Manager
East West Urban Management
1610 Little Raven Street Suite 125
Denver, Co 80202
720-904-6904

From: Kind, Jordan <Jordan.Kind@hines.com>
Sent: Wednesday, January 17, 2024 8:31 AM
To: Jordan Kincaid <jkincaid@eastwestum.com>
Cc: Jarred Briltz <Jarred@s1permits.com>; Joseph Keresey <Joseph@s1permits.com>
Subject: Request for rezoning (16 Chestnut)

> You don't often get email from jordan.kind@hines.com. Learn why this is important

Dear Jordan,

By way of introduction, my name is Jordan Kind, and I serve as Property Manager of 16 Chestnut (1681 Chestnut Place) in the Denver Central Platte Valley Business District. The Property is managed by Hines and owned by 16 Chestnut LLC. This attached letter is to let you know of Ownership's desire to request rezoning of the property in early 2024. By way of some background, the Ownership had secured a veterinary services tenant who was denied their construction permit due to their use not being listed as a permitted use under the neighborhood's existing, and original, Planned Unit Development (PUD). The City of Denver did not allow a variance to this zoning regulation as they are seeking to replace legacy PUD's with new, more relevant zoning classifications. With the assistance of a zoning consultant it was determined that the zoning classification of C-MX-20 is the most appropriate to the existing 19 story office building and limited ground floor retail presently on the site. We have attached a copy of the C-MX-20 zoning language for your convenience. While the zoning is requested at the City level, I am writing to directly to let you know about our plans and invite you to ask us any questions you may have as we attempt to satisfy the City's desire to update and replace legacy PUD's with current zoning classifications. If you have any questions or concerns, please feel free to contact me at jordan.kind@hines.com or 303-575.6400.

Sincerely,

Jordan L. Kind
Property Manager
Hines

2020 17th Street | Denver, Colorado 80202
D. 303.575.6400 P 303.575.6406

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Joseph Keresey

From: President@lodona.org
Sent: Friday, January 19, 2024 11:21 AM
To: Kind, Jordan
Cc: Jarred Briltz; Joseph Keresey
Subject: Re: Request for rezoning (16 Chestnut)

[From an External Email System]

Hi Jordan -

Thank you for your email and outreach to the local neighborhood association - LoDoNA!!

It's unfortunate that you have these steps to go through, though it is hoped that the zoning preferred by Denver, once and if obtained, will add value to your building.
The zoning change, at this juncture, particularly to allow for veterinarian services, sounds fine and well appropriate for the neighborhood.
Our RNO will look at this a bit further.

Q: might the veterinarian be located on the ground floor of your building?

If so, and once allowed, LoDoNA has a 'Ground Floor' Committee that seeks to support local retail and ground floor uses, and also seeks to fill vacant retail spaces.
In that regard, let us know and we will seek to support the new business as best we can.

Thanks again!

Jerry Orten
President, LoDoNA
Lower Downtown Neighborhood Association - for a thriving LoDo!
President@lodona.org
M: 303-350-9958
LoDoNA.org

> On Jan 17, 2024, at 8:33 AM, Kind, Jordan <Jordan.Kind@hines.com> wrote:
>
> Dear Jerry,
>
> By way of introduction, my name is Jordan Kind, and I serve as Property Manager of 16 Chestnut (1681 Chestnut Place) in the Denver Central Platte Valley Business District. The Property is managed by Hines and owned by 16 Chestnut LLC. This attached letter is to let you know of Ownership's desire to request rezoning of the property in early 2024. By way of some background, the Ownership had secured a veterinary services tenant who was denied their construction permit due to their use not being listed as a permitted use under the neighborhood's existing, and original, Planned Unit Development (PUD). The City of Denver did not allow a variance to this zoning regulation as they are seeking to replace legacy PUD's with new, more relevant zoning classifications. With the assistance of a zoning consultant it was determined that the zoning classification of C-MX-20 is the most appropriate to the existing 19 story

office building and limited ground floor retail presently on the site. We have attached a copy of the C-MX-20 zoning language for your convenience. While the zoning is requested at the City level, I am writing to directly to let you know about our plans and invite you to ask us any questions you may have as we attempt to satisfy the City's desire to update and replace legacy PUD's with current zoning classifications. If you have any questions or concerns, please feel free to contact me at jordan.kind@hines.com or 303-575.6400.

Sincerely,

Jordan L. Kind
Property Manager
Hines

2020 17th Street | Denver, Colorado 80202
D. 303.575.6400 P 303.575.6406

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<Hines Letter_Rezoning 16Chestnut.pdf>
<C-MX-20 Zoning District.pdf>

Joseph Keresey

From: Richard Farley <brokenbow41@hotmail.com>
Sent: Friday, January 19, 2024 12:04 PM
To: Kind, Jordan
Cc: marty@lodo.org; Ellen Wilensky; Richard Farley; jerry.orten@outlook.com
Subject: RE: Request for rezoning (16 Chestnut)

[From an External Email System]

Hi Jordan, the LoDo District Inc. doesn't object to the zoning change which achieves a veterinarian use for the area. Plenty of dogs and cats that can use the service.
Best,
Dick Farley Co-Chair LoDo District Inc.

From: Kind, Jordan <Jordan.Kind@hines.com>
Sent: Thursday, January 18, 2024 6:36 AM
To: Richard Farley <brokenbow41@hotmail.com>
Cc: marty@lodo.org; Ellen Wilensky <ellenwilensky@grandamericaninc.com>
Subject: RE: Request for rezoning (16 Chestnut)

Good morning, Richard,

Please see below. Let me know if you need anything else.

Jordan L. Kind
Property Manager
Hines

2020 17th Street | Denver, Colorado 80202
D. 303.575.6400 P 303.575.6406

Intelligent Real Estate Investment, Development and Management

---

From: Richard Farley <brokenbow41@hotmail.com>
Sent: Wednesday, January 17, 2024 9:12 PM
To: Kind, Jordan <Jordan.Kind@hines.com>
Cc: Richard Farley <brokenbow41@hotmail.com>; marty@lodo.org; Ellen Wilensky <ellenwilensky@grandamericaninc.com>
Subject: RE: Request for rezoning (16 Chestnut)

[From an External Email System]

Thanks Jordan for the heads-up. Could you outline the land parcel of 16 Chestnut which is under consideration for rezoning to C-MX 20?
Best regards,
Dick Farley, co-chair LoDo District Inc

From: Kind, Jordan <Jordan.Kind@hines.com>
Sent: Wednesday, January 17, 2024 8:33 AM
To: brokenbow41@hotmail.com
Subject: Request for rezoning (16 Chestnut)

Dear Richard,

By way of introduction, my name is Jordan Kind, and I serve as Property Manager of 16 Chestnut (1681 Chestnut Place) in the Denver Central Platte Valley Business District. The Property is managed by Hines and owned by 16 Chestnut LLC. This attached letter is to let you know of Ownership's desire to request rezoning of the property in early 2024. By way of some background, the Ownership had secured a veterinary services tenant who was denied their construction permit due to their use not being listed as a permitted use under the neighborhood's existing, and original, Planned Unit Development (PUD). The City of Denver did not allow a variance to this zoning regulation as they are seeking to replace legacy PUD's with new, more relevant zoning classifications. With the assistance of a zoning consultant it was determined that the zoning classification of C-MX-20 is the most appropriate to the existing 19 story office building and limited ground floor retail presently on the site. We have attached a copy of the C-MX-20 zoning language for your convenience. While the zoning is requested at the City level, I am writing to directly to let you know about our plans and invite you to ask us any questions you may have as we attempt to satisfy the City's desire to update and replace legacy PUD's with current zoning classifications. If you have any questions or concerns, please feel free to contact me at jordan.kind@hines.com or 303-575.6400.

Sincerely,

Jordan L. Kind
Property Manager
Hines

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