Planning Board Comments

Submitted on	28 April 2025, 3:50PM
Receipt number	839
Related form version	3

Your information

Name	Susan Cohen
Address or neighborhood	Central Park
ZIP code	80238
Email	sutcohen@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	80238 Central Park

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Your comment:

We don’t need more apartment units in Central Park. We need businesses to serve the residents and safety. We are having more break ins, porch pirates and irresponsible drivers. More apartments will bring even more people to a neighborhood that is already “full” and underserved.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 4:15PM
Receipt number	840
Related form version	3

Your information

Name	Vincent Bourke
Address or neighborhood	9345 E. 56th Ave
ZIP code	80238
Email	vbourke337@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	I am writing to express my strong support for the rezoning at 8430 Northfield Boulevard (case #2024i-00106). Specifically, I am strongly in favor of the development of 1,500 additional residential units. A NMHC research article (https://www.nmhc.org/news/research-corner/2024/impact-of-apartment-communities-and-their-residents-on-local-economies/) finds "Renters and the communities they live in, however, are vital engines of economic growth and contribute significantly to the prosperity of local economies. More specifically, research by Hoyt Advisory Services and Eigen10 Advisors, LLC found that apartments and their residents contribute $3.9 trillion to the national economy annually, or $52.8 billion for every 100 apartments built." The Shops at Northfield appears to be struggling, with the recent and ongoing closures of major anchor stores JC Penney & Macy's. Restaurants such as Bar Louie and the long-shuttered TGI Friday's are also indicative of challenges. That being said, utilizing under-developed land for residential units should revitalize the area and drive economic activity in the shopping center.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Planning Board Comments

Submitted on	28 April 2025, 12:20PM
Receipt number	831
Related form version	3

Your information

Name	Jennifer Mathes
Address or neighborhood	6217 Florence Way
ZIP code	80238
Email	brandhuber@yahoo.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	Northfield Blvd - 80238
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	I oppose the rezoning of land of The Shops at Northfield for Apartment units. Adding 1500 units will increase the amount of cars and traffic to an impossible level. With all the commercial development the cars and traffic and accidents are too much. We have schools and neighborhoods full of children and it is scary to let them walk or ride bikes around - especially if main roads are concerned. Without traffic solutions 1500+ more autos on the streets in the Central Park neighborhood is unsafe. This land is already next two many apartment buildings and more are not needed. Lastly to add an 8 story building so they can get extra units is awful. There are no 8 story buildings in the Central Park area and this will only become an eyesore and help destroy what little mountain views remain. Thank you for considering my opinion and what I believe is not needed or wanted for our neighborhood. There are other options for that space that may not make as much money but would be better for the community.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Planning Board Comments

Submitted on	28 April 2025, 12:50PM
Receipt number	832
Related form version	3

Your information

Name	Marilyn Green
Address or neighborhood	Central Park
ZIP code	80238
Email	rickiefinch@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood 24i-00106 (8340 Northfield Blvd)

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	Central Park CANNOT handle any more apartments!!!! Bring the existing community options for groceries, dining and retail. The infrastructure is beyond ridiculous in this area. Stop the corporate greed.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 1:19PM
Receipt number	833
Related form version	3

Your information

Name	Becki Herman
Address or neighborhood	8340 Northfield Blvd
ZIP code	80238
Email	beckilapple@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	24i-00106

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	In no way can the North Central Park area manage 1500 new residents, their students and their vehicles. The intersections at Northfield Blvd and Central Park & Central Park and 56th are already incredibly dangerous. The increased traffic flow that would come with that many new residents is not sustainable.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 1:32PM
Receipt number	834
Related form version	3

Your information

Name	RICHARD SCHOENHALS
Address or neighborhood	8101 E 54th Drive
ZIP code	80238
Email	rickschoenhals@yahoo.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Moderate opposition
Your comment:	I'm concerned about traffic, parking, and infrastructure to support additional density in this location. We don't have adequate grocery facilities within walking distance while the shopping center has had recent abandonments. I'd like to see adequate infrastructure and services for the current population before adding significant new units. Traffic is also concerning along Quebec and Central Park Blvd.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 1:46PM
Receipt number	836
Related form version	3

Your information

Name	Matt
Address or neighborhood	9355 59th north dr
ZIP code	80238
Email	Matt_staub@yahoo.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	Northfield

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	We don’t need FIFTEEN HUNDRED apartments in this neighborhood. You’ve already destroyed Central Park with mass apartments around streets that cannot support them. For once, actually build in an area that can support it. Lots of land around the airport or north towards Brighton/Thorton.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 3:31PM
Receipt number	837
Related form version	3

Your information

Name	Amanda Bruss
Address or neighborhood	North End - Central Park
ZIP code	80238
Email	leigh8701@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-0006

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	While I fully support increasing housing opportunities, the roads in this area are already becoming increasing congested, and adding this many units without expanding the roads to accommodate the increased traffic is untenable.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 5:29PM
Receipt number	841
Related form version	3

Your information

Name	Allison Owen
Address or neighborhood	Central Park
ZIP code	80238
Email	Owen.allison.m@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	Central Park

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	I am strongly opposed to more apartments approved on Northfield Blvd, in the Shops at Northfield complex. Central Park Blvd, and the Quebec I-70 interchange can not handle any more traffic as designed right now. We have no city services out here besides fire (no police station, no library, no rec center). There's already almost no response from police. You would be approving housing into a place with zero laws enforced, zero traffic flow accommodations, and zero room in schools. We bus our middle schoolers 30 min to have seats, the elementary schools have 25+ kids in class, and despite intense frustration, the city has moved all their resources and attention given to our area to the shelters on Quebec which create unsafe environments by shopping areas and schools for kids. It's irresponsible to approve these apartments if you don't intend to offer the tenants safety, structure, and support.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 5:45PM
Receipt number	842
Related form version	3

Your information

Name	Jeff Gladnick
Address or neighborhood	9888 E 63rd Pl
ZIP code	80238
Email	jeff.gladnick@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Blvd
Case number	20241-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	Northfield has had QUITE A LOT of large apartment blocs go up that aren't even fished yet, and the traffic was already getting busy before they started. I strongly oppose adding more apartment blocks

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 5:53PM
Receipt number	843
Related form version	3

Your information

Name	Nadia Patry
Address or neighborhood	5477 Uinta Way
ZIP code	80238
Email	Nadiapatry@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	Central Park - Northfield Area

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	We are strong opposed to the proposed development of more high density residential housing. The area has become unbearably crowded with too much traffic and regular auto accidents on the surrounding streets. Adding still more people and cars into the already-crowded area will only make things worse. There's already way too much additional residential development around Central Park Boulevard from Northfield down to MLK. Don't build more! The developers need to go elsewhere.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 6:15PM
Receipt number	844
Related form version	3

Your information

Name	Madisen Komaru
Address or neighborhood	Central park
ZIP code	80238
Email	Madikom@hotmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	8430 Northfield Blvd

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	There is simply not enough infrastructure within the neighborhood to support an 8 story(!) apartment complex. Central Park Blvd is the only north to south street nearby going over I-70 and it is already backed up tremendously and the # of accidents is scary. There is also not even a proper grocery store north of I-70 to support the additional housing. Target grocery does not count as a proper grocery store, and this Target is especially bad, (expired food, empty shelves etc). Additionally, the schools/childcare are already maxed out and current neighbors cannot even get into the schools they want without contending with the soon to be additional children. Unless we can expand roads, add grocery stores, and more schools, it is not feasible to add more (especially this much) housing.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Planning Board Comments

Submitted on	28 April 2025, 6:28PM
Receipt number	845
Related form version	3

Your information

Name	Scott Berkowitz
Address or neighborhood	9681 East 59th Drive
ZIP code	80238
Email	berkowitz.scott@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	Northfield

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	Can you please stop approving more apartment complexes unless you're going to radically address the infrastructure, traffic and grocery needs of the Northfield neighborhood, particularly North of 56th? Unless our taxes are going to be dramatically reduced, this is fast becoming an undesirable location and you'll push out the people who are supporting it at a personal detriment.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 7:23PM
Receipt number	846
Related form version	3

Your information

Name	Travis Sando
Address or neighborhood	
ZIP code	
Email	travissando@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield boulevard
Case number	2024I00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	Are community already had plenty of apartment space for those who want to leave here. Please do not add another 1500 units that is way too much. Please do not respond this land.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 7:55PM
Receipt number	847
Related form version	3

Your information

Name	Peyton Sink
Address or neighborhood	Northfield
ZIP code	80238
Email	peyton_sink@vfc.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	Northfield

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	Please consider fixing city services in our area before adding more apartment buildings. There are weekly almost daily wrecks, much petty crime with no regular DPS patrols, no crossing guards for school hours and unsafe traffic patterns for students, cell phone coverage shortages, and only one grocery store (target) north of 70 which is consistently out of produce, dairy, and doesn't have a full offering of meat. No other grocery stores are allowed but they can't keep up with the demand there is now. The area is not set up for the amount of people here now 1500 more units after all the units that have just gone in seems unsustainable and irresponsible.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	28 April 2025, 8:46PM
Receipt number	848
Related form version	3

Your information

Name	Laura McLaughlin
Address or neighborhood	6358 Elmira Ct
ZIP code	80238
Email	laurammclaughlin@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	Northfield

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	Please don’t build another 1500 condos next to the shops at Northfield. Traffic is already terrible! We don’t need more apartments, we need a grocery store north of I-70! We live in a food desert!

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	29 April 2025, 7:42AM
Receipt number	849
Related form version	3

Your information

Name	Niki Holzer
Address or neighborhood	Beeler park (Central Park, near soccer stadium)
ZIP code	80238
Email	niki.mcmanis@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 northfield blvd
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	A proposed additional 1500 units in a 5 story building on northfield blvd will completely change the neighborhood landscape and significantly increase traffic through areas that already frequently have large backups at traffic lights. No more than 3 stories should be considered for this location, similar to the other apartments in the neighborhood. Larger buildings may be appropriate near the highway where there is more commercial and hotel building but this is tucked into our neighborhood.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	29 April 2025, 8:43AM
Receipt number	850
Related form version	3

Your information

Name	Jake Wilson
Address or neighborhood	5987 N Florence St
ZIP code	80238
Email	j.wlsn.07@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Blvd
Case number	

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	There are already large apartment complexes being built in the Northfield neighborhood. The road infrastructure does not support the volume of apartment complexes. The current zone is CMU20 is proposed to change to CMX5 & CMX8. It already takes me 15 mins to travel from my home address to Target of Northfield. The area can NOT support this.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	29 April 2025, 10:56AM
Receipt number	851
Related form version	3

Your information

Name	Jennifer Lorentz
Address or neighborhood	
ZIP code	
Email	swimmer1703@aol.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	With the number of apartment complexes going up in the Northfield/Central Park area over the last several years, we are already experiencing overcrowding, increased crime, traffic issues, and lack of sufficient resources. A building with this many units would not only be an eyesore, given its significantly taller structure as compared to everything in the area, but would put excessive strain on an area that already has not been able to keep up with the growth we are experiencing. There is already a shortage of space in our schools. We are experiencing significant traffic/parking issues. We do not have enough police presence to keep up with the crime that comes with our current number of residents, let alone a significant increase like this proposes. Our grocery stores can not keep themselves properly stocked for the number of residents we already have. Adding 1,500 units worth of new residents will definitely not help any of this.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	5 May 2025, 1:54PM
Receipt number	871
Related form version	3

Your information

Name	Liza Lorenz
Address or neighborhood	6345 N Dayton Way
ZIP code	80238
Email	lizajlorenz@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	I object to the proposed rezoning of 8340 Northfield Blvd, which would permit the construction of over 1,500 apartment units on the property of the Northfield Mall. This level of high-density development is incompatible with the neighborhood's current infrastructure and amenities, which are already strained and not designed to support such a significant population increase. Additionally, the proposed 5- and 8-story buildings are dramatically out of scale with the surrounding community, which is primarily composed of 1- and 2-story homes.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	1 May 2025, 5:47AM
Receipt number	863
Related form version	3

Your information

Name	Victoria Haber
Address or neighborhood	Northfield, Central Park
ZIP code	80238
Email	victoriahaber23@gmail.com

Agenda item you are commenting on

Plan

Rezoning

Address of rezoning

Case number

Draft plan

Plan area or neighborhood	Northfield, 1500 apartments

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	The planned 1500 apartment, eight-story complex at Northfield boulevard and Willow is directly across the street from my home. While I appreciate the need for more affordable housing in Denver, the infrastructure on the streets for traffic here was not designed for this many people. It is already too difficult to get in and out of this neighborhood during morning or afternoon rush hour. 270 and i-70 are always backed up around here. Furthermore, we already have a large apartment complex right next to that and don't need another one. I also take issue with the height of the apartment complex being proposed. It would be the tallest building in our area and would stick out and be a blight. I oppose this plan.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Planning Board Comments

Submitted on	5 May 2025, 1:21PM
Receipt number	870
Related form version	3

Your information

Name	Matt Gabriele
Address or neighborhood	
ZIP code	
Email	mgabrie9@gmail.com

Agenda item you are commenting on

Zoning Code Text Amendment

Rezoning

Address of rezoning	
Case number	

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name 2024i-00106

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	The plan to have an 8 story apartment complex will be an extremely sore thumb in the neighbourhood. It will stick out and with the vastly increased number of residences from a tall building (most buildings in the area are 3-4 stories high) traffic will get substantially worse. These buildings should be max 3-4 stories high just like all of the other apartment buildings in the area that blend added housing but don't tarnish the neighbourhood.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	29 April 2025, 6:57PM
Receipt number	853
Related form version	3

Your information

Name	Martin
Address or neighborhood	
ZIP code	80238
Email	baekcorp@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Blvd
Case number	2024I-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong opposition
Your comment:	If this zoning waiver is granted, an additional 1500 individuals will be living in Central Park. Conservatively speaking those 1500 individuals will be driving an additional 1000 vehicles. Central Park Blvd, along with Quebec St are already at capacity, and constantly have traffic backing up. How will these main streets handle the additional 1000 vehicles? Police services in district 5 are already stretched thin, how will an additional 1500 individuals impact the already inadequate police presence. Will the developer pay for upgrades to Central Park Blvd, along with Quebec St? Will the developer pay for the additional police resources necessary? Why should the developer get a free ride, when ultimately the citizens of Denver will need to pay for these upgrades? Who benefits, other than the developer?
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Planning Board Comments

Submitted on	30 April 2025, 9:58PM
Receipt number	861
Related form version	3

Your information

Name	Lauren Erhart
Address or neighborhood	2023 Trenton Street
ZIP code	80238
Email	lauren.n.erhart@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Moderate support
Your comment:	I support the development of more multifamily housing in Central Park. I live in a part of Central Park (South End) where housing is comparatively dense and there is a healthy mix of single-family homes, townhomes, and larger apartment buildings. This density and diversity results in a vibrant neighborhood, where the parks and paths are in constant use and the nearest businesses (East 29th Street) get regular customers. The Shops at Northfield, which feel like a few large businesses that one must reach by crossing vast deserts of parking lots, would benefit from intentional urban planning and infill. This rezoning would be one positive step toward designing a denser, healthier, more affordable Denver. I do have some concerns about the site's walkability and proximity to public transit. The nearest grocery store would be the Target, a 10-minute walk across what is essentially a massive parking lot — this could be a dangerously hot journey in the summers. And while residents would be a 10-minute walk from an intersection where they could access a couple bus lines, neither line helps folks reach any part of Denver west of Monaco Blvd. The site is also two miles from the Central Park station. I worry that even in creating more dense, mixed-use development, the new building would ultimately result in 1,500 families still being car-dependent. I want to see this rezoning succeed, but I also hope its proponents are advocating for further land use and transit reform that makes denser development possible by giving Denverites more freedom to live, work, and move without cars.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Planning Board Comments

Submitted on	30 April 2025, 6:24PM
Receipt number	857
Related form version	3

Your information

Name	Connor Shea
Address or neighborhood	Baker
ZIP code	80223
Email	connor.james.shea@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	My siblings and cousins are at risk of being priced out of Denver because of how expensive housing continues to become, and continuing to construct infill housing throughout our city is vital to combating that. I live in an apartment building on Broadway, near many shops myself, and can speak to the great quality of life this kind of development can provide people. If built to the proposed potential size, this would add around 150 units of affordable housing to our city. I encourage support for this project so that people of all kinds can continue to live in our city.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	30 April 2025, 5:48PM
Receipt number	856
Related form version	3

Your information

Name	Luchia Brown
Address or neighborhood	132 W 4th Ave
ZIP code	80223
Email	denverbaker@yahoo.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	What a great project to support the already struggling businesses in Northfield with the departure of the anchor stores. We need to bring rents down in Denver, and we've already seen that building more units is the way to make that happen. We need more mixed use walkable neighborhoods to help keep car use down and help meet our climate goals rather than sprawling. Looking forward to seeing what comes!
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Planning Board Comments

Submitted on	30 April 2025, 3:39PM
Receipt number	855
Related form version	3

Your information

Name	Kim Cronin
Address or neighborhood	3425 Beeler Court
ZIP code	80238
Email	lilkimcalder@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	This proposal supports small businesses, adds vitality and modernization to the area, supports the needs of the diverse community, and enhances the overall experience at The Shops at Northfield (a 20 year old shopping center that has not undergone any redevelopments or updates since its start). The goal is to transform an underutilized parking lot area into a lively, well-connected village that not only supports businesses (both national and small) but also supports the diverse community (providing housing both market and affordable) and will help to attract the retailers and amenities our community wants most.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	30 April 2025, 3:25PM
Receipt number	854
Related form version	3

Your information

Name	Marcus Lucero
Address or neighborhood	Central Park ; 8340 Northfield boulevard
ZIP code	80238
Email	marcuslucero@allstate.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 northfield boulevard
Case number	20241i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	As someone who runs an Allstate office here in the Central Park community, I'm excited to support this proposal. Having an office in the neighborhood, I see firsthand how growth and development—like what's being proposed at The Shops at Northfield—can bring more energy, connection, and opportunity to local residents and businesses alike. Increased activation in this area not only helps attract more visitors, but also supports the visibility and success of service-based businesses like ours. As a community member, I truly enjoy seeing positive momentum in Central Park and look forward to what this project can bring to the area.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Planning Board Comments

Submitted on	29 April 2025, 5:20PM
Receipt number	852
Related form version	3

Your information

Name	Elyse Coberly
Address or neighborhood	3008 Syracuse St
ZIP code	80238
Email	elyse.coberly@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	I believe having apartments in this area would be the best way to use this space. Our city desperately needs more housing stock, and this location would help further goals for walkable neighborhoods with access to transit. This is an excellent plan!

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Outlook

[EXTERNAL] Rezoning Application Support for Shops at Northfield

From Jeff Ederer <jeff.ederer@gmail.com>
Date Wed 4/30/2025 9:30 AM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Dear Planning Board Members:
My name is Jeff Ederer and I am a 20 year resident of the Central Park neighborhood. My wife and I have watched the community develop from a few hundred houses to the thriving neighborhood it is now. As a community member I have served on the Central Park United Neighbors (CPUN) board and as President of the Central Park Business Association (CPBA). When speaking to individuals and groups I often say that Central Park isn't just a group of people who live in the same area, it is truly a welcoming and friendly community. Every time I say this people are shaking their heads in agreement and often want to offer their experiences that confirm my proclamation. One of the few weak spots in our community has been the Northfield Mall and the land surrounding it. I support the vision of creating a vibrant neighborhood that supports our local businesses and helps connect residents to the bustling Shops at Northfield center. This proposal offers a far better use of land than what is there now, as it has much greater potential to be redeveloped into a lively community hub where people can walk or bike to restaurants, shops, services, and other day-to-day amenities. The proposed improvements have created a buzz of excitement for that area, and for many of us it can't come fast enough! I hope you will accept my letter in support of the Shops at Northfield rezoning as it will finally breathe much-needed fresh air and life into a corner of our community that sorely needs it the most. We need to direct our growth strategically to where it makes sense, such as under-utilized parking lots near shops, grocery stores, and transit lines. This project seems to check those boxes and helps our community grow sustainably in the right direction. For these and many more reasons, I hope you will support the Shops at Northfield project moving forward.
Sincerely,
Dr. Jeff Ederer
3199 Emporia Street
Denver, CO 80238

Planning Board Comments

Submitted on	30 April 2025, 8:36PM
Receipt number	860
Related form version	3

Your information

Name	Benjamin Harper Trepp
Address or neighborhood	1550 Platte Street APT 1550
ZIP code	80202
Email	Bentrepp@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	This is a common sense yes rezoning to encourage housing accessibility by creating more opportunities to live in the Denver, reduce sprawl, reduce commute times, reduce driving (this area is 8% less likely to drive alone to work that the typical Denver resident) and reduce gentrification by providing alternatives.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

May 1, 2025

Denver Planning Board
City and County of Denver
201 W Colfax Ave
Denver, CO 80202

Dear Members of the Denver Planning Board,

As Executive Producer of the Denver Century Ride, I am writing to express my enthusiastic support for Stockdale's rezoning and redevelopment proposal for the Shops at Northfield. We are Denver's leading cycling event, designed to encourage urban cycling, and dedicated to promoting active transportation, healthy lifestyles, and vibrant, connected communities throughout Denver. We believe this proposal aligns strongly with those values and represents a significant step forward for the Northfield area.

Since 2005, our ride has started and finished at The Shops at Northfield, bringing nearly 2,000 cyclists plus their families to this popular business district. The vision for a new residential neighborhood is exciting not only because it will bring much needed housing but will transform an asphalt desert into a vibrant community. It is thoughtfully designed to foster activity, connection, and a welcoming environment for residents and businesses alike. The inclusion of open space, play areas, family amenities, and new residences will create a more dynamic and inviting atmosphere for everyone who lives, works, or shops in the area.

As an organization that showcases the most bikable street, trails, and parks to thousands of cyclists in Denver each year, we see firsthand the positive impact of communities that support this mode of transportation. The proposed redevelopment at Northfield has the potential to become a model for how Denver can grow in a way that is both people-centered and future-focused.

I urge you to support Stockdale's rezoning and redevelopment proposal. This project will help create a vibrant, connected, and resilient Northfield-one that reflects the best of Denver's values and aspirations.

Thank you for your consideration.

Sincerely,

Bruce L. Erley, APR, CFEE
Executive Producer
Denver Century Ride

Planning Board Comments

Submitted on	1 May 2025, 11:17AM
Receipt number	864
Related form version	3

Your information

Name	Ryan Cronin
Address or neighborhood	3425 BEELER CT
ZIP code	80238
Email	croninrpc@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	The proposed rezone is for an area of the Northfield property that has remained vacant since the development of the larger shopping center. Clearly there is little market demand for the site under its current zone and the proposed rezoning will reposition the underutilized site for development in the near term. The proposed development will have synergy with surrounding uses and will provide additional housing (including affordable units), community gathering areas, will support local businesses, and will benefit the overall experience of visiting The Shops at Northfield.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Planning Board Comments

Submitted on	30 April 2025, 10:19PM
Receipt number	862
Related form version	3

Your information

Name	Jacob Wooden
Address or neighborhood	2301 Pontiac St
ZIP code	80207
Email	Jacob.r.wooden@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8340 Northfield Blvd
Case number	24i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	Northfield is not full - and any comments to the contrary dramatically misstate the reality of the neighborhood. As a neighbor who regularly travels to the shops at Northfield for my purchases, I can tell you it's imperative to local businesses there that they have LOCAL residents to frequent them without burdening the highly constrained connectors between the neighborhood and the rest of the city - names Quebec, Central Park Blvd, and I-70. Allowing these apartments to go in will generate residents who are walking distance to the shops in the neighborhood and allow for more vibrant economic activity in the area while not burdening existing infrastructure. Opposition is not grounded in reality - it's grounded in some desire for Northfield to stay an isolated suburban community instead of allowing it to grow into a vibrant Denver neighborhood. The city council should approve this rezoning immediately!

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

May 1st 2025

ATTN: Denver Planning Board Members
201 W. Colfax Avenue
Denver, CO 80202

Denver Planning Board –

I am writing this letter as a resident of the Central Park neighborhood of fourteen years. What makes our neighborhood special is the variety of housing choices that are offered to families of all ages, sizes, demographics, and backgrounds. When I moved to Central Park from Highlands, it was one of the only Denver neighborhoods where young families could afford a newly built house. Sadly, that isn't true anymore because Denver has underbuilt housing of all kinds since I bought my first Central Park home. Our community includes larger single-family homes, smaller lot homes, duplex and triplexes (missing middle housing), and multifamily properties that give a diverse range of housing options to choose from. It is this housing diversity and choices that make our community unique, but equally important, it makes our community welcoming and open.

This is why I wholeheartedly support the Shops at Northfield's rezoning application before you. We need more housing options in Denver and Central Park period. Building more housing supply will help create more attainable and affordable housing when and where we need it the most. Also, the proposal perfectly fits the city's larger goals of using infill development where it makes the most sense. This lot is currently a swath of mostly unused parking lots that are not climate-friendly and do nothing to contribute to our neighborhood. I support bringing this site to life with new homes, open space, greenery, bike/ped trails and other community amenities that make our Central Park neighborhood special. The underutilized land is a waste of resources, and a magnet for bad behavior.

Please support this proposal, as we need to continue our efforts to build homes in strategic, infill locations near shops, transit, and other day-to-day amenities. I am excited to see these empty parking lots finally transform into a much more welcoming environment, and I urge you to vote yes for more housing choices in our neighborhood.

Thank you,

Ben Woolf
9750 E 63rd Dr., Denver, CO

Planning Board Comments

Submitted on	1 May 2025, 1:45PM
Receipt number	865
Related form version	3

Your information

Name	Hussien M Hassen
Address or neighborhood	8246 Northfield Blvd.
ZIP code	80238
Email	admin@oype.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	I very much supportive of the transformation of the east corner of The Shops at Northfield neighborhood into the existing retail center. This proposed redevelopment envisions to promote connection and vitality. The foot traffic to a part of the site that is currently underutilized can introduce connectedness and create a place for all of us to live, shop, and gather with ease. This proposal represents A very good opportunity to strengthen the economic and health of our community at The Shops at Northfield.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

Dear Denver Planning Board –

My name is Jonah Weiss and I live in Central Park near the Shops at Northfield rezoning proposal. I support the vision to transform a vacant, unused parking lot into a vibrant neighborhood that brings more green space, activity plazas, and homes for our community. I also appreciate how this project will bring better connections and transitions from our residential neighborhoods into the Shops at Northfield – which will be a much more welcoming environment than the sea of parking lot spaces that are there now.

Finally, the Shops at Northfield is an important destination and community amenity for many in the Central Park neighborhood. I support bringing more activation, more connectivity, and more opportunities to support our small and local businesses in our community through this project. The vacant lots that are there now do nothing to add to our neighborhood, and I'm excited to see this area finally become something that's useful and meaningful to our larger community.

Thank you,
Jonah Weiss
5189 Beeler Court
Denver, CO

Planning Board Comments

Submitted on	1 May 2025, 3:41PM
Receipt number	866
Related form version	3

Your information

Name	Cleo Lewis
Address or neighborhood	8316 Northfield Blvd, Suite 1660 Denver CO 80238
ZIP code	80238
Email	CLEO@CENTRALPARKMORTGAGE.CO

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard, Denver CO 80238
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	To Whom It May Concern, As the owner of Central Park Mortgage and a proud member of the Northfield business community, I am writing to express my strong support for the proposed rezoning of 8430 Northfield Boulevard (Case Number: 2024i-00106), transitioning from C-MU-20 WVRS to C-MX-5 and C-MX-8. This rezoning proposal presents an exciting opportunity to create a vibrant, mixed-use neighborhood that will directly benefit local businesses, residents, and the economic vitality of our community. By introducing new residential units, open spaces, and walkable connections, this development has the potential to significantly increase foot traffic, customer engagement, and visibility for small businesses at The Shops at Northfield. From the perspective of Central Park Mortgage, the addition of new residential opportunities in a well-planned, walkable community strengthens the local housing market and supports long-term economic growth. As more families and individuals move into the area, the demand for mortgage services and home financing naturally increases. This project aligns with our mission of helping people build lives and homes in vibrant, connected communities. I believe this initiative will not only revitalize underutilized space but also serve as a catalyst for growth—supporting local businesses, attracting new residents, and enhancing the overall experience of Northfield as a destination. I respectfully urge the Denver Planning Board to approve this rezoning request. Thank you for your consideration and for supporting the vision for a thriving, inclusive Northfield. Cleo Lewis NMLS: 1451574 Central Park Mortgage A Wicker Park Mortgage Division

Cell: 720-552-1215
Fx: 720-368-2972
cleo@centralparkmortgage.co
www.centralparkmortgage.co
NMLS: 1507888

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

May 5th, 2025

Re: Shops at Northfield Support

Dear Members of the Denver Planning Board –

I hope you will join me in supporting such a great project that brings together people, place and community in the Central Park neighborhood. As a resident who lives just up the street from the Shops at Northfield, I can attest to the importance of supporting continued diversity of people and place - all of which makes our neighborhood more vibrant and enjoyable for all. Our Central Park neighborhood celebrates diversity and inclusion of all homes, whether it be single family houses, duplexes, or apartments. This is what makes our community so special and unique, and this proposal is a perfect opportunity to bring homes to a location that would greatly benefit from more activation, energy, and vibrancy in our neighborhood.

I also support the vision of turning what is now a largely unused parking lot into a thriving residential village that helps connect our community in more ways than one. Not only will this proposal bring more greenery, open space, and person-centered placemaking components, but it also fits perfectly next to our small business community so folks can walk or bike to the Shops at Northfield without having to use a car.

I'm excited to see this part of our neighborhood finally come to life and I urge you to support the Shops at Northfield application. I look forward to seeing more neighbors, more homes, and more vibrancy come to our community.

With Gratitude,

Oliver Miles

5164 Yosemite Way

Denver, CO 80238

May 5, 2025

Re: Shops at Northfield Rezoning Proposal

Dear Members of the Planning Board –

Please accept this letter of support for the rezoning application for The Shops at Northfield. I am an original Central Park homeowner. I live one block north of the project location on Willow Street. I walk and drive past this location daily. I fully support the vision of transforming what is currently an empty, vacant parking lot into a thriving mixed-use, mixed-income, walkable neighborhood.

After more than a decade of living in my home, I'm tired of seeing a sea of parking spaces that provides no meaningful contribution to our community. This is finally an opportunity to provide much-needed activation and vibrancy to support our local businesses, shops, restaurants and neighbors in the Central Park neighborhood.

All around town, restaurants and retail are struggling. At the same time, housing grows more and more expensive. This seems like a novel way of tackling both problems. I look forward to seeing this effort bring life and activity to an area that needs it.

I encourage you to vote yes on moving this proposal forward, and I am excited to finally see this site bring real value and benefit to our neighborhood.

Sincerely,

Jason J.W. Pock

4987 Willow Street

Denver, CO 80238

April 28th, 2025

Denver Planning Board
201 W. Colfax Avenue
Denver, CO 80202

Re: Support for Rezoning Shops at Northfield

To Whom it May Concern –

I am writing this letter as a small business owner in the Shops at Northfield within the Central Park community. Over the last several years, small business owners such as myself have seen tremendous improvement and investment into the Shops at Northfield. This is in part because of the ownership's commitment and dedication to seeing the Shops at Northfield become a thriving and vibrant destination in Central Park – a destination that is open and welcoming to families, local businesses, and all walks of life in our neighborhood.

Now we have an exciting opportunity to elevate the Shops at Northfield to another level. I support rezoning what is now a vacant and underutilized parking lot into something that brings even more benefits to the surrounding businesses and residents. With the addition of more homes and increased mix of uses, the Shops at Northfield can continue to become that place and destination that so many families across Central Park visit today. It will create more vibrancy, bring more foot traffic, and support more small businesses in this area during a time when we need it the most. Importantly, it creates a community where residents, shoppers, and businesses can easily connect with each other within a vibrant and connected neighborhood.

I urge you to vote yes on this proposal that will surely add more life and activation to an important part of our community. This will be an important transformation of the overall Shops at Northfield site that supports our small business community and the Central Park neighborhood, and I look forward to this vision becoming reality soon.

Sincerely,

Enrique Orozco

Insurance Strategies
8246 Northfield Blvd
Denver, CO 80234

Planning Board Comments

Submitted on	6 May 2025, 11:52AM
Receipt number	873
Related form version	3

Your information

Name	Amy Campbell
Address or neighborhood	Central Park
ZIP code	80238
Email	amyerincampbell@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	I am writing to express my support for the rezoning at 8430 Northfield Boulevard (Case #2024i-00106). I welcome the addition of more housing and increased density in our neighborhood. Utilizing under-developed land that is currently a heat-sink parking lot for residential units should help revitalize the area and drive economic activity in the shopping center. I hope the developers include affordable housing units so that people of all incomes can live here. I also hope they prioritize the experience and convenience of non-car users who might be living at and/or accessing the site. While beyond the scope of this development, the addition of a grocery store is likely critical to building out a functional area where people enjoy living. I do strongly encourage the City to think about how to improve the experience of drivers, pedestrians, bicyclists, and transit users traveling through and to the area. Central Park Blvd is increasingly congested and has poor intersection design and speed mitigation throughout. While this particular development might not add much traffic burden in and of itself, the accumulation of residential developments nearby, as well as changes to the retail partners present at the Shops at Northfield, requires the City to take a holistic view of traffic demand management. I think an effort that improves neighbors experience of traveling to and through the area could go a long way towards mitigating some of the negative feedback and worry other residents have about traffic congestion and safety in the area.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	

Outlook

[EXTERNAL] Case Number 2024i-00106 – Shops at Northfield

From Kenneth Ho <kennethho13@gmail.com>
Date Fri 5/2/2025 12:02 PM
To Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

May 2, 2025

Denver Planning Board Members
Webb Municipal Building
201 W. Colfax Avenue
Denver, CO 80202

Re: Case Number 2024i-00106 – Shops at Northfield

Dear Members of the Planning Board,

I am writing to support the proposed rezoning for the Shops at Northfield site. As a resident of the Central Park neighborhood, I support adding dense, infill residential communities to provide much needed housing supply to the city and customers to support the surrounding retail. Much has changed in the retail marketplace since the original plan for Northfield was developed. The current underutilized parking lots impact the vibrancy of the area - rezoning to allow residential will bring new life and activation to this important site in the Central Park neighborhood.

The rezoning proposal supports our city's vision to "strengthen existing neighborhoods through carefully planned infill development". It also meets our city's comprehensive plan guidance by implementing strategies for our urban and regional centers with a high degree of urbanism, while complementing residential infill development alongside a high mix of services and uses such as groceries, dining, entertainment, shopping, and a diverse range of employment. These uses should be integrated rather than segregated, a higher density of residents in this amenity-rich area with strong neighborhood schools is the right thing to do.

Thank you for your time and consideration of these comments.

Sincerely,

Kenneth Ho
2795 Macon Street

Planning Board Comments

Submitted on	2 May 2025, 9:06AM
Receipt number	868
Related form version	3

Your information

Name	Jessica Crow
Address or neighborhood	4976 Tamarac Street
ZIP code	80238
Email	jesscrow@apogy.biz

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	Northfield has struggled to attract or retain desirable retail and dining, and development of the unused land has been slow. This proposal would result in more housing options in our community, would remove the "eyesore" of unused infill land, and would bring more people to the area - which would then lead to better shopping, dining, and entertainment options. DTC and Cherry Creek have single and multi-family housing all together and it's worked well for those locations. I would imagine it would be similiar for Northfield!

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

To the Denver Planning Board,

I am writing to express my strong support for the proposed rezoning of the Shops at Northfield. As both a homeowner in Central Park and a member of the local business community, I believe this project presents an exciting opportunity to create a more balanced, vibrant, and livable neighborhood.

This proposal brings much-needed housing to a location that makes perfect sense; situated next to existing retail, restaurants, and community services. It enhances the walkability of the area, allowing residents to live, shop, and dine all within a short distance. By reducing the need for vehicle trips, this development can help alleviate traffic congestion that frequently impacts Northfield Boulevard and the surrounding roads.

Moreover, adding rental housing to this site offers long-term benefits for the community. Professionally managed rental properties often maintain higher standards of upkeep over time, ensuring the development remains clean, safe, and well-integrated into the broader Central Park neighborhood. This is a meaningful contrast to the site's current state, an underutilized, vacant corner that has become more of an eyesore than an asset.

Transforming this area into a walkable, family-friendly environment with plazas, sidewalks, courtyards, and active street life will add real value to both residents and local businesses. At a time when many small businesses in Denver are struggling, this type of mixed-use development can provide the foot traffic and community engagement they need to thrive.

This proposal is clearly a better use of the site than what exists today. I urge you to support the vision behind it and help bring this important project to life.

Sincerely,

Steven Reno Saenger

Steven Reno Saenger
2875 Geneva St.
Denver, CO 80238

Planning Board Comments

Submitted on	5 May 2025, 5:25PM
Receipt number	872
Related form version	3

Your information

Name	Jessica Cisneros
Address or neighborhood	Northfield shopping Center
ZIP code	80238
Email	chykamakeupartist@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	8430 Northfield Boulevard Denver co 80238
Case number	2024i-00106

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?	Strong support
Your comment:	As a small business owner in the area, I believe this proposal would greatly benefit our local economy by increasing foot traffic, attracting new businesses, and creating a more vibrant and connected community space. Enhanced activation and connectivity within The Shops at Northfield will not only support existing businesses like mine but also create new opportunities for growth and collaboration. This development reflects a thoughtful vision for the future of our neighborhood, and I am excited about the potential positive impact it will have on residents, visitors, and entrepreneurs alike. Thank you for your time and consideration.
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.	