MCA
CENTRAL PARK

June 1, 2025

City Council
City and County of Denver
1437 Bannock St. Denver, CO 80202

RE: 8430 Northfield Boulevard
Request for Rezoning
Case number: 2024i-00106

Dear Denver City Council,

I am writing to you on behalf of the Master Community Association (Association) concerning the proposed rezoning of the real property located at 8430 Northfield Boulevard. The Association is a 501(c) 4 non-profit community development organization that manages the Central Park metropolitan districts and provides community association management. The Association is tasked with creating and sustaining a "sense of community" within Central Park by investing in community assets, efficiently operating community facilities, and providing comprehensive community programming. The Central Park neighborhood in Denver is a large-scale master planned redevelopment of the old Stapleton airport, the largest urban infill ever attempted in the United States. The community is the largest statistical neighborhood by geography and population in Denver, and the Association is the second-largest property owners' association in Colorado.

During the early days of the Stapleton Airport Redevelopment, visionary leaders like former Mayor Wellington Webb and philanthropist Sam Gary led the creation of what is now the Central Park Development Plan, which we call the Green Book. This innovative and ambitious guide charted new territory as the City embarked on the monumental task of redeveloping the old airport, a feat that has created today's Central Park neighborhood. The Association embraces its role as the caretaker of the Green Book and commits to its implementation in the work we do every day.

In building Central Park and its unique urban oasis, the Green Book called for ahead-of-its-time mixed-use development and sought to strategically place residential, commercial, and mixed-use properties across the 32-square-mile project site. Included in this plan was the creation of The Shops at Northfield (Shops), located due north of I-70 and east of Quebec Street.

The 92-acre Shops site, like every property in Central Park, was included in the First Amended and Restated Community Declaration for the Project Area within the Former Stapleton International Airport (Declaration) recorded on May 10, 2002, at Reception No. 2002086362 in the real property records of the City and County of Denver. The Declaration establishes certain covenants, which relevant here, includes a covenant for the payment of assessments. The Declaration grants the Association authority to levy a charge against each property in Central Park to fund the Association and pay for the community's upkeep. This includes the provision of 1,400 acres of open space, 64 parks, street and pedestrian

lighting, stormwater infrastructure, seven outdoor pools, and more than 600 miles of private drives. None of which are maintained or funded by City revenues.

The Shops and more specifically, the property located at 8430 Northfield Boulevard, Denver, Colorado (Property), was withdrawn from the Declaration in 2006 by that certain Notice of Withdrawal and Withdrawal Supplement recorded on November 3, 2006, at Reception No. 2006176888 in the real property records of the City and County of Denver. The stated purpose for the withdrawal was to foster economic development and enable the growth of the neighborhood's commercial core at Northfield.

The owner of the Shops parcel now propose rezoning the Property, from the current C-MU-20 WVRS to C-MX-5 and C-MX-8, with the stated intention to build up to 1,500 apartments, both market rate and income qualified. Conservative estimates for multi-family residential development suggest a population increase of approximately two people per unit, which in this case could mean a potential increase of 3,000 people. This represents a significant change in the use of a property that is currently dedicated to commercial retail and leisure. These new residents would drive on the streets, play in the parks, and stand to benefit from considerable underground infrastructure without the obligation of paying for the infrastructure's operation.

Simply put, the Property's owners stand to reap the benefits of Central Park without any of the burden for its costs, which burden then must be shouldered by other owners throughout the community. This inherent lack of equity is troubling to the Association, which must oppose the rezoning as being contrary to the public interest in the unequal and inequitable cost burden associated therewith.

The Association would welcome the Property voluntarily including into the community and agreeing to pay a reasonable and proportionate share of capital expenses in line with similar multi-family developments in Central Park. If such agreement can be reached, the Association would withdraw its objection.

The City Council should deny the rezoning application as being contrary to the public interest, as the Property stands to enjoy significant benefit from the change in land use while making no contribution to the capital needs of the community.

Sincerely,

John Seward

Jack Seward
Operations Manager