MCA
CENTRAL PARK

June 20, 2025

Denver City Council
1437 Bannock Street, Room 451
Denver, CO 80202

RE: Support for Rezoning Application #2024I-00106 (8430 Northfield Boulevard)

Dear Members of the Denver City Council,

I am writing to you on behalf of the Master Community Association (Association) in follow-up to our June 1, 2025, letter concerning the proposed rezoning of the real property located at 8430 Northfield Boulevard. When we wrote to you previously, we were concerned that the applicant was proposing a significant change in use without the requirement of obligation for neighborhood operations. The applicant likewise recognized the Association's concerns and has proposed an agreement for proportional payment of costs, which the Association has accepted.

The Association is now excited to support the proposed rezoning of the property located at 8430 Northfield Boulevard, as outlined in Application #2024I-00106. The requested change from C-MU-20 with waivers to C-MX-5 and C-MX-8 represents a thoughtful and forward-looking effort to align the site's potential with Denver's adopted plans and community priorities.

The rezoning proposal aligns with the Denver Comprehensive Plan 2040**,** Blueprint Denver**,** and the Central Park Development Plan, which collectively call for increased density, improved transit access, mixed-use development, and equitable housing opportunities.

Notably, the High Impact Development Compliance Plan (HIDCP) negotiated by the applicant ensures that at least 10% of housing units will be affordable to households earning no more than 60% of the area median income, and that a minimum of 30% of units will include two bedrooms. This commitment to affordability and family-friendly design is essential to supporting diverse households in our community.

We encourage the City Council to adopt the application and rezone the property.

Sincerely,

John Seward

Jack Seward
Operations Manager