Reference #
15806728

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
25-0703: An ordinance changing the zoning classification for 8430 Northfield Boulevard in Central Park. / 25-0703: Una ordenanza para cambiar la clasificación de zonificación de 8430 Northfield Boulevard in Central Park.

First Name / Nombre
Jack

Last Name / Apelido
Seward

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

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

My testimony: / Mi testimonio:
On behalf of the Master Community Association (Association), I am writing to express our support for Rezoning Application #2024I-00106 concerning the property located at 8430 Northfield Boulevard in Denver's Central Park neighborhood. This testimony reflects the Association's considered position following thorough review and productive discussions with the applicant that resulted in resolution of our initial concerns.
The Association is a 501(c)(4) non-profit organization responsible for managing the community assets and infrastructure within Central Park. The Association oversees the maintenance and operation of over 1,400 acres of open space, 64 parks, seven outdoor pools, stormwater infrastructure, extensive pedestrian and street lighting systems, and more than 600 miles of private drives. These assets and services are not funded by the City of Denver, but rather through assessments paid by property owners within the Central Park community. Our mission is to foster a vibrant, inclusive, and well-maintained urban neighborhood that remains consistent with the vision laid out in the Central Park Development Plan, also known as the Green Book.
When the rezoning application was initially introduced, the Association expressed concern over the implications of transforming this parcel—previously designated for commercial use—into

high-density residential use. Specifically, 8430 Northfield Boulevard had been withdrawn from the community declaration in 2006 to foster the commercial growth of The Shops at Northfield and was therefore exempt from the obligation to contribute to the funding of shared neighborhood infrastructure. The proposed rezoning to C-MX-5 and C-MX-8 would allow up to 1,500 residential units, potentially introducing approximately 3,000 new residents into the community. These residents would inevitably rely on existing community resources—such as parks, open spaces, pools, and neighborhood infrastructure—without a mechanism for contributing to their ongoing maintenance and operational costs.

This created a fundamental equity concern: a new and substantial residential population would benefit from the infrastructure and amenities supported by current property owners without sharing the financial responsibility to sustain them. This imbalance threatened the long-term viability of neighborhood services and posed an unfair burden on existing residents.

However, we are pleased to share that these concerns have been resolved through collaboration with the applicant. Following our discussions, the applicant proposed, and the Association has accepted, an agreement to ensure proportional financial participation by the new development in community operations and infrastructure costs. This agreement brings the proposed rezoning into alignment with the principles of equity and sustainability that the Association is committed to upholding.

With these issues addressed, the Association is now fully supportive of the rezoning proposal and believes it represents a thoughtful and strategic step forward for Central Park and the broader Denver community.

Importantly, the proposal is not only aligned with the Green Book vision but also consistent with the City's adopted long-range plans, including the Denver Comprehensive Plan 2040, Blueprint Denver, and the Central Park Development Plan. These frameworks collectively call for increasing residential density in appropriate areas, enhancing multimodal transportation access, encouraging mixed-use development, and expanding equitable housing opportunities.

The applicant's High Impact Development Compliance Plan adds further value to the project. Key provisions of the HIDCP include: a minimum of 10% of all housing units will be affordable to households earning no more than 60% of the area median income; at least 30% of all housing units will include two bedrooms, helping to meet the demand for family-sized rental housing; these commitments are not only responsive to today's housing challenges but reflect a shared dedication to community diversity, inclusion, and long-term livability; the inclusion of affordable and family-friendly units is especially meaningful in a community that seeks to welcome residents from a variety of backgrounds and income levels.

Additionally, the location of the proposed development adjacent to major transit corridors and commercial amenities makes it ideal for higher-density, mixed-use housing. The project will support walkability, reduce car dependence, and contribute to the continued growth of a sustainable, connected urban fabric in Northeast Denver.

The Association applauds the applicant’s willingness to work collaboratively with the Association to reach a mutually beneficial agreement that balances growth with fairness. This process is an example of how developers and community stakeholders can find common ground to support both Denver’s strategic housing goals and the integrity of established neighborhoods.

In closing, we urge the City Council to approve Rezoning Application #2024I-00106. We believe the proposed rezoning, coupled with the negotiated agreement and community-oriented provisions, will enhance the vitality of Central Park and contribute positively to the long-term goals of the City and County of Denver.

Finish Time

2025-06-20 13:02:07

Reference #
15809951

Public Hearings

I am speaking/writing on (select one): / Hablo/Escribo sobre (seleccione uno):
25-0703: An ordinance changing the zoning classification for 8430 Northfield Boulevard in Central Park. / 25-0703: Una ordenanza para cambiar la clasificación de zonificación de 8430 Northfield Boulevard in Central Park.

First Name / Nombre
Martin

Last Name / Apelido
Baek

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

I am... / Estoy...
AGAINST the item / en CONTRA del artículo

My testimony: / Mi testimonio:
I am a resident of the Central Park neighborhood, and am concerned with the developers request for a zoning change. With the proposed changes, you'll have an influx of ~1500 new residences. First, how does the developer propose to handle the additional traffic? Currently there are two roads to go south, Central Park Blvd, and Quebec St. Even under the best of circumstances these two roads are consistently congested and the sight of frequent accidents. Second, will the city of Denver higher additional law enforcement officers to handle the additional residences. District 5 is already stretched thin, what will an additional ~1500 people can district 5 handle this.
I see how the developer will benefit from a zoning change, how will I as a residence of Central Park benefit from this development? Will the city of Denver have the burden to update the infrastructure, and higher additional law enforcement all so that the developer can make another dollar.
Will the developer create a fund, not through a special district, and fund the necessary programs to handle the additional residences?

Finish Time

2025-06-22 13:49:20