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DENVER AREA LABOR FEDERATION

June 24, 2019

Councilman Rafael Espinoza
1437 Bannock Street
Denver, CO 80202

**SUBJECT: BILL 19-0401, A BILL FOR AN ORDINANCE CHANGING ZONING
SUPPORT- SCHEDULED FOR PUBLIC HEARING JUNE 24, 2019**

Dear Councilman Espinoza,

The Denver Area Labor Federation **SUPPORTS Bill 19-0401**, as introduced, which changes the zoning classification for the area bounded by 17th Avenue, Lowell Boulevard, 16th Avenue, Newton Street & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade Street in West Colfax.

The proposed changes in zoning highlight the critical role that government can play in creating opportunity and reducing inequality in Denver. Now more than ever, we must make sure that development results in shared prosperity, and that public resources are invested for public benefit wisely, with an eye on long-term outcomes.

The local hire and labor standard agreements made in this project ensure opportunities for local workers and the community. Furthermore, the proposed agreement sets the stage for lifting residents out of poverty by providing access to high paying jobs and ultimately stable, affordable housing. It is our assertion that the labor and affordable housing standards set forth by Bill 19-0401 will transform the Sloans Lake/ West Colfax region through stronger more equitable development.

Thoughtful design of development projects with the inclusion of job quality and equity policies build middle class pathways for those living in the shadows of poverty. Developing Denver must also mean developing our middle class.

For the above reasons, the Denver Area Labor Federation asks for your **SUPPORT** of Bill 19-0401.

Sincerely,

Josh Downey
President
Denver Area Labor Federation



Denver City Council
1437 Bannock St.
Room 451
Denver, CO 80202

June 24, 2019

Dear City Council Members,

I believe we can all agree that housing and homelessness are two vital issues facing Denver today. As the previous chairman of Denver's Housing Advisory Committee, and as the current executive director of the Denver Metro Fair Housing Center (DMFHC), I know we need to focus on the resources, funding and partnerships with responsible developers necessary to adequately create the opportunities for more people to attain affordable, stable and respectful housing.

I have worked with numerous folks who have struggled to keep up with Denver's tremendous economic success. There is no negative connotation in affordable housing. There is no shame or stigma attached to the opportunity of seeking and obtaining affordable family units.

Mixed income and housing types, including affordability as well as amenities, within the same neighborhood and even the same development provide opportunities for people to access affordable homes while living within a mixed economic environment and neighborhood. This should certainly be one of the goals of the City, to encourage the integration of housing types into already diverse neighborhoods when possible.

Those of us working to protect people via the Fair Housing Act use the preciseness and unambiguousness of the law often as a final resort. We find the outcomes preferable when we can work with developers from the beginning of a development to define not only their legal obligations but also encourage them to go further as they develop their plans to provide affordable, fair and respectful housing for people.

As a forty year of practitioner of affordable fair housing programs, practices, and policies, I fully support Mr. Zucker's housing development efforts. Additionally, the DMFHC will assist and guide Mr. Zucker's undertaking through any aspect of the Fair Housing Act as requested.

Regards,

A handwritten signature in blue ink, appearing to read "Kevin Marchman", with a long horizontal flourish extending to the right.

Kevin Marchman
Executive Director

3280 Downing St. | Suite B | Denver, Colorado 80205
P 720-279-4291 | F 720-328-4757 | www.dmfhc.org



From: [Lopez, Paul D. - CC Member Denver City Cncl](#)
To: [Hopson, Mar"quasa R. - CC YA2304 Council Clerk](#)
Subject: FW: [EXTERNAL] Emailing in support of development at Newton and 17th
Date: Monday, June 24, 2019 10:26:29 AM

Please add to the file.

Thank you,
Adriana Lara
Senior Aide to City Councilman Paul López
1437 Bannock Street, Room 494
Denver, CO 80202
adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it unless it clearly requests confidentiality. Please indicate whether or not you want your communication to be confidential.

From: Jamie Anderson <jamiek.anderson@gmail.com>
Sent: Monday, June 24, 2019 10:04 AM
To: Lopez, Paul D. - CC Member Denver City Cncl <Paul.Lopez@denvergov.org>
Cc: Hock, Analiese M. - CPD CE2159 City Planner Principal <Analiese.Hock@denvergov.org>
Subject: [EXTERNAL] Emailing in support of development at Newton and 17th

Dear Mr. Lopez,
First I wanted to say thank you to you for standing in solidarity with the Prospect Workers at DIA. Second, I wanted to show my support for the new development at Newton and 17th. Expanding housing near transit and with affordable access is a crucial issue in the Denver area right now.
Thank you,
Jamie Anderson
670 South Patton Court
Denver, CO 80219

From: [Lara, Adriana - CC Senior City Council Aide](#)
To: [Hopson, Mar"quasa R. - CC YA2304 Council Clerk](#)
Cc: [Hock, Analiese M. - CPD CE2159 City Planner Principal](#)
Subject: FW: [EXTERNAL] Support for rezoning request 17i-00160
Date: Thursday, June 20, 2019 4:34:33 PM

Good Afternoon,

I know this is too late to include in the rezoning packet but I still wanted to share it with you both.

Mar'quasa can you include this in the emails that go to CM's.

Thank you,
Adriana Lara
Senior Aide to City Councilman Paul López
1437 Bannock Street, Room 494
Denver, CO 80202
adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

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From: Paul Hoyer <paul@hoysers.us>
Sent: Thursday, June 20, 2019 3:56 PM
To: White, Sara E. - CPD <Sara.White@denvergov.org>; Lopez, Paul D. - CC Member Denver City Cncl <Paul.Lopez@denvergov.org>
Subject: [EXTERNAL] Support for rezoning request 17i-00160

I own 1550 and 1552 Perry Street. Zocalo's proposal to rezone part of the old St. Anthony's campus to allow for a wide range of uses and housing types is to be applauded and I support it. Since the old hospital campus has been redeveloped, neighborhood residents are enjoying a variety of benefits. In addition to appreciation for homeowners, neighborhood residents are experiencing more vibrancy on the street and thus a safer environment, a more eclectic range of restaurants and entertainment to enjoy, and infrastructure improvements to help handle the new growth.

Zocalo is a local developer with a proven track record so I know they will stand behind their community-oriented project that incorporates indoor community space for the neighborhood and different housing types and price points.

This project goes beyond the basic requirements for a rezoning and they should be authorized to move forward.

Paul Hoyer

Trustee, Paul J. Hoyer Safety Net Trust

From: [Lara, Adriana - CC Senior City Council Aide](#)
To: [Hopson, Mar"quasa R. - CC YA2304 Council Clerk](#)
Subject: Fwd: [EXTERNAL] Support for rezone at 17th and Meade
Date: Friday, June 21, 2019 8:32:28 AM
Attachments: [image001.png](#)
[image002.png](#)

Please add to the file to send to council members.

Thank you,
Adriana Lara

Sent from my iPad

Begin forwarded message:

From: "Fry, Logan M. - CC YA2957 Executive Assistant I"
<Logan.Fry@denvergov.org>
Date: June 21, 2019 at 8:10:18 AM MDT
To: "Lara, Adriana - CC Senior City Council Aide"
<Adriana.Lara@denvergov.org>
Subject: FW: [EXTERNAL] Support for rezone at 17th and Meade

Sincerely,
Logan Fry

Logan Fry | City Council
Office of Councilman Rafael Espinoza, District 1
Office: [720-337-7701](tel:720-337-7701) |
City and County Building, 1437 Bannock Street, Room 451
logan.fry@denvergov.org | Dial 3-1-1 for City Services

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From: Leah Rounds <librarianleah@gmail.com>
Sent: Thursday, June 20, 2019 6:10 PM
To: District 1 Comments <DistrictOne@denvergov.org>
Subject: [EXTERNAL] Support for rezone at 17th and Meade

Dear City Council Representative Espinoza,

I am writing to you to express my support for the rezone request for the property at 17th Ave. and Meade St. in the West Colfax neighborhood.

I have lived in the neighborhood for 10 years, my children have attended our neighborhood school, Colfax Elementary, for the past 6 years, and I have worked in the neighborhood at Colfax Elem for the past 2 years. I have seen the many changes occurring in West Colfax and specifically, the negative impact it has had on Colfax students and their families.

Children are leaving the neighborhood because there is no where for them to live. Our schools and community are suffering because of it. This project at 17th and Meade would include much needed affordable family housing, bringing back many families that have previously been displaced. It would also serve the affordable housing needs for the Colfax Elem teachers and staff.

This is a great opportunity for West Colfax to provide a piece of the much needed affordable housing Denver needs. To me, having mixed housing on beautiful Sloan's Lake Park is a very exciting prospect for our neighborhood. I strongly encourage you to vote YES on June 24, 2019 at the City Council Hearing on this property.

Thank you for your time and consideration,

Leah Rounds

1445 Utica St. 80204

West Colfax is where I live, work and play



225 E 16th Ave, Denver, CO 80203

To: Denver City Council

From: Neighborhood Development Collaborative

Re: Equitable Development Opportunities and Impediments at Transit Oriented Development Sites

Dear Members of Denver City Council,

On behalf of the Neighborhood Development Collaborative, I am writing to voice our support for the proposed mixed-income, mixed-use development at 17th and Newton at Sloan's Lake.

The Neighborhood Development Collaborative (NDC) is an organization currently comprised of 15 Colorado-based community development practitioners. Individually, members provide a variety of affordable housing, housing counseling, community development, and economic development services to communities across Metro-Denver.

The Sloan's Lake neighborhood is becoming increasingly unaffordable to non-high-income households. More than 56% of people living in the neighborhood are paying more than 30% of their incomes on housing costs. Since 2010, the average income for the area has only increased 2.21% while average rents have increased by 6.3%--meaning many people simply cannot afford to stay in the community.

Zocalo's project aims to disrupt this pattern of displacement by providing affordable housing in this neighborhood. While we acknowledge that there are some concerns about the appropriateness of the project's density for the neighborhood, it is important to note that the 16 story portion of the site is stepped back from the residential neighbors into the center of the site in the standard "Point-Tower-Podium" model in an effort to assuage height concerns and maintain a neighborhood feel. Additionally, in an increasingly land-scarce environment, higher density infill projects such as this one may be one of the last ways to effectively add affordable housing stock.

Furthermore, as NDC is a collaborative of non-profit developers who all must work closely with the respective neighborhoods in which we create affordable housing developments to achieve our funding, we further recommend that the city council encourage the Zocalo development team, to work closely with the Sloan Lake neighbors to foster a harmonious process and product on the final development plans.

There is a need in Denver for all levels of affordable housing, and this project provides both rental and purchase opportunities for people at a variety of income levels. We hope that the council sees the importance of this development and others of its kind throughout the city and votes to support it.

Sincerely,

Jonathan Cappelli

Executive Director, Neighborhood Development Collaborative

A handwritten signature in black ink, appearing to read 'Jonathan Cappelli', is written over a light blue horizontal line.