

Clements Historic District Neighborhood Association
2121 Tremont Place
Denver Colorado 80205

August 27, 2021

Denver Community Planning &
Development
c/o Planning Board
City and County of Denver
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: Support for Rezoning Application of 2137 Glenarm Place to G-RX-5

Dear Denver Community Planning and Development:

Please accept this letter of support from Clements Historic District Neighborhood Association ("Clements") for the proposed rezoning of 2137 Glenarm Place ("Property") to G-RX-5 zone district. StoryBuilt ("Owner") met with Clements leadership in June 2021 to discuss the current request for updated 5-story zoning. Owner met with Clements on several occasions in 2019 in connection with a previous effort to rezone the Property to a higher density C-RX-8 zone district. In December 2019, Owner held a meeting with and gave a presentation to approximately 20 residents and property owners of the Clements Historic District. In that meeting, the group unanimously voted to support Owner's request for 8-story zoning. Likewise, Clements continues to support Owner's intention to develop the Property under current zoning code and supports Owner's request for G-RX-5 zoning.

It is clear to those of us who live here that the proposed project is exactly what our City and our neighborhood need. Denver has a significant air pollution problem caused largely by automobile traffic going in and out of the downtown business core. It has infrastructure problems and expenses associated with what appears to be ever-increasing traffic. It has an affordable housing crisis that can only be resolved when the supply of market rate housing exceeds demand. Obviously, these problems can be mitigated if we can get more people who work downtown to live downtown. There is no better way to accomplish this objective than by adding high density market rate housing where it is welcomed.

To provide context, our neighborhood was left in a sea of surface parking lots with almost no housing stock of any kind other than homeless shelters and project-based subsidized housing projects largely as a result of urban renewal efforts that took place in the 1970s and destabilized this immediate area as well as the entire downtown core. Because our neighborhood was segregated for nearly a century before the Fair Housing Act was passed in 1966 when residents and businesses then left for the suburbs, it was regarded as extremely undesirable. This left entire blocks of boarded up

and abandoned buildings which were then razed to become surface parking lots. Since there were very few residents or businesses left to object, our neighborhood became a convenient place to concentrate services and facilities that other neighborhoods might consider objectionable. Shortly after we purchased our home at 2121 Tremont Place in 1981, someone kicked down the front door in broad daylight and looted the place. That was not entirely unexpected because that was what the neighborhood was like in those days. As Councilman Hiawatha Davis repeatedly pointed out during the 1980's, this area had become what he referred to as a "dumping ground" for the City. We decided to change that perception, and the residents of our neighborhood have worked tirelessly since the Historic District was formed to attract high density market rate housing to our immediate area to fill in the sea of parking lots, balance the existing concentration of poverty in the area (and remove, to the extent possible, the stigmatization and isolation of our indigent neighbors), stabilize the downtown core, get people who work downtown to live downtown and to get as many vehicles as possible off of our highways. As a result of those efforts, we have made significant strides in successfully changing the perception of this junction of North Capitol Hill and Five Points (once consistently the highest crime area of our city) from a dangerous area to a desirable area that we now call Uptown, but we still have work to do. The project proposed by Owner is another step forward in accomplishing our objectives and provides much needed high-density housing.

Rezoning the property to G-RX-5 promotes residential density and the opportunity for mixed-use development downtown where development of this nature makes sense and is encouraged, in a multi-modal transit-oriented location, served by existing infrastructure, walkable to options for living, work and play, and without displacement of existing residents or businesses. 5-story zoning makes specific sense for this site, as it provides a reasonable transition from 18-stories to 3-stories and helps mitigate the negative development impacts of an 18-story building that dominates the property from across the alley.

At a duly called meeting held on August 19, 2021 which was attended by approximately 22 residents and property owners, the members of the Clements Historic District Neighborhood Association voted unanimously to support the proposed rezoning.

It is requested that Community Planning and Development also support the proposed rezoning.

Sincerely,



Ted Freedman, President

Clements Historic District Neighborhood Association

August 1, 2021

City and County of Denver
ATTN: Denver Community Planning & Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: CHUN support for rezoning of 2137 Glenarm Place

To Whom It May Concern:

Capitol Hill United Neighborhoods, Inc. ("CHUN"), a Colorado nonprofit corporation and Denver's largest, oldest registered neighborhood organization (RNO), **is pleased to announce its support for the proposed rezoning of 2137 Glenarm Place property from its current designation to G-RX-5.**

On Thursday, July 29, 2021, the Capitol Hill United Neighborhoods Board of Directors held a regularly scheduled board meeting. Ryan Keeney, as co-chair of the CHUN Urban Planning Committee, shared the committee's report pertaining to this rezoning. Subsequently, board member Joel Brown moved to support this rezoning. The motion was seconded by Kathy Callender.

- Votes favoring the motion: 20
- Votes opposing the motion: 0
- Votes abstaining from taking a position: 1

As with any rezoning, we acknowledge some may have concerns about the request. However, we feel it is important to examine this request in a comprehensive way. In doing so, the proposed rezoning (1) promotes residential density and mixed-use development that is close to downtown; (2) provides pathways to homeownership; (3) is thoughtfully located in a multi-modal transit-oriented location, served by existing infrastructure; (4) advances CHUN's mission to promote walkable access to amenities for live, work and recreate; and (5) avoids displacement of existing residents or businesses by activating a now, vacant surface lot.

CHUN's mission is *Preserving the Past, Improving the Present, and Planning for the Future* of Greater Capitol Hill through historic preservation, addressing homelessness, promoting smart land use and zoning, advancing safety, and supporting civic engagement. **We encourage City leaders, including members of the Denver Planning Board and City Council, to support this rezoning.**

Sincerely,



Travis Leiker
President & Executive Director
Capitol Hill United Neighborhoods