

From: [Alan Greene](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] I support the 38th and Perry Development
Date: Wednesday, May 18, 2022 4:56:20 AM

Dear Denver City Council,

I'm writing in support of the development at 3838 Perry St, Denver, CO 80212, otherwise known as 38th and Perry. I have a special interest in this project in that I own a single family home near the corner of 41st. and Stuart Street... six blocks from this proposed project. I think that this development is an important addition to the Denver housing inventory, specifically the diversity of housing proposed for this development. The housing types proposed would create home buying opportunities for a variety of buyers, including young professionals, families, and the environmentally conscious market-something that doesn't really exist in the Denver housing inventory, presently.

Additionally, the redevelopment of residential projects along 38th Street...especially those within walking distance from neighborhoods like the Tennyson Arts District... not only add to the vitality of those neighborhoods and the revenue those new families bring to those neighborhoods but also add to the tax base of the City of Denver.

I urge you to approve this re-zone and subsequent development.

Name: Alan Greene
City: Denver
Zip: 80212

Sent from my iPad

From: [andrew kemler](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] I support the 38th and Perry Development
Date: Wednesday, May 25, 2022 4:49:43 PM

Dear Denver City Council,

I'm writing in support of the development at 3838 Perry St, Denver, CO 80212, otherwise known as 38th and Perry. I think that this development is an important addition to the Denver housing inventory, specifically the diversity of housing proposed for this development. The housing types proposed would create home buying opportunities for a variety of buyers, including young professionals, families, and the environmentally conscious market-something that doesn't really exist in the Denver housing inventory, presently.

I urge you to approve this re-zone and subsequent development.

Name: andrew kemler
City: denver
Zip: 80212

From: [David bowen](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] I support the 38th and Perry Development
Date: Wednesday, May 18, 2022 6:03:40 AM

Dear Denver City Council,

I'm writing in support of the development at 3838 Perry St, Denver, CO 80212, otherwise known as 38th and Perry.

I think that this development is an important addition to the Denver housing inventory, specifically the diversity of housing proposed for this development. The housing types proposed would create home buying opportunities for a variety of buyers, including young professionals, families, and the environmentally conscious market-something that doesn't really exist in the Denver housing inventory, presently.

I urge you to approve this re-zone and subsequent development.

Sincerely,

David Bowen

WoodGrain Bagels LLC

Denver | CU Anschutz

267-414-3146

“The man who can drive himself further once the effort gets painful is the man who will win.” — Sir Roger Bannister

From: [david friend](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] I support the 38th and Perry Development
Date: Wednesday, May 18, 2022 1:12:56 PM

Dear Denver City Council,

I'm writing in support of the development at 3838 Perry St, Denver, CO 80212, otherwise known as 38th and Perry. I think that this development is an important addition to the Denver housing inventory, specifically the diversity of housing proposed for this development. The housing types proposed would create home buying opportunities for a variety of buyers, including young professionals, families, and the environmentally conscious market-something that doesn't really exist in the Denver housing inventory, presently.

I urge you to approve this re-zone and subsequent development.

Name: David Friend
City: Aurora
Zip: 80017

From: [John Booth](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] I support the 38th and Perry Development
Date: Tuesday, May 24, 2022 9:25:34 AM

Dear Denver City Council,

I'm writing in support of the development at 3838 Perry St, Denver, CO 80212, otherwise known as 38th and Perry. I think that this development is an important addition to the Denver housing inventory, specifically the diversity of housing proposed for this development. The housing types proposed would create home buying opportunities for a variety of buyers, including young professionals, families, and the environmentally conscious market—something that doesn't really exist in the Denver housing inventory, presently.

I've known Nathan Adams for over 15 years and seen how he treats customers—the buyers of his homes. When there is an issue, he deals with it directly with the customer. He tries to resolve any problems. He is being responsive to the needs of our community and the world to build sustainable and green projects. He is the exact type of developer that we need in the Denver area as we continue to grow.

I urge you to approve this re-zone and subsequent development.

Name: John B Booth
City: Golden
Zip: 80401

From: [Karla Adelt](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] I support the 38th and Perry Development
Date: Monday, May 16, 2022 9:40:19 AM

Dear Denver City Council,

I'm writing in support of the development at 3838 Perry St, Denver, CO 80212, otherwise known as 38th and Perry. I think that this development is an important addition to the Denver housing inventory, specifically the diversity of housing proposed for this development. The housing types proposed would create home buying opportunities for a variety of buyers, including young professionals, families, and the environmentally conscious market-something that doesn't really exist in the Denver housing inventory, presently.

I urge you to approve this re-zone and subsequent development.

Name: Karla Waggoner
Address: Karlaadelt@yahoo.com

From: [ryan hunter](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Help HomeBuyers Make Denver Their Home
Date: Monday, May 16, 2022 8:22:32 AM

Dear Council Members,

I'm writing to support the proposed rezoning and development at 3838 Perry St, Denver, CO 80212. Denver needs more housing at lower price points to solve the current inventory crisis. Basic economics tell us that prices are affected by supply and demand. If demand of a product is high and not met by supply, then prices must rise. We currently have a supply problem in the metro area and the City of Denver. Developers need to build more housing at higher density to help solve this issue. We need a variety of housing choices-not just big homes on big lots.

The issue has been exacerbated by greedy developers building luxury homes to maximize profits. Now, with rising interest rates, buyers can afford even less while prices continue to soar. We need more attainably priced housing for the middle-class working families who are being priced out of the market. redT's plan supplies homes that will meet a variety of budgets.

I worry about younger generations... If it's so difficult to buy a home now, and we do nothing to solve the inventory crisis, how are they supposed to buy homes in the future? Will the barrier of entry for a new home be out of reach for our grandchildren? Homeownership seems to be slipping out of reach. Striking down developments like this is going to do nothing for future generations' ability to buy a home in Denver.

Thank you for considering my concerns.

Name: Ryan Hunter
Address: Ryan@hunterlending.com

Ryan Hunter

From: [Tyler Adams](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] I support the 38th and Perry Development
Date: Monday, May 16, 2022 9:07:48 AM

Dear Denver City Council,

I'm writing in support of the development at 3838 Perry St, Denver, CO 80212, otherwise known as 38th and Perry. I think that this development is an important addition to the Denver housing inventory, specifically the diversity of housing proposed for this development. The housing types proposed would create home buying opportunities for a variety of buyers, including young professionals, families, and the environmentally conscious market-something that doesn't really exist in the Denver housing inventory, presently.

I urge you to approve this re-zone and subsequent development.

Name: Tyler Adams
Address: tylermadams@gmail.com

Sent from iPhone.

From: [Weston Gilmore](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: hrs@redthomes.com
Subject: [EXTERNAL] I support the 38th and Perry Development
Date: Tuesday, June 7, 2022 10:00:02 AM

Dear Denver City Council,

I'm writing in support of the development at 3838 Perry St, Denver, CO 80212, otherwise known as 38th and Perry. I think that this development is an important addition to the Denver housing inventory, specifically the diversity of housing proposed for this development. The housing types proposed would create home buying opportunities for a variety of buyers, including young professionals, families, and the environmentally conscious market-something that doesn't really exist in the Denver housing inventory, presently.

I urge you to approve this re-zone and subsequent development.

Name: Weston Gilmore
City: Highlands Ranch
Zip: 80130

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	#20211-00222
Location	3923 & 3929 W. 38th Avenue and 3838 N. Perry St.
Registered Neighborhood Organization Name	Berkeley Regis United Neighbors
Registered Contact Name	Scott Danenhauer
Contact Address	
Contact E-Mail Address	brunbrd@gmail.com
Date Submitted	6-27-2022

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application #

Comments:

Voting members consisted of elected BRUN Board members - a majority of the elected members (14) were present.
Applicant has had many conversations with BRUN representatives since last year. BRUN is not opposed to rezoning these properties, but would like the applicant to consider rezoning the N Perry St. property differently from the two 38th Ave. properties. Also, there is currently no conceptual plan to review, and remaining issues include location/relocation of the Rocky Mountain Ditch on the properties.
BRUN appreciates the opportunity to continue discussions with the applicant prior to supporting a revised rezoning request.