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December 19, 2020

Chris Chiari  
Owner | Patterson Inn  
420 E. 11<sup>th</sup> Ave.  
Denver, CO 80203

**RE: Rezoning of 420 E 11<sup>th</sup> Ave., Denver, CO 80203**

Dear Mr. Chiari,

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 Patterson Inn, LLC’s (dba Patterson Inn) rezoning from G-MU-5, UO 3 to G-MX-3.**

On Thursday, December 17, 2020, the Capitol Hill United Neighborhoods Board of Directors held a regularly scheduled board meeting. Dmitrii Zavorotny, co-chair of the CHUN Urban Planning Committee moved to endorse this rezoning and adopt a new Good Neighbor Agreement (GNA) between CHUN and Patterson Inn, LLC. The motion was seconded.

- Votes favoring the motion: 21
- Votes opposing the motion: 0
- Votes abstaining from taking a position: 1
- No Votes: 9 (due to absenteeism)

As with any rezoning, we acknowledge some may have concerns about this application. However, we feel it’s important to examine this in a comprehensive way. In doing so, the proposed rezoning (1) compliments small business growth and development; (2) addresses parking concerns; (3) encourages nonprofit support; (4) adopts a creative use for historic landmarks; and (5) promotes neighborhood walkability and livability. In addition, the GNA requires communications with CHUN for the purposes of future licenses (e.g., marijuana consumption, etc.).

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

Sincerely,

Travis Leiker, MPA  
President | Board of Directors  
Capitol Hill United Neighborhoods, Inc.