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February 1, 2020

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

Dear Denver Community Planning and Development:

Storybuilt Development met with the CHUN Urban Planning Committee in September 2019 and made a presentation to the full CHUN Board of Directors on Thursday, January 30, 2020. At each meeting, neighbors discussed the proposed rezoning and weighed the merits of the rezoning and impact in the community.

Capitol Hill United Neighborhoods (CHUN) supports the proposed rezoning of 2137 Glenarm Place property from its current designation of R3-UO-3 to C-RX-8.

We appreciate that the owner of the property has worked to gain the support of the Clements Historic District Neighborhood Association, which is most directly affected by this proposed zoning change. Yet, we strongly encourage more outreach in the surrounding neighborhood, especially the Polaris School.

The 8-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 and a 4-story open garage that dominate the site from across the alley.

Ultimately, rezoning the property to C-RX-8 promotes residential density and mixed-use development—close to downtown, in a multi-modal transit-oriented location, served by existing infrastructure, walkable access to amenities for live, work and play, and avoiding displacement of existing residents or businesses.

Sincerely,

Travis Leiker
President, Board of Directors
Capitol Hill United Neighborhoods

CC: Councilpersons Candi CdeBaca, Robin Kniech, and Debbie Ortega