



February 25, 2026

Austin.Keithler@denvergov.org

Dear Mr. Keithler:

Subject: Yates Theater Good Neighbor Agreement

Berkeley Regis United Neighbors (BRUN) is a Registered Neighborhood Organization. BRUN borders are 38<sup>th</sup> Avenue to 52<sup>nd</sup> Avenue and Federal Boulevard to Sheridan Boulevard. The Yates Theater is located at Yates Street and 44<sup>th</sup> Avenue, with the BRUN borders.

BRUN has entered into a Good Neighbor Agreement (GNA) with Waystation, LLC for the operation of a movie theater and bar/lounge in the historic Yates Theater. BRUN and the applicants have solicited neighborhood input regarding potential benefits and impacts of returning the Theater to its original use. We have received both written and oral comments as we prepared the GNA. After careful consideration, the BRUN Board of Directors voted to enter into this GNA and support the applicants' request for a zoning variance.

Sincerely,

*Scott Danenhauer*

Scott Danenhauer

President, BRUN Board of Directors

Cc: Macy Lao

Kyle Hagan

Rachel Marion

Amanda Sandoval, President, Denver City Council