

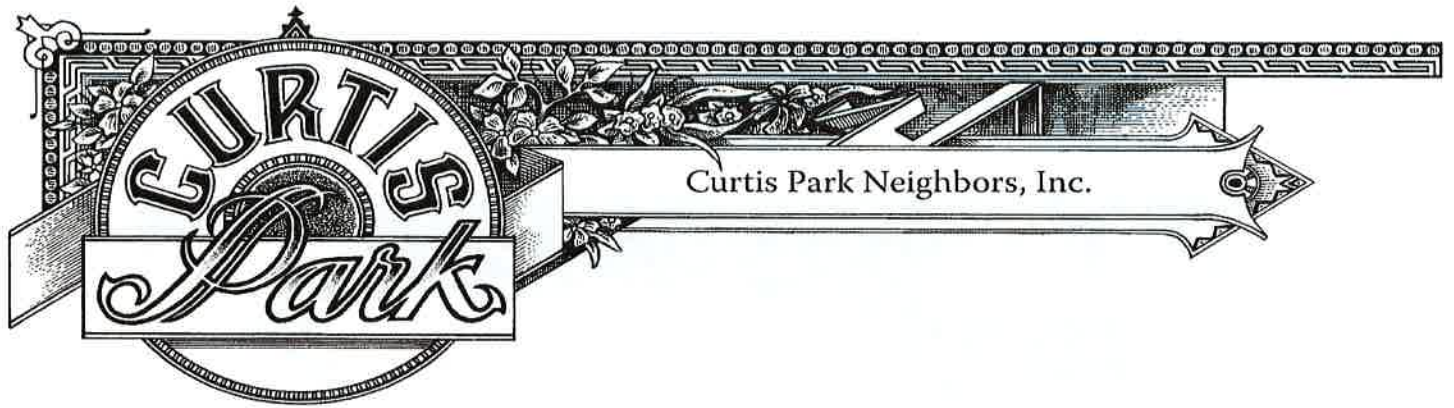
October 19, 2022

To Whom It May Concern:

Please see attached for Curtis Park Neighbors' Letter of Support for the rezone and project as proposed by Edens for the block of 26th-27th-Lawrence-Larimer and the north corner of the block of 25th-26th-Larimer from earlier this year. As the DURA TIF funds usage is aligned with accomplishing the goals of the project, Curtis Park Neighbors is in support of approval.

Sincerely,

Ryan Cox
Ryan Cox
President
Curtis Park Neighbors
303.517.6185



April 11, 2022

Mr Webb, Mr Johnson, Planning Board, Denver City Council et al:

Curtis Park Neighbors (CPN) is in support of the rezone proposal PUD-G #28 that reflects the current design concept as proposed by Edens for the block of 26th-27th-Larimer-Lawrence and the north corner of the block of 25th-26th-Larimer.

The CPN position comes as a result of extensive general neighborhood feedback, extensive dialogue and communications over the past year directly with Edens.

- Edens has worked diligently since the beginning of 2021 to connect with and inform neighborhood stakeholders as to the specifics of their project proposal. This outreach by Edens included presentations at CPN Board Meetings, multiple CPN General Meetings, a community open-house, multiple meetings with specific groups such as the S*Park community adjacent to the site, and many one-on-ones with neighbors to tour their existing properties and discuss their vision.
- Curtis Park Neighbors solicited feedback and indications of position from neighbors via letters and at an input session that was attended in-person and virtually. In total, 71 neighbors expressed support of the proposed concept, 13 were opposed and 9 were undecided (with 3 of the undecided indicating a lean towards support). Based on this clear neighborhood feedback, the CPN Board voted to approve this position letter. For the purposes of clarity, it is important to acknowledge that support for the rezone was not unanimous among community members, however, the CPN Board voted in support of the proposal to reflect the position of the majority of neighbors.

In addition to gathering overall sentiment, CPN collected and tabulated comment feedback on a variety of aspects of the proposal: While the neighborhood generally acknowledges the need for new zoning and the use of a PUD to reflect the mixed heights and intricacies specific to this site as reflected in the Edens vision, this community support was based on:

- Open space through the interior of the block as illustrated by Edens of approximately 10,000 sq ft
- Neighborhood serving retail (i.e. grocery store, hardware store, etc.) on the identified Lawrence ground-floor mixed-use locations to rather than entertainment uses
- Commitment to and durable assurance of significant affordable housing
- Two levels of subgrade parking with access and loading dock on 27th St.
- A traffic management and parking plan to mitigate volume and safety concerns through the residential portion of the neighborhood, and
- An understanding that heights and setbacks/stepbacks for the project are to be codified and enforceable via PUD zoning.

Off-site and not covered by zoning, the community is pleased that Edens will support the RiNo District and CPN in:

- Revisions to the neighborhood Parking Area Management Plan to revisit increased and increasing on-street parking contention on and around Lawrence St.
- Pursuit of shared use of the generally-vacant Coors Field parking accessed at 27th Street

Neighborhood support for this project is based on a broad sense that this node is a "special place" as identified in the pedestrian and bike priority recommendations in our neighborhood plan connecting to transit on Larimer. Although the land-use recommendations of that plan failed to capture the communities' sense of this special node, CPN's past support for targeted corner and ground-floor activation on Lawrence in this specific area is consistent with our ongoing sense of the importance of this place.

- Recent community input was consistent and clear that recognizing and developing this special node should not set a precedent for future intensification of development along Larimer and Lawrence generally
- Neighborhood support was garnered for this particular proposal, not a generic or base rezone to 5 and 8 stories nor a blanket allowance for mixed-use on Lawrence. The City's assistance in the use of zoning and other tools to ensure the desired outcome is essential for ongoing support.

Lastly, Edens has worked diligently over the past several months to draft an agreeable Planned Unit Development Document and what we believe to be added assets and amenities to our community such as: additional affordable housing units, commercial incubator spaces to assist small business owners and entrepreneurs, and art space for traveling and local artists.

In summary, CPN views this proposed project as a unique opportunity, at the intersection of multimodal transportation networks, to further develop this special node and make Five Points a more walkable, bikeable, complete neighborhood. CPN looks forward to working with Edens, CPD and other city departments to create more diverse, affordable and amenity-rich opportunities for the community.

Sincerely,


Ryan Cox
President
Curtis Park Neighbors



10/12/2022

Tom Kiler, Managing Director, Edens
2700 Larimer Street, Suite B
Denver, CO 80205

Re: Redevelopment of 2600 and 2700 Larimer St and Lawrence St, and 2550 Lawrence St.

Dear Mr. Kiler

This letter is to reiterate the support of RiNo Business Improvement District and RiNo Art District, an RNO for this area, for the above development proposals.

Thank you for presenting to the RiNo Art District Executive Team on April 8, 2021, as well as holding a neighborhood open house to all RiNo Art District members on July 21, 2021. In April, we expressed support for the conceptual plans including rezoning to a combination of C-MX-5, G-RX-5, C-MX-8 and DO-7 zoning classification with varying building heights from 3 to 5 to 7 stories. We heard similar support at the neighborhood open house in July.

RiNo Art District is supportive of the concept of a creating high quality and pedestrian-focused retail environment at this location and acknowledges Edens' track record in delivering such experiences elsewhere. We also appreciate that this development furthers Volunteers of America's mission and permits them to stay on Larimer St for another 125 years.

We believe that the variability in building heights illustrated in previous presentations creates strong urban design, relates to the existing neighborhood fabric, and creates appropriate transitions to the surrounding neighborhood. RiNo believes the site's location in an emerging leisure hub with proximity to the downtown core and public transit supports the height increase sought in this re-zoning application.

Please do not hesitate to contact me with any queries.

Regards

John Deffenbaugh, Senior Director of Strategy & Projects, RiNo Art District, BID, GID

CC

Tracy Weil, Executive Director, RiNo Art District
Diana Merkel, Board Chair, RiNo Business Improvement District
Sarah Kaplan, Senior Development Project Administrator, City and County of Denver

3525 Walnut Street • Suite 40 • Denver, Colorado 80205 • 303.437.5129 • rinoartdistrict.org

artwork by @detour303

Heart of Five Points Neighborhood Association
2745 Welton Street
Denver, CO. 80205



Monday, October 10th, 2022

Dear Members of the Denver Planning Board –

The Heart of Five Points RNO is a collective of residents, business owners, and community members connected and driven to support the life, culture, and business of the Five Points Neighborhood. Please accept this letter in support of the Five Points Larimer and Lawrence Project Urban Redevelopment Plan. Our organization met virtually with the EDENS team on September 14th to receive an update on their plans, which also included a presentation on the proposed Urban Redevelopment Plan and TIF proposal for the site. We continue to support the vision for this site in our neighborhood, and the adoption of the Urban Redevelopment Plan is an important step forward to realizing this community-driven vision.

This plan will help advance an incredibly important project in the Five Points Community – a project that embraces and advances women and BIPOC-owned businesses through its minority and women-owned business incubator program, along with providing an even deeper level of affordability for residential units at 50% AMI. As mentioned in our prior letters of support for this project, we need to create and preserve more spaces for black and woman-owned retailers and entrepreneurs in our neighborhood. The Five Points Larimer and Lawrence project accomplishes this vision by creating inclusive spaces where BIPOC business owners can live, work and play all in the same neighborhood.

Finally, we support the proposed Urban Redevelopment Plan because of the important neighborhood benefits it brings to our community. This includes neighborhood-serving retail so residents can easily get everyday conveniences, inclusive open space for all residents and visitors alike, and important multi-modal connections and transportation enhancements to make it easier to walk, bike, and roll throughout Five Points.

Thank you again for this opportunity to express our support for the Five Points Larimer and Lawrence Urban Redevelopment Plan. We encourage you to support this plan for all the incredible benefits it brings to the Five Points community.

Ali Duncan

October 7, 2022

Denver Planning Board
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

Re: Five Points Larimer and Lawrence Urban Redevelopment Plan

Dear Members of the Planning Board,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. Our organization serves those in need of emergency shelter, while providing important hunger and nutrition services to those experiencing hardship every day. We are proud to submit this letter in support for the Five Points Larimer and Lawrence Urban Redevelopment Plan, as EDENS has been an incredibly supportive partner in our efforts to continue serving the thousands of individuals and families in need across the Denver metro area.

Our partnership with EDENS has enabled us to begin valuable improvements and enhancement to our existing administrative headquarters building at 2660 Larimer Street. This same partnership has given us an invaluable opportunity to begin expanding our operations to a site that can accommodate our increased operations, all while preserving our headquarters in Five Points – a location that we have called home for more than 20 years. This Urban Redevelopment Plan is an important, and necessary milestone to finally realize the vision for the neighborhood we have proudly served for so many years.

In addition to the incredibly valuable partnership EDENS has brought to our VOAC organization, we wholeheartedly support their vision of enriching the community through minority/women-owned small business incubator programs, artist exchange opportunities, and deeply affordable housing units for individuals and families making no more than 50% area median income. We support the use of tax-increment financing and the proposed Urban Redevelopment Plan to help accomplish the vision of a thriving, sustainable community that advances the needs of others in our Five Points community – particularly for women and communities of color.

We ask that you support the Urban Redevelopment Plan application for the Five Points Larimer and Lawrence project. Our partnership with EDENS has been instrumental not only in advancing the mission and needs of VOAC, but also in supporting and enriching the larger Five Points community. The Urban Redevelopment Plan is an important next step in realizing the full vision for this neighborhood, and we encourage you to support the plan.

Sincerely,



David Schunk
President and CEO

From: [Jevon Taylor](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Subject: [EXTERNAL] Edens letter of support
Date: Tuesday, October 11, 2022 5:02:39 PM

Dear Members of the Planning Board –

I hope you will accept this letter in support of the Five Points Larimer and Lawrence project Urban Redevelopment Plan. As a small business owner in Five Points, I appreciate the opportunity to express my support for this project in our neighborhood. I support EDENS' vision for a neighborhood hub that supports small, minority and women-owned businesses through small business incubator and artist exchange programs. As someone who can personally attest to the success of these programs, it's important we leverage tools and resources to provide these opportunities for other small business owners and entrepreneurs in the Five Points community.

I also support EDENS' philosophy and approach to providing affordable housing units for the same business owners and entrepreneurs that EDENS supports. This includes the affordable, on-site live/work units within the project that provide valuable housing opportunities for business entrepreneurs – all so they can live, work and play in the same Five Points neighborhood they call home. The Urban Redevelopment Plan is very important to making this vision come to fruition, and I ask you to support Five Points Larimer and Lawrence application.

Jevon

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Jevon Taylor
CEO, Green Spaces

[7202124972](tel:7202124972) | Greenspaces.com

October 10, 2022

Re: Edens Urban Redevelopment Plan Application

Dear Planning Board –

As an immediate neighbor of the Five Points Larimer and Lawrence project, I am writing this letter in support of EDENS' Urban Redevelopment Plan application. This project is long overdue for our neighborhoods in RiNo and Curtis Park. It will provide a wealth of benefits to the surrounding residents and businesses, and I appreciate all the foresight and thoughtfulness the EDENS team has put into their plan for this site. More importantly, this project will bring critically-needed affordable housing units, now at an even deeper AMI level for those making 50% AMI. Combined with these affordable units, the project will also incorporate sustainable, green open spaces for the public to use, along with improved multi-modal connections so residents can walk, bike and roll to their destination within Five Points.

Finally, I am most appreciate of EDENS' philosophy towards enriching communities, and the work they do to raise others in the neighborhood. This includes their commitment to developing a successful minority/women-owned small business incubator programs, local artist exchange opportunities, and affordable live/work housing for business tenants so they can live, work and play all in the same neighborhood.

I hope you will support the Five Points Larimer and Lawrence Urban Redevelopment Plan application. I am excited to see this project come to fruition, and I encourage you to approve the plan.



Ryan Tobin
2515 Lawrence Street
Denver, CO 80205
303-889-9874

From: [tim choi](#)
To: [Webb, Andrew - CPD CE2159 City Planner Principal](#)
Cc: [Tom Kiler](#); [Nathan Batchelder](#)
Subject: [EXTERNAL] Letter of Support for Edens
Date: Tuesday, October 11, 2022 2:19:21 PM

Hi Andrew,

I am writing this letter in support of the Five Points Larimer and Lawrence Urban Redevelopment Plan. This project will create numerous benefits for the Five Points community, including critically-needed affordable housing, improved infrastructure and neighborhood connections, high-quality urban design, and neighborhood-serving retail amenities to name a few. We should leverage tools such as this to help realize important, neighborhood-based development projects that support an incredibly diverse group of residents, businesses and visitors to such a unique and special place in Denver.

Finally, I can personally vouch for EDENS' long term commitment and partnership with our community. They are incredibly supportive partners and neighbors that are invested into the success of our neighborhood. I hope you will support EDENS Urban Redevelopment Plan application to help bring the Five Points Larimer and Lawrence project to fruition, and I appreciate their commitment to seeing the Five Points neighborhood thrive and succeed.

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Sincerely,

Tim Choi
Timchoimail@gmail.com
303-895-8774



International Media And Cultures

Subject: EDENS/VOA Project- Support for upcoming DURA public hearings.
Date: 10th October 2022.

To Whom It May Concern,


I am Dr. Mali Reddy, President of the American Dairy Food and Consulting labs., and International Media and Cultures, Inc., writing this letter to support the Five Points Larimer and Lawrence project, as it will create an incredibly important addition to the Five Points neighborhood. For an over a year, EDENS has worked incredibly closely with the Five Points community to realize a vision that brings a wealth of benefits to our community. This includes a project that encompasses quality urban design, neighborhood-serving amenities, and critically important affordable housing opportunities. Moreover, EDENS vision is rooted in equity and advancing those within our community, and I encourage you to support the Urban Redevelopment Plan application before you today.

I have been living in Denver for over 48 years and had never seen such a progress and improvement of Larimer and Lawrence Streets, thanks to EDENS. I am particularly impressed with the Managing Director of EDENS Mr. Tom Kiler, who has passion and sincerity to help the community. Mr. Kiler, a Harvard graduate is a down to earth individual who treats all human-beings alike irrespective of their race, religion, and socio-economic status. He is well liked by all the people for his honesty, politeness, and dedication to improve the Larimer and Lawrence streets, to make it an enjoyable place to live and run the community-based business, in addition to providing the most essential affordable housing. We need these projects to help the communities to cultivate hope and optimism during these uncertain times of high inflation and supply chain problems etc.

I am most impressed with EDENS continued commitment to partnering with those in the community make this project benefit as many neighbors as possible. This community-first approach to engaging with neighborhood stakeholders is most appreciated, and it will create a successful project for residents, business owners, visitors, and other members of the Five Points community well into the future.

Please do not hesitate to contact me at 303-944-5215, if you have any other questions and thank you for considering and supporting this Urban Redevelopment Plan application.

Yours Sincerely,


Dr. Mali Reddy, DVM., MS., Ph.D.
CEO and President.

Your comment:

Dear members of the Planning Board,

I am writing you today in support of the Five Points Larimer and Lawrence Urban Redevelopment Plan. I ask that you support this application, as it will help this project become a reality in our neighborhood. This project will provide much-needed community amenities, such as a neighborhood-serving retail, publicly-accessible open space, and important transportation connections so that residents of Five Points can live in a thriving, sustainable neighborhood.

This project will also provide a deeper level of affordability than previously proposed if this request is passed by the planning board and City council, offering 10% of all units for those making no more than 50% area median income – a significant step in providing affordable housing options for those who need it the most.

I want to thank EDENS for working so closely with the Curtis Park Neighbors and surrounding community for such a long period of time to help shape the vision for this project alongside the community.

As a resident of the Five Points neighborhood for more than 25 years, I wholeheartedly support the vision set for in this proposal before you today.

I ask you to support the Urban Redevelopment Plan before you as presented.

Thank you your your consideration

Keith Pryor

2418 Champa

Denver 80205

303-881-9873

Your comment:

Dear members of the Planning Board,

I am writing you today in support of the Five Points Larimer and Lawrence Urban Redevelopment Plan. I ask that you support this application, as it will help this project become a reality in our neighborhood. This project will provide much-needed community amenities, such as a neighborhood-serving retail, publicly-accessible open space, and important transportation connections so that residents of Five Points can live in a thriving, sustainable neighborhood.

This project will also provide a deeper level of affordability that previously proposed if this request is passed by the planning board and City council, offering 10% of all units for those making no more than 50% area median income – a significant step in providing affordable housing options for those who need it the most.

I want to thank EDENS for working so closely with the Curtis Park Neighbors and surrounding community for such a long period of time to help shape the vision for this project alongside the community.

As a resident of the Five Points neighborhood for more than 25 years, I fully support the vision set for in this proposal before you today.

I ask you to support the Urban Redevelopment Plan before you as presented.

Thank your consideration

John Hayden

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.