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**TO:** Denver City Council  
**FROM:** Andrew Webb, Principal City Planner  
**DATE:** June 20, 2022  
**RE:** Official Zoning Map Amendment Application #2021I-00175  
2524-2660 Larimer St, 2609, 2623, 2641 Lawrence St  
Rezoning from C-MU-30 w/waivers UO-1; I-MX-3, UO-2, DO-7; G-MU-3, UO-3 to PUD-G 28

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of rezoning application #2021I-00175.

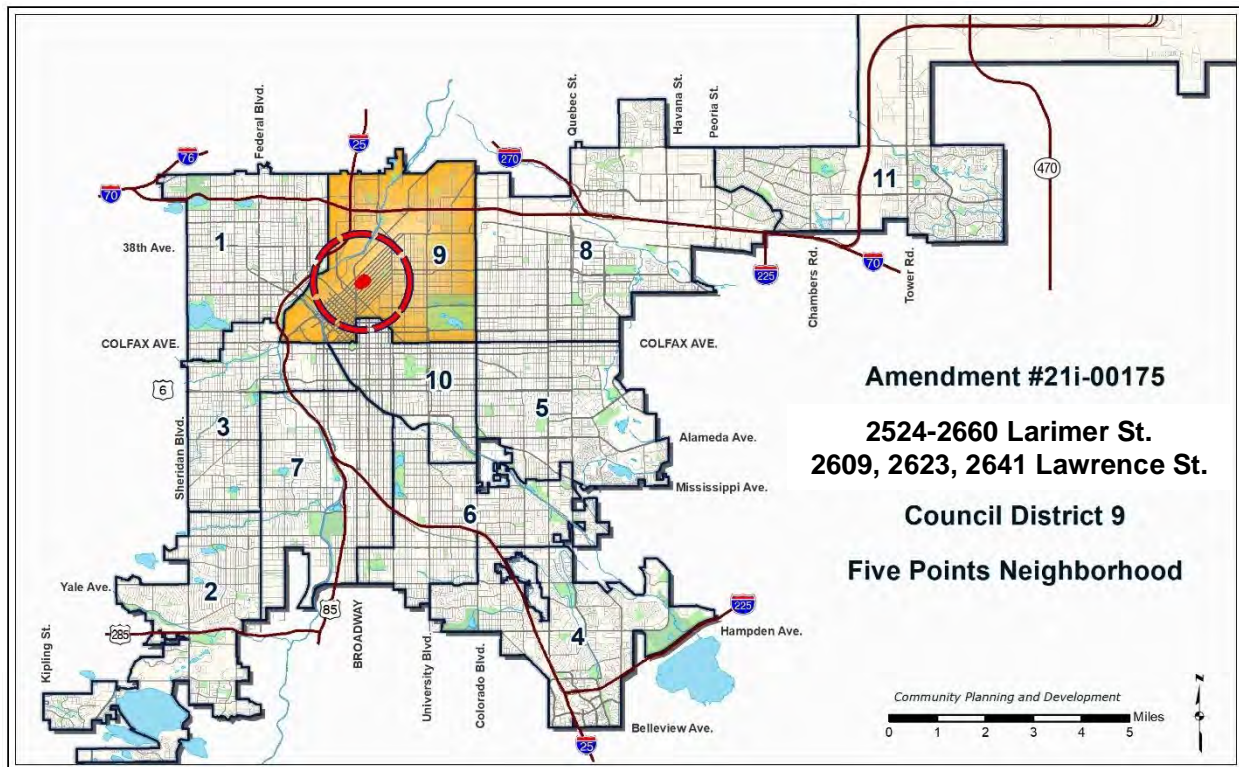
### Request for Rezoning

Address:	2524-2660 Larimer St, 2609, 2623, 2641 Lawrence St
Neighborhood/Council District:	Five Points / Council District 9
RNOs:	Inter-Neighborhood Cooperation (INC), Curtis Park Neighbors, RiNo Art District, Opportunity Corridor Coalition of United Residents, Reclaim the Eastside, United Northeast Denver Residents, The Heart of Five Points, United Community Action Network (UCAN)
Area of Property:	217,034 square feet or 4.99 acres rezoning area (3.18 acres site area excluding public right-of-way)
Current Zoning:	C-MU-30 w/waivers UO-1; I-MX-3, UO-2, DO-7; G-MU-3, UO-3
Proposed Zoning:	PUD-G 28
Property Owner(s):	2534 Five Points RINO, LLC; 2550 Five Points RINO, LLC; 2644 Five Points RINO, LLC; Volunteers of America of Colorado
Owner Representative:	Tom Kiler, EDENS

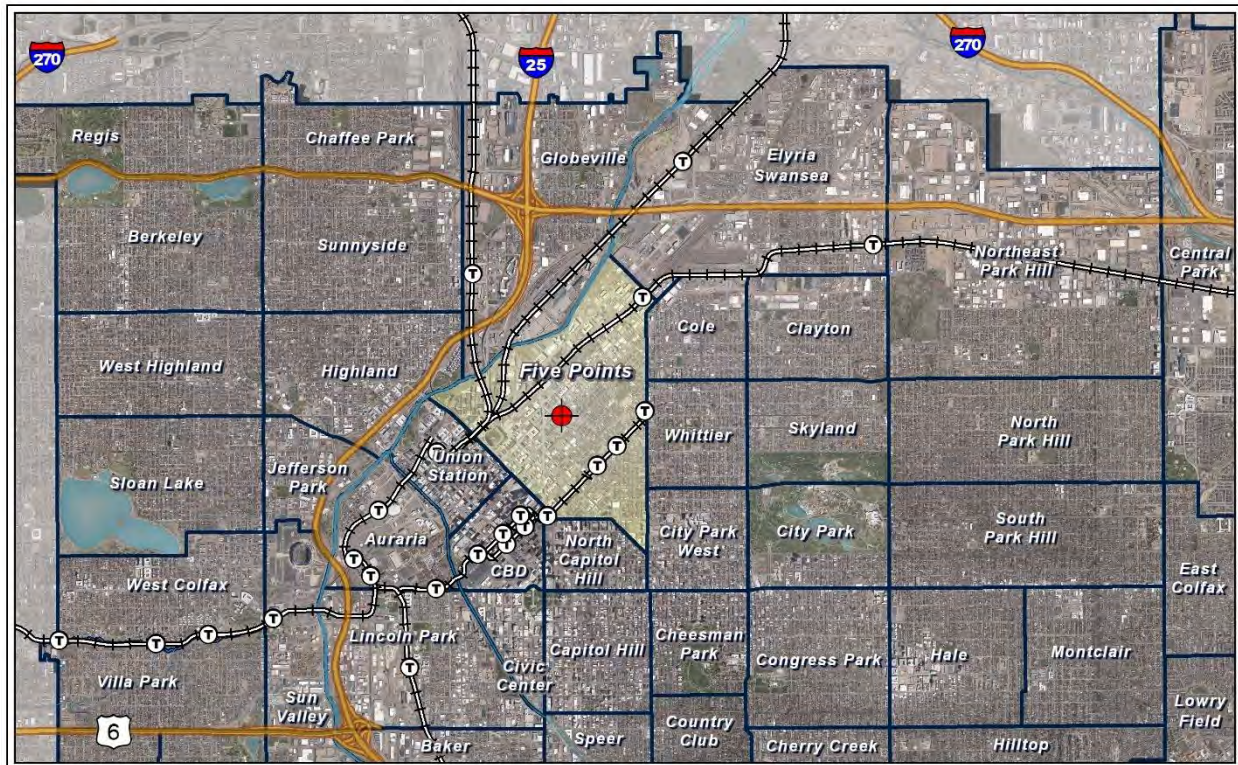
### Summary of Rezoning Request

- The subject property is in the Five Points statistical neighborhood and covers the full block bound by Larimer, Lawrence, 26<sup>th</sup> and 27<sup>th</sup> Streets and an additional area at the north corner of Larimer and 26<sup>th</sup> Streets.
- The subject property is currently occupied by parking and vacant areas along Lawrence Street and a range of 1-story to 3-story structures and vacant areas along Larimer Street including the Volunteers of America of Colorado (VOA) business offices and kitchen and food distribution facilities.
- The proposed rezoning will allow the property owner to maintain the VOA structure and presence on Larimer Street and redevelop the property with a mix of retail, commercial, residential and open space uses.
- The applicant is requesting a General Planned Unit Development (PUD-G) based on Urban Center Mixed Use (C-MX-5, C-MX-8) and General Urban Residential Mixed Use (G-RX-5) zone districts. Proposed variations address the site's location along a Blueprint Denver Community

Corridor; its role as an important pedestrian-oriented commercial node; its proximity to a lower scale historic residential area; and the integration of open space and existing structures into future redevelopment.



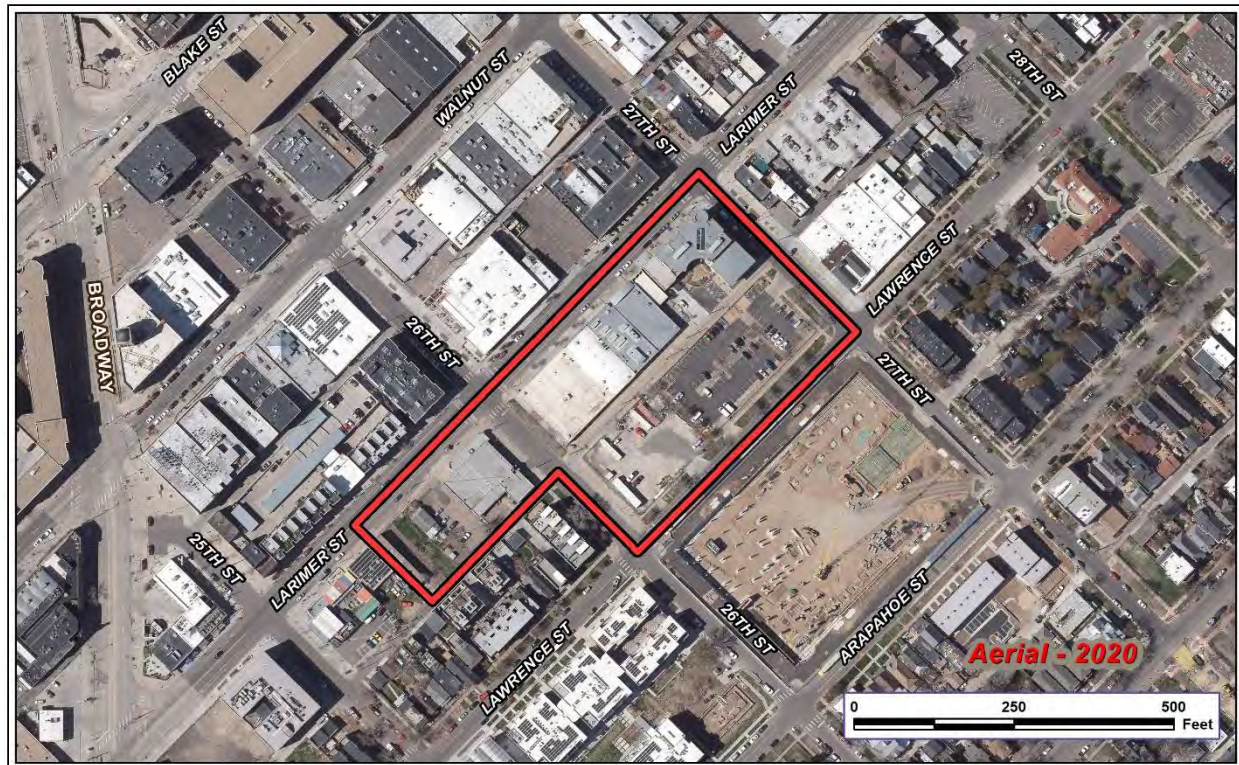




## Existing Context

The subject property is currently occupied by parking and vacant areas along Lawrence Street and a range of 1-story to 3-story structures and vacant areas along Larimer Street including the Volunteers of America of Colorado (VOA) business offices and kitchen and food distribution facilities. The surrounding area includes a mix of uses with primarily retail and commercial activity across and along Larimer Street and 27<sup>th</sup> Street, and primarily residential uses across from the site along Lawrence Street and 26<sup>th</sup> Street.





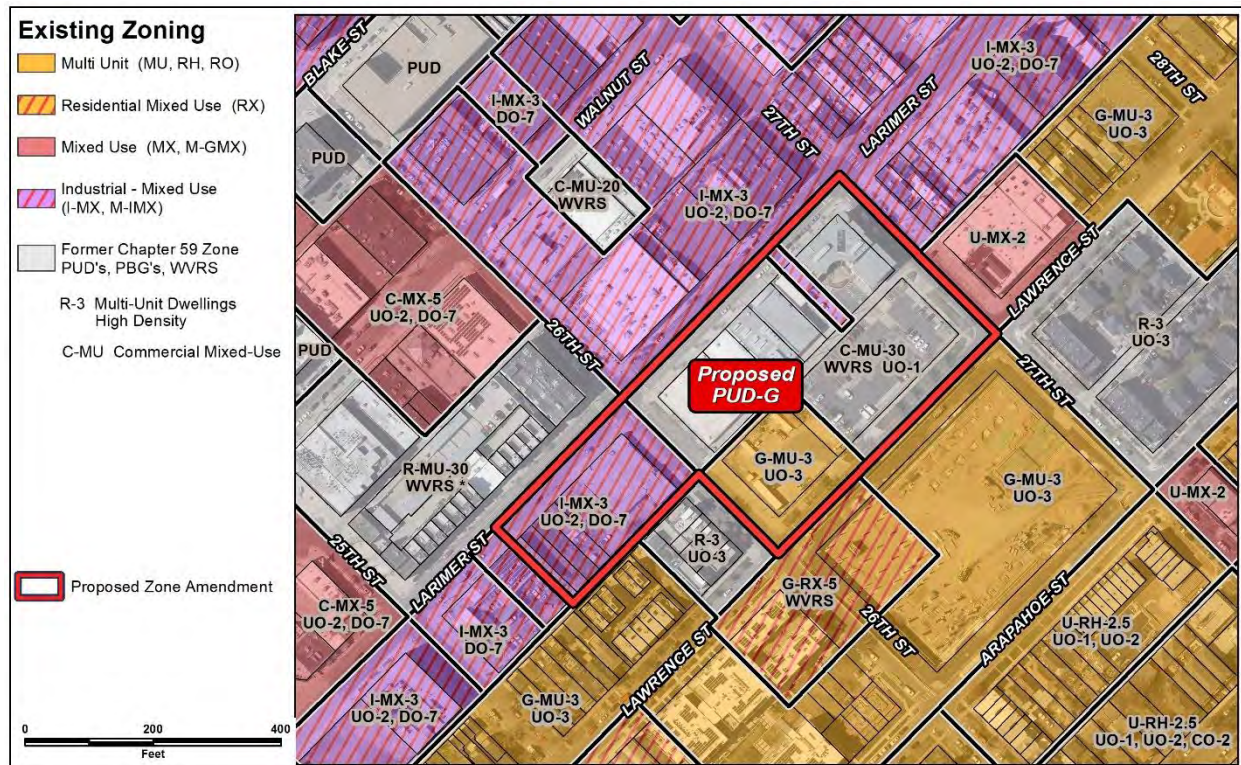
The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	I-MX-3, UO-2, DO-7; G-MU-3, UO-3; and C-MU-30 WVRs UO-1	Office, Commercial/retail, Industrial, Parking, Vacant	3-story VOA building at the corner of 27 <sup>th</sup> and Larimer, 2-story building housing Joe's Liquors, various 1-story buildings, parking areas and vacant lands.	The surrounding neighborhood generally consists of a regular pattern of rectangular blocks following the original Denver street grid with named streets running on a northeast to southwest axis and numbered streets on a northwest to southeast axis. Vehicle access is typically from the alley.
Northeast	I-MX-3, UO-2, DO-7 and U-MX-2	Commercial/retail, Office	1- and 2-story buildings containing a mix of office and retail uses.	
Southeast	G-MU-3, UO-3 and G-RX-5 WVRs	Multi-unit residential, Commercial/retail	Recently completed residential complex encompassing the entire block to the southeast. Primarily 3-stories with a 4-story portion at the corner of Lawrence and 26 <sup>th</sup> Streets. The 4-story corner also includes commercial space at the ground floor. A 3-story multi-unit residential structure across 26 <sup>th</sup> Street (on the east side of	



	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
			Lawrence) also contains commercial space at the ground floor.	
Southwest	I-MX-3 and R-3, UO-3	Multi-unit residential, Industrial	3-story townhomes with rooftop decks on the Lawrence side of 26 <sup>th</sup> and 1-story buildings along Larimer	
Northwest	I-MX-3, UO-2, DO-7 and C-MU-20 WVRs	Commercial/retail, Office, Multi-unit residential	1- and 2-story buildings comprising the active retail and restaurant block containing the Denver Central Market. A 3-story townhomes with rooftop decks and a 4-story multi-unit residential (Brunetti Lofts) exist across Larimer.	

## 1. Existing Zoning



The existing zoning on most of the subject property is Former Chapter 59 C-MU-30 with Waivers and Use Overlay 1 (Adult Use Overlay). This is a mixed use zone district from the old Denver development code that allows a maximum floor area ratio of 1.0 with no setbacks or height limitations. The Waivers

that apply to this site waive the right to certain uses allowed under the C-MU-30 zoning. The Adult Use Overlay allows adult uses in these areas if they meet certain spacing and distance requirements. There are currently no adult uses on the subject site and the applicant is not proposing to retain the UO-1.

The southeast corner of the main block is currently zoned G-MU-3 UO-3. G-MU-3 is a 3-story General Urban Multi-Unit Residential zone district that allows residential uses and is intended to promote higher density residential areas with a variety of residential building forms. The UO-3 is the Historic Structure Use Overlay and allows for specific commercial uses to operate within designated Historic Structures. The Historic Structure Use Overlay may only be applied to areas with an underlying residential zone district and the applicant is requesting mixed use zone districts so the UO-3 would not be retained.

The portion of the property south of 26<sup>th</sup> Street along Larimer is currently zoned I-MX-3 UO-2 DO-7. I-MX-3 is a 3-story Industrial Mixed Use zone district. I-MX districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level, and accommodate a variety of industrial, commercial, civic and residential uses. UO-2 is the Billboard Use Overlay that allows for “outdoor general advertising device” signs (i.e. billboards) within the applicable area. Additional standards and limitations regarding minimum separation and distance requirements also apply. There are currently no billboards on the subject site, and the applicant is not proposing to retain the UO-2. DO-7 is the River North Design Overlay and is intended to promote creative, high-quality design, maintain human scale and access to daylight as heights increase, and encourage vibrant pedestrian street frontages with active uses and street-fronting building entries. The design standards of the DO-7 will be maintained and have been directly incorporated into the proposed PUD, rather than continuing to apply the design overlay.

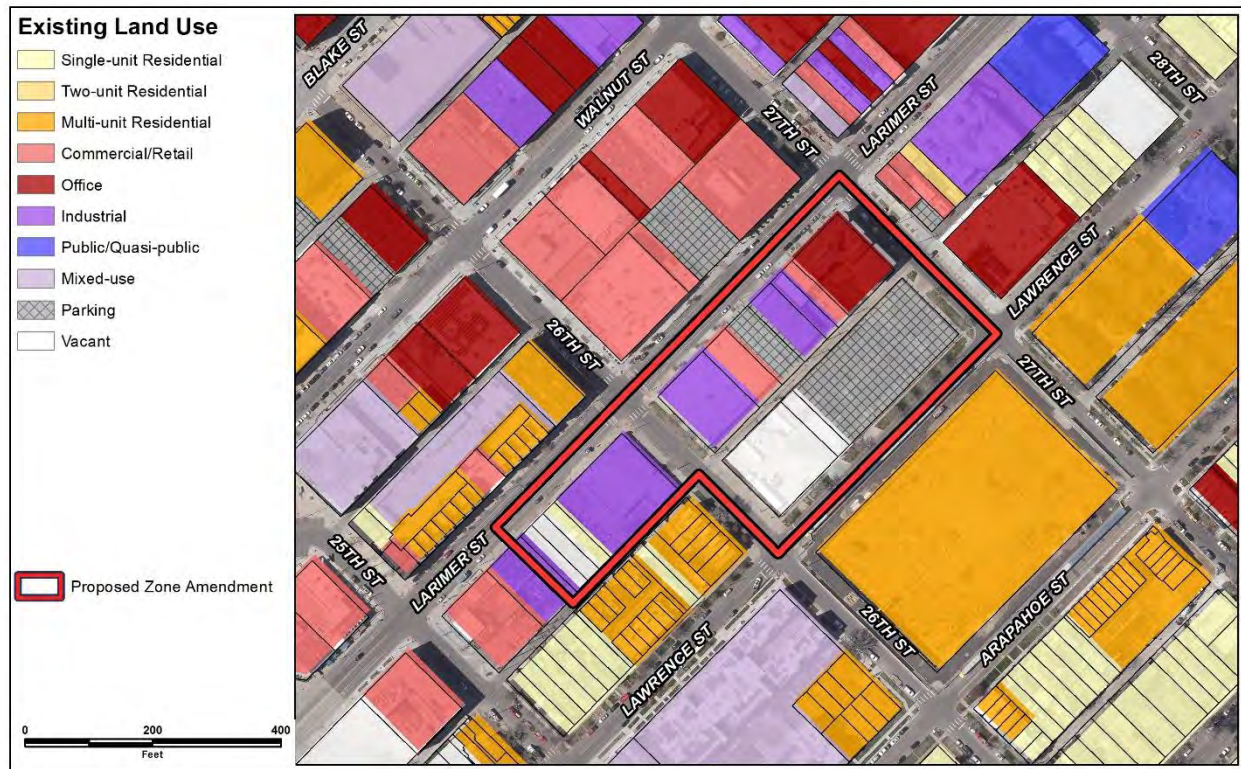
The applicant is proposing the removal of the UO-1, UO-2, and UO-3 overlays as part of their rezoning request. Staff has evaluated the proposal to remove the UO-1 overlay and determined there will be sufficient remaining land in the city for first amendment-protected uses, so the city has no objection to removing the UO-1 in this instance.

The surrounding zoning is primarily comprised of 3-story mixed use and multi-unit residential zone districts. There is a G-RX-5 with Waivers zone district directly southeast of the site at the corner of 26<sup>th</sup> and Lawrence, however the waivers have limited the height to 3 stories. Additionally, there are also notable areas of 5-story mixed use zoning within 1/2 block of the proposed rezoning area. There are two C-MX-5 districts, one along Larimer and one extending to the mid-block along 26<sup>th</sup> Street from Walnut.

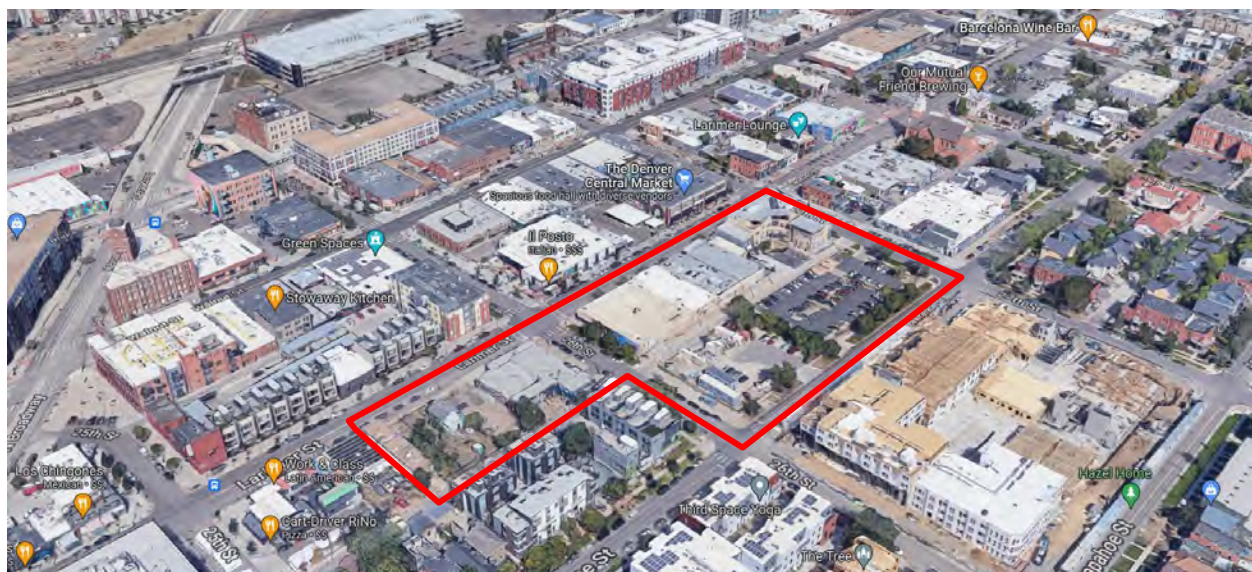
Note, the proposed Expanding Housing Affordability program that will establish affordable housing standards across the city and is anticipated to go into effect on June 30, includes height incentives for meeting enhanced affordability requirements. Under these incentives, 3-story districts will be able to achieve a maximum height of 4 stories, and the 5-story districts adjacent to this location can be developed to a maximum height of 7 stories as a by-right allowance that does not require rezoning.



## 2. Existing Land Use Map



## 3. Existing Building Form and Scale



Site - Aerial view, looking north (Source: Google Maps)





**Site (right side of photo) - from Larimer Street looking northeast** (Source: Google Maps)



**Site (left side of photo) – from Larimer Street looking southwest** (Source: Google Maps)



**Site (right side of photo) - from Larimer Street looking northeast** (Source: Google Maps)



**Site (left side of photo) – from Larimer Street looking southwest** (Source: Google Maps)





**Site (right side of photo) - from Lawrence Street looking southwest** (Source: Google Maps)



**Site (left side of photo) – from Lawrence Street looking northeast** (Source: Google Maps)





**Southeast** – from 26<sup>th</sup> Street and Lawrence (Source: Google Maps)



**Northeast** – from 27<sup>th</sup> Street and Lawrence (Source: Google Maps)



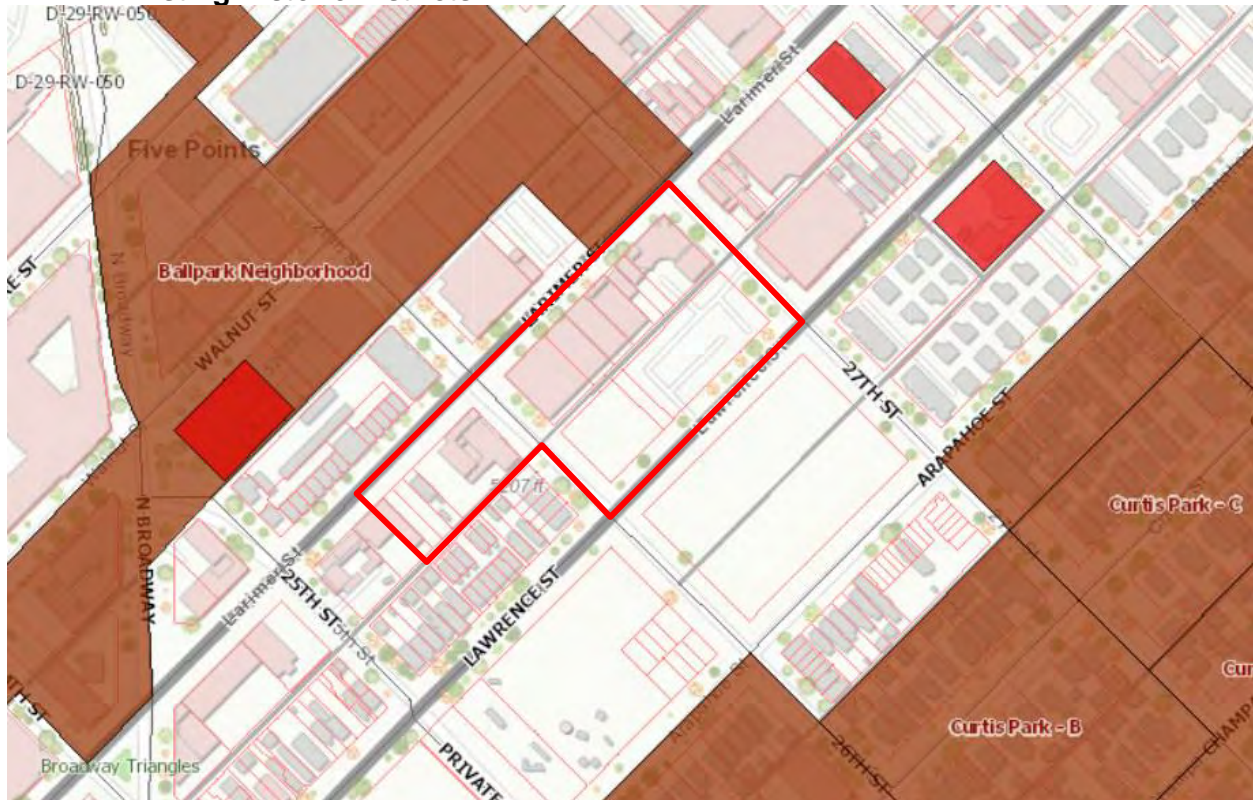
**Northwest** – from Larimer and 27<sup>th</sup> Street (Source: Google Maps)



**Southwest** – from Larimer and 26<sup>th</sup> Street (Source: Google Maps)



#### 4. Existing Historic Districts



The proposed rezoning area does not include any designated historic districts or historic structures, but is adjacent to a small portion of the Ballpark Neighborhood historic district near the corner of 27<sup>th</sup> Street and Larimer Street. The Curtis Park historic district near the site extends south and east beginning at Arapahoe Street. Three Denver Landmark Structures exist within one block of the site and are identified in red on the map above.

#### Summary of PUD Request

The applicant request is to rezone to PUD-G 28 per Denver Zoning Code Section 9.6.1. The purpose of a PUD district is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and submitting procedural protections for the more prescriptive requirements in the Code. The PUD district is intended to respond to unique and extraordinary circumstances, where more restrictive or flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers and conditions can be avoided.

The intent of the proposed PUD is to facilitate redevelopment of an underutilized site with mixed residential and commercial uses and open space amenities that are compatible with and contribute to the vibrancy of the surrounding neighborhood. Specifically, the PUD is intended to:

- facilitate compatible development through appropriate building form and design standards that are not available or required under a traditional form-based zone district in the Denver Zoning

Code in an effort to respond to and respect the historical context, scale, and mix of uses of the neighborhood;

- allow mixed-use development that contributes to the vibrancy of the surrounding neighborhood and that facilitates appropriate transitions between uses on the subject site and existing residential uses to the south, east and north;
- connect the historic aspects and scale of nearby Ballpark and Curtis Park Historic Districts, by varying the heights of new structures and repositioning, preserving, and complementing character-defining features of existing structures to ensure that they remain relevant and vibrant;
- create more substantial public realm and open space areas to enhance pedestrian activity and connectivity for the community;
- ensure quality, human-scaled building design that respects the character and historic nature of the corridor; and
- activate and expand an emerging node of activity along a street identified as a Community Corridor in Blueprint Denver with an innovative, sustainable, and equitable development that will offer affordable housing and a robust retail ecosystem.

The elements of the PUD that diverge from typical DZC zone districts include:

- Permitting only the Shopfront building form in all areas
- Defining different height zones within each subarea and limiting the height of roof encroachments
- Applying custom upper story setbacks above the 3<sup>rd</sup> and 5<sup>th</sup> stories on all streets
- Require 10% publicly accessible open space on the site with pedestrian connections to Lawrence, Larimer, and 26<sup>th</sup> Streets
- Enhanced build-to requirements on all streets
- Expanding build-to ranges to allow more space for public realm amenities like sidewalks, landscaping, outdoor dining, etc.
- Introducing residential setback requirements along all streets to ensure a proper transition between the sidewalk and ground-floor residential units
- Repair and integrate the façade of the Joe's Liquors building at 2664 Larimer Street

The applicant has been working closely with the Department of Housing Stability (HOST), Neighborhood Equity & Stabilization (NEST), and local stakeholders to ensure the proposed rezoning meets the PUD criteria to provide significant public benefit not achievable through application of a standard zone district. These commitments include:

- 10% of all residential units on the Property will be restricted for rental to tenants making not more than 60% Area Median Income for a term of 99 years (per agreement with HOST anticipated to be effective on June 24). The agreement is consistent with enhanced on-site compliance regulations as recently adopted as part of the Enhanced Housing Affordability project.
- Three community partnership agreements to:
  - 1) Provide a local business incubator program with retail space and three live/work units at 50% market rent or less for 10 years (per Community Partnership Agreement with Green Spaces)



- 2) lease a commissary kitchen area at 50% market rent or less for 10 years (per Community Partnership Agreement with The Center for Community Wealth Building)
- 3) 3) administer an artist in residency/exchange program including payment of a stipend for hotel, living expenses, and supplies for travelling artists in Denver, Dallas, and Houston (per Community Partnership Agreements with No Coast Projects)
- Agreement to participate in and seek approval for the design of the proposed development through the RiNo Art District design review process.
- Covenant in condominium documents to exclude ground floor retailers along Lawrence Street from applying for certain liquor licenses (tavern and beer and wine).

### Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No response

**Asset Management:** Approved – No comments

**Community Planning and Development:** The application number for this rezoning proposal is 2021I-00175.

**Denver Public Schools:** Approved – No response

**Department of Public Health and Environment:** Approved – No comments

**Denver Parks and Recreation:** Approved – No comments

**Public Works – R.O.W. - City Surveyor:** Approved – No comments

**Development Services - Transportation:** Approved – No response

**Development Services – Wastewater:** Approved – No response

**Development Services – Project Coordination:** Approved – see comments below  
Approve Rezoning Only - Will require additional information at Site Plan Review.

**Development Services – Fire Prevention:** Approved – No response

### Public Review Process

Date	
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	2/17/2022

Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>4/5/2022</b>
Planning Board Public Hearing: <i>Planning Board members voted 6 to 1 to recommend approval of this application</i>	<b>4/20/2022</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>4/19/2022</b>
Land Use, Transportation and Infrastructure Committee of the City Council meeting: <i>LUTI members voted to move this item forward for City Council consideration</i>	<b>5/3/2022</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>5/20/2022</b>
City Council Public Hearing:	<b>6/20/2022</b>

### Public Outreach and Input

The applicants undertook a significant public outreach effort beginning in early 2021, which included more than a dozen presentations and meetings with community organizations, numerous site tours and other opportunities to learn more about the project. Details of this outreach are included with the application. Staff has received a high volume of written input, which is attached to this staff report and summarized below.

- **Registered Neighborhood Organizations (RNOs)**

Staff have received letters of support from three Registered Neighborhood Organizations serving the area. Heart of Five Points RNO sent a letter outlining their support for project, citing commitments to women and BIPOC-owned businesses and opportunities for affordable housing. RINO Business Improvement District and RINO Arts District sent a letter expressing support for improvements to the pedestrian realm and street frontage at the subject site and opportunities for new businesses and uses similar to those the applicants already operate in the area. Finally, a letter from Curtis Park Neighbors RNO said the organization had surveyed its members and found support for the proposed rezoning to activate what the organization called an important “node” of activity on Larimer connecting pedestrian, bicycle and transit routes. Curtis Park Neighbors cited the applicants’ outreach and commitments to affordable housing, space for small businesses and traffic management as factors in the board’s vote to support the rezoning.

- **Other Public Comment**

As of the date of this report, staff have received more than 150 written comments from neighbors and representatives (such as homeowners’ associations), nearby businesses and existing users of the subject site such as the Volunteers of America. All written public input is included with this staff report.

- Approximately 106 letters and written comments indicated support for the project, citing opportunities for affordable housing, commitments for lower-cost commercial space for BIPOC- and women-owned businesses, variation in building form and height and open space, among other project elements. A petition of support collected 112 signatures during March and April 2022 from residents who supported the proposed rezoning.
- Approximately 50 letters and written comments did not support the proposed rezoning. This input cited concerns about increased traffic and parking demands caused by new residents and businesses and fears that allowing increased building heights will change the character of the Larimer Street corridor and surrounding area. One letter included a petition with 107 signatures collected at the end of 2021 from residents who opposed the proposed rezoning. Another letter included multiple photographed petition pages, which are included in the comment record.

## Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7, 12.4.10.8 and 12.4.10.9 as follows:

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements
6. Additional Review Criteria for Rezoning to PUD District
  - a. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code;
  - b. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
  - c. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
  - d. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
  - e. The PUD District and the PUD District Plan establish permitted building forms that are compatible with the adjacent building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.

### 1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*

- *Northeast Downtown Neighborhoods Plan (2011)*

### **Denver Comprehensive Plan 2040**

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would enable the Volunteers of America of Colorado to maintain their 100-year presence on Larimer Street and create a significant mixed use node of activity that contributes opportunities for affordable homes and local businesses within walking distance of other nearby amenities, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities* (p. 28).
- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed use developments* (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – *Create a greater mix of housing options in every neighborhood for all individuals and families.* (p. 28).
- Equitable, Affordable and Inclusive Goal 5, Strategy B – *Stabilize residents and businesses at risk of displacement through programs and policies that help them stay in their existing community* (p. 29).

The proposed rezoning would enable enhanced place-making opportunities at an intensity consistent with the desire for urban, walkable, mixed-use neighborhoods around existing amenities, and is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life* (p. 34).
- Strong and Authentic Neighborhoods Goal 4, Strategy A – *Grow and support neighborhood-serving businesses* (p. 35).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Economically Diverse and Vibrant, and Environmentally Resilient vision elements:

- Economically Diverse and Vibrant Goal 3, Strategy A – *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver* (p. 46).
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high and medium-capacity transit corridors* (p. 54).

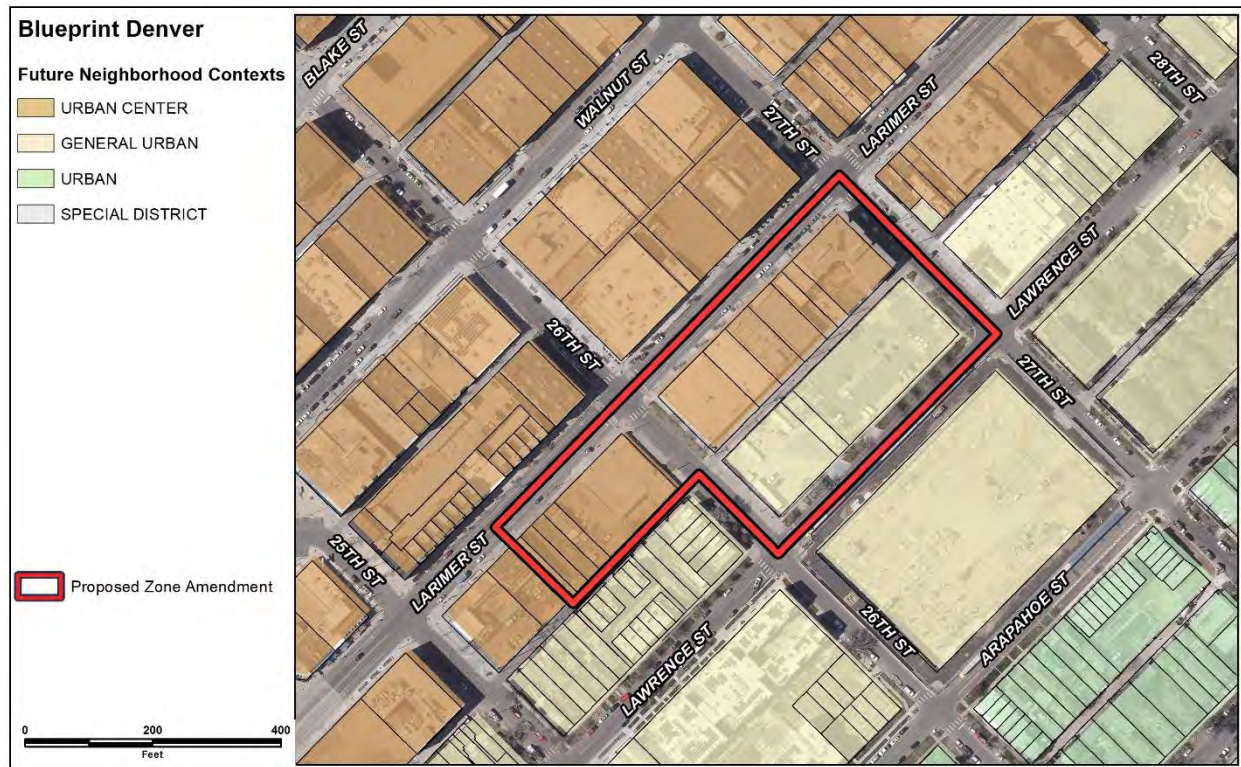


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***Blueprint Denver (2019)***

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions.

**Blueprint Denver Future Neighborhood Context**



In Blueprint Denver, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. *Blueprint Denver* identifies a portion of the subject property within the Urban Center Neighborhood Context and another area in the General Urban Neighborhood Context. The requested zone district is appropriate and consistent with the intent of the neighborhood contexts map in the plan.

The Urban Center context is described as “dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity” (p 251). The proposed PUD in this area is based on C-MX-5 and C-MX-8 zone districts which are intended to “enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods” (DZC 7.2.2.1).

The General Urban context is described as being near major centers like Downtown and that “Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity” (p. 237). The proposed PUD in this area is based on the G-RX-5 zone district which when compared to Mixed Use districts is “primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance” (DZC 6.2.4.1).

**Blueprint Denver Future Places**



The Future Places map shows the portion of the subject property along Larimer as part of a Community Corridor, and the area along Lawrence as part of the High-Medium Residential area. The proposed rezoning to PUD-G 28 is appropriate and consistent with the Community Center and High-Medium Residential plan direction and will foster a better balance of mixed use opportunities that complement a strong pedestrian realm than the current zoning allows.

*Blueprint Denver* describes Community Centers as having “A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels vary depending on the type and mix of uses. Buildings have a distinctly linear orientation along the street. Building footprints are typically larger. Heights are generally up to 8 stories. Due to shorter lot depths, special attention may be needed for transitions to nearby residential areas” (p.258).

High-Medium Residential areas are a “mix of low- to medium-scale multi-unit residential uses with some neighborhood-serving mixed-use distributed throughout. Buildings are generally up to 8 stories in height” (p. 246).



**Blueprint Denver Growth Strategy**

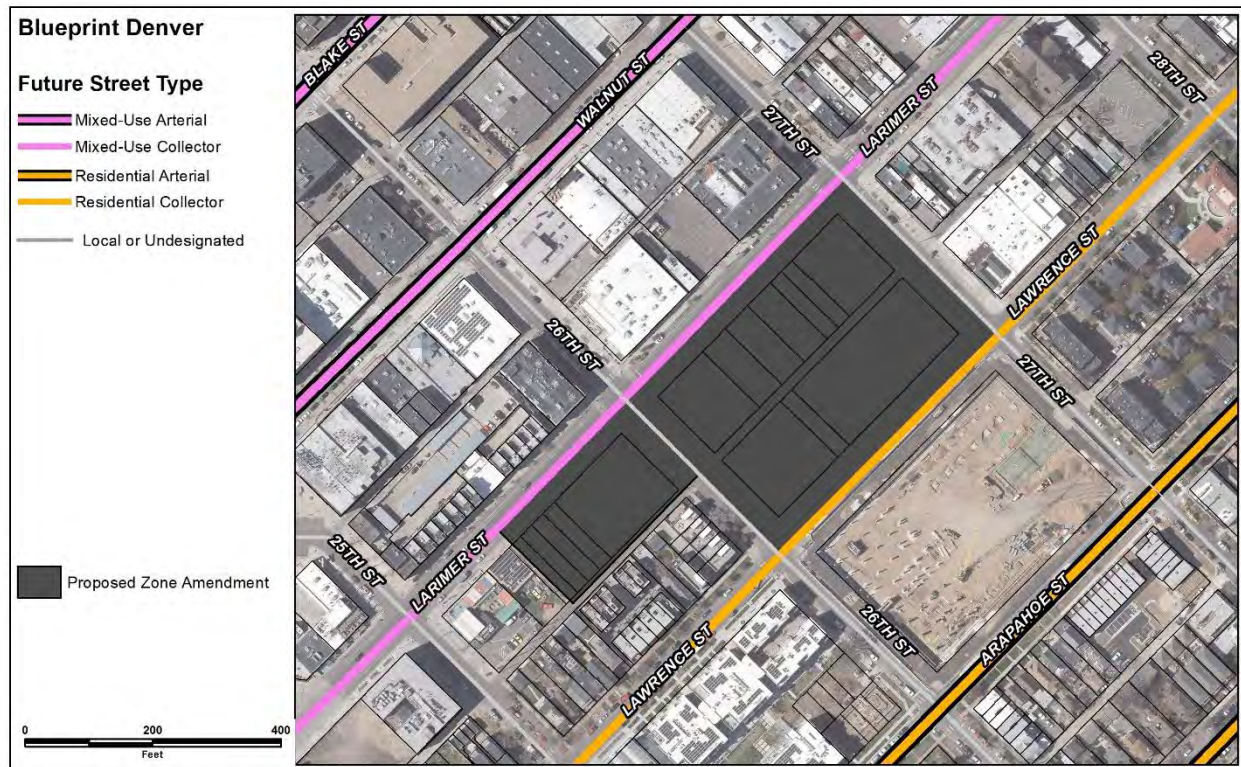


*Blueprint Denver* shows the portion of the subject property along Larimer as part of a Community Centers and Corridors and the area along Lawrence as All Other Area of the City. The proposed map amendment will allow for additional employment and residential growth in a Community Center where it has been determined to be most appropriate and is consistent with the *Blueprint Denver* growth strategy.

The Community Centers and Corridors are anticipated to see 25% of new housing growth and 20% of new employment growth by 2040 (p. 50 - 51). All Other Areas of the City are anticipated to see 20% of new housing growth and 10% of new employment growth.

Focusing growth in Community Centers and Corridors “helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver” (p. 49).

### **Blueprint Denver Street Types**



*Blueprint Denver* classifies Larimer Street as a Mixed Use Collector and Lawrence Street as a Residential Collector. 26<sup>th</sup> and 27<sup>th</sup> Streets are classified as Local streets. Mixed Use Collectors have a “varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback” (p. 159). Residential Collectors have “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback” (p. 160).

The proposed PUD zone district allows a broad range of residential and commercial land uses with a shallow front setback and allows the intense land uses anticipated for this street type along Larimer. On Lawrence, commercial uses are only allowed on the ground floor and businesses are intended to serve the needs of local residents. Therefore, the proposed district is consistent with the street types at this location.

### **Additional Blueprint Denver Recommendations**

The proposed rezoning is also consistent with the following strategies from *Blueprint Denver*:

- Land Use and Built Form – General Policy 2, Strategy A – *In regional centers, urban center community centers and urban center community corridors, study and implement requirements or incentives for density* (p. 72).



- Land Use and Built Form – General Policy 5, Strategy B – *Where the potential for involuntary displacement is identified, evaluate and implement methods to mitigate displacement, such as incentives or requirements for on-site income-restricted housing and/or affordable commercial spaces* (p. 75).
- Land Use and Built Form – Housing Policy 6 – *Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities* (p. 85).
- Land Use and Built Form – Economics Policy 2, Strategy B and D
  - *Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors* (p. 90).
  - *Encourage entrepreneurship and provide opportunities for new locally-owned businesses, especially businesses owned by women and people of color, to locate in regional centers* (p. 90).
- Land Use and Built Form – Economics Policy 4 - *Promote creative industries, maker spaces, artists and small businesses as vital components of Denver’s innovation economy* (p.92).
- Land Use and Built Form – Economics Policy 6 - *Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors* (p. 93).
- Land Use and Built Form – Design Quality and Preservation Policy 3, Strategy F - *Implement additional zoning tools to create appropriate transitions between places, especially for areas where centers and corridors are close to residential places. This may include standards related to height, massing and uses* (p. 102).
- Land Use and Built Form – Design Quality and Preservation Policy 4 - *Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors* (p.103).
- Land Use and Built Form – Design Quality and Preservation Policy 6 - *Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts* (p.104).

### **Custom Zoning**

*Blueprint Denver* provides the following direction on how to limit the use of custom zoning including PUDs: “Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73). More detail on the challenges of custom zoning is provided on page 73 of the plan. Due to the specific challenges of the proposed development, including integration of existing buildings on-site, alley right-of-way vacation, overall phasing and timing, and adjacency to the Ballpark and Curtis Park Historic Districts, there is no standard zone district that can address this site’s unique and extraordinary circumstances. Therefore, the use of a PUD is consistent with the recommendations of *Blueprint Denver*.

### **Northeast Downtown Neighborhoods Plan (2011)**

The *Northeast Downtown Neighborhoods Plan (NEDNP)* establishes a long range vision and guiding principles for the development and future of Northeast Downtown. The elements of this plan will direct

the neighborhoods of Northeast Downtown towards a vision as a community where people live, work, play, and celebrate the neighborhood's diverse heritage.

### **Land Use Concepts**



The proposed rezoning area falls partially in the Mixed Use – Industrial land use category and partially in the Urban Residential category, and is consistent with the envisioned land use concepts in the *NEDNP*.

Mixed Use – Industrial land use is described as “Similar to Mixed Use, but with recognition that light industrial uses, such as light manufacturing and smaller warehouses are compatible with urban residential housing types. These areas have both a sizable employment base as well as a variety of mid-to-high density housing options. Land uses can be, but are not necessarily, mixed in each building, development, or block. Pedestrian access is of importance within the area, with residential and non-residential uses always within walking distance of one another” (p. 16).

The Urban Residential land use is envisioned as “higher density and primarily residential but may include a noteworthy number of complementary commercial uses. In Northeast Downtown, urban residential uses tend to be located in areas that transition from historic residential neighborhoods to more intense mixed use neighborhoods. A mixture of housing types is present, including historic single-family houses, townhouses, small multi-family apartments and sometimes mid to high-rise residential structures” (p. 16).

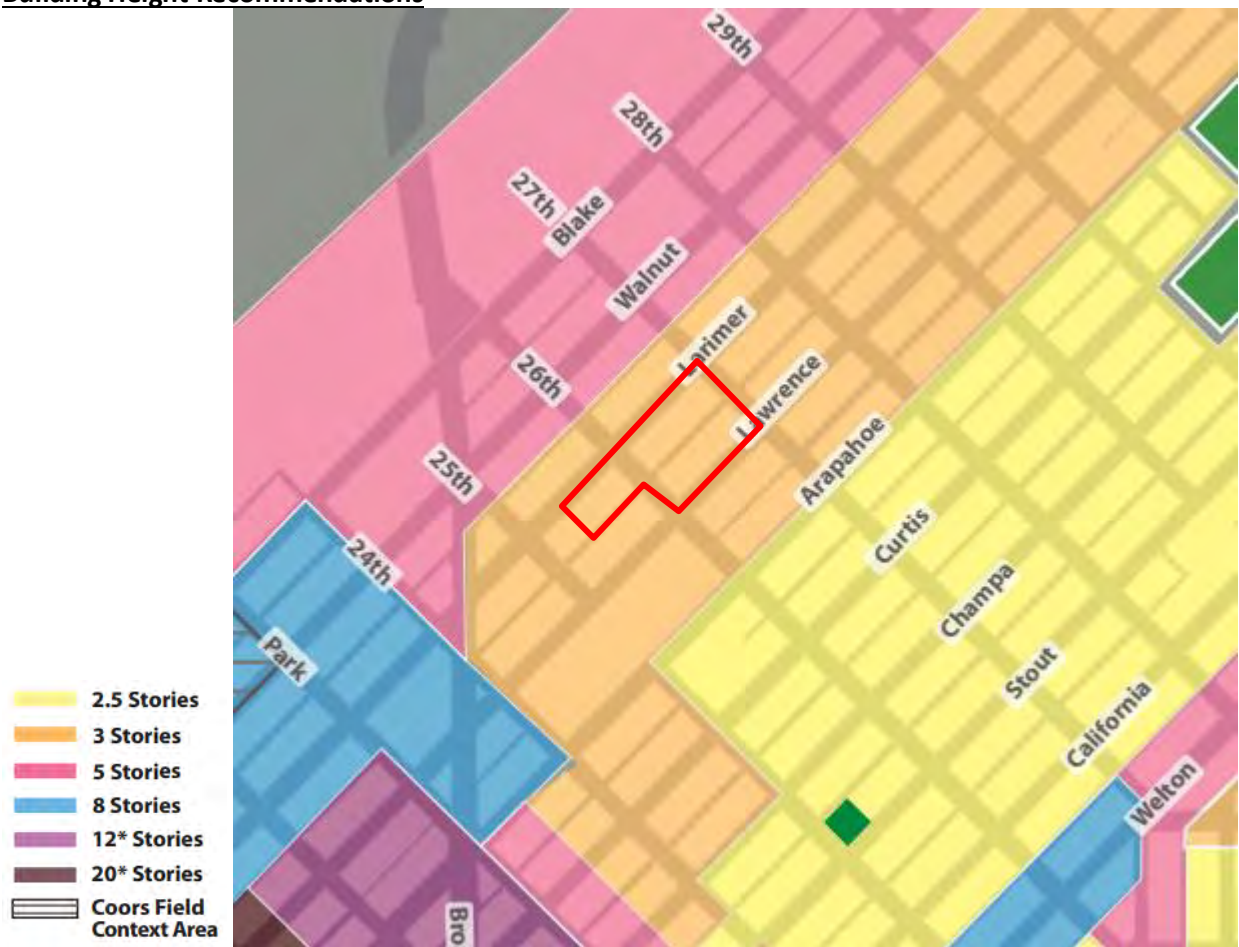


### **Recommendations and Strategies**

The proposed rezoning is consistent with the following recommendations and strategies found in the *NEDNP*.

- A.2 Moderate Intensity Development Transitioning to Residential Neighborhoods (p. 18) - where higher intensity development transitions to residential neighborhoods, and along main street corridors (Welton, Downing, and Larimer):
  - Allow a moderate and mixed scale of general, shopfront, apartment and rowhouse building forms.
  - Site building forms in a context sensitive manner with emphasis on orienting to the street with parking and access in the rear/off the alley.
  - Promote the use of design elements that link the building directly to the street environment, such as ground story activation, transparent window openings and doorways at the street.
  - Make use of design elements, such as upper story setbacks, as necessary, to minimize massing adjacent to residential areas.
  - Allow a mix of uses within the area and within buildings.
  - Make use of streetscape elements that support and promote pedestrian and bicycle use, such as wide sidewalks, bike racks, public trash cans, pedestrian scale lighting, and tree wells or tree lawns.
- A.4 Adaptive Reuse and Historic Preservation (p. 21) - throughout the planning area, adaptive reuse of existing building stock and preservation of historic structures are critically important to maintaining and enhancing the unique character of each neighborhood.
  - Promote the reuse of existing buildings. Existing buildings, whether historic or not, are important character-defining elements throughout the Northeast Downtown Neighborhoods.
- C.1 Strengthen Retail Corridors (p. 32)
  - The plan area has two emerging retail corridors, Welton Street and Larimer Street, as well as a potential future TOD corridor in Downing Street. Retail strategies should strengthen these corridors by developing viable retail clusters, tenant mix and product and service offerings for those who live, work and visit the area.
- Ballpark, River North Neighborhood Strategies
  - “Additional housing development is desired in the community, and care should be taken to ensure that the type and intensity of future residential development complements the many existing and emerging businesses, industrial uses, and arts-related activities that are also located in this area.” (p. 72-73)

### Building Height Recommendations



The *NEDNP* provides maximum height recommendations, and the proposed rezoning area is within the area identified as 3 stories intended to provide a transition from the lower scale residential area of Curtis Park toward taller heights envisioned west of Larimer Street and near Coors Field (p. 19).

However, the land use description for the Mixed Use – Industrial and Urban Residential categories indicate buildings taller than 3 stories could be appropriate in certain situations based on the language stating “A mixture of housing types is present, including historic single-family houses, townhouses, small multi-family apartments and **sometimes mid to high-rise residential structures**” (p. 16, emphasis added by staff).

*Blueprint Denver* establishes building heights to provide a general sense of scale and are not intended to set exact minimums or maximums. Various factors should be considered when applying height guidance which may include guidance from a current small area plan, the surrounding context including existing and planned building height, achieving plan goals for community benefits like affordable housing, and furthering urban design goals. As discussed above the proposed rezoning includes heights that are consistent with *Blueprint Denver* adopted in 2019 (up to 8 stories), yet deviate from the heights established in the *NEDNP* adopted in 2011 (up to 3 stories).

In this particular case, while there are conflicting recommendations regarding specific height allowances, staff find the proposed PUD-G 28 to be consistent with both *Blueprint Denver* and *NEDNP* guidance due to the overwhelming consistency with citywide and neighborhood plan goals for diverse mixed-use development in key locations, opportunities for affordable housing, and support for local businesses and community-serving commercial uses. The *NEDNP* recognizes that there may be locations where mid to high-rise residential structures may be appropriate in the Mixed Use – Industrial and Urban Residential land use areas that apply to this site. The nearby presence of 5-story districts (one of which is also in a 3-story *NEDNP* area along Larimer) and forthcoming allowances for incentive heights in exchange for greater affordable housing also speak to the surrounding conditions that place this rezoning area into a larger context. Furthermore, PUD-G 28 establishes additional design restrictions to break down the scale of the building through varied height limitations, upper story setbacks, street level setbacks and on-site publicly accessible open space. These requirements will successfully meet the *Blueprint Denver* and *NEDNP* goals for an appropriate transition to the neighboring multi-unit apartment complex directly across Lawrence and ultimately to the lower scale residential areas of Curtis Park.

## **2. Uniformity of District Regulations and Restrictions**

The proposed map amendment will result in the uniform application of zone district building form, use and design regulations across the site. The PUD is based on the C-MX-5, C-MX-8, and G-RX-5 zone districts, with customization to address the unique location and features of the site.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plan. Additionally, it furthers public health, safety and general welfare by establishing site design requirements that enhance walkability and increase place-making opportunities while minimizing adverse impacts to the surrounding neighborhoods.

## **4. Justifying Circumstance**

The application is justified by DZC section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest." The area along Larimer Street has evolved significantly since the Former Chapter 59 and Denver Zoning Code districts were adopted. Since that time, several mixed-use developments and adaptive reuse of existing buildings have been integrated into the area. Additionally, the City has adopted plans that call for a larger concentration of residents and businesses along key Community Corridors with a heightened focus on high-quality pedestrian experiences. The proposed rezoning and PUD enhance the ability beyond typical zone districts for this location to contribute to the adopted policy guidance for the area and are appropriate justifying circumstances.

## **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**



The requested zone district of PUD-G 28 is based on the C-MX-5, C-MX-8, and G-RX-5 zone districts. The requested zone districts are in the Urban Center and General Urban Neighborhood Contexts, which are primarily characterized as dense and vibrant areas that support residents and visitors and contain high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity while also being sensitive to the existing neighborhood character.

PUD-G 28 is consistent with the Urban Center and General Urban Neighborhood contexts because it uses the C-MX-5, C-MX-8, and G-RX-5 zone districts as a base, and also incorporates the River North Design Overlay (DO-7) to provide pedestrian-activated street levels, residential setbacks, and minimizing the visual impacts of parking areas. The tailoring in the PUD ensures that development will be consistent with the neighborhood context and appropriately transition to the lower scale residential areas nearby.

For analysis on consistency of this rezoning with the PUD zone district purpose and intent statements, see below.

**6. Additional Review Criteria for Rezoning to a PUD District (12.4.10.9)**

**a. *The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code***

- Denver Zoning Code Section 9.6.1.1 states that the general purpose of a PUD District is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections. A PUD is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

PUD-G 28 is consistent with the intent and purpose of PUD districts because the subject site has special characteristics related to the scale and timing of the development project and demands a more customized zoning approach to achieve a successful, phased development. The subject site is in the process of vacating the alley right-of-way across the main block between 26<sup>th</sup>, 27<sup>th</sup>, Larimer, and Lawrence Streets to accommodate the proposed publicly-accessible open space.

There is not an appropriate combination of Urban Center and General Urban zone districts to apply to this site that will achieve a similar outcome. The C-MX-5, C-MX-8, and G-RX-5 zone districts are the closest analogue, but would not address some of the timing and transitional qualities of the site, including:

- The provision of publicly-accessible open space
- The ability to apply custom height limitations and upper story setbacks
- The repair and integration of the Joe's Liquor façade along Larimer

To address the unique circumstances, the proposed PUD district uses the C-MX-5, C-MX-8, and G-RX-5 zone district as a base zone district while also incorporating the DO-7 overlay and other customized provisions.

- DZC Section 9.6.1.1.C states that a PUD District is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development's economic feasibility.

PUD-G 28 is consistent with the Downtown neighborhood context and character as noted above. The PUD is intended as a mechanism to ensure that development is consistent with adopted plans, not as a vehicle to enhance a proposed development's economic feasibility.

- According to DZC Section 9.6.1.1.D., in return for the flexibility in site design a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan.

The PUD District and associated agreements entered into by the applicant with City agencies and Registered Neighborhood Organizations provide significant public benefit not achievable through application of a standard zone district, including:

- 10% of all residential units on the Property will be restricted for rental to tenants making not more than 60% Area Median Income for a term of 99 years (per agreement with the Department of Housing Stability)
- Three community partnership agreements to develop a 1) small business incubator program with retail space and three live/work units at 50% market rent or less for 10 years, 2) lease a commissary kitchen area at 50% market rent or less for 10 years, and 3) administer an artist in residency/exchange program including payment of a stipend for hotel, living expenses, and supplies for travelling artists in Denver, Dallas, and Houston (per agreement with Neighborhood Equity and Stabilization)
- Agreement to participate in and seek approval for the design of the proposed development through the RiNo Art District design review process.
- Covenant in condominium documents to exclude ground floor retailers along Lawrence Street from applying for certain liquor licenses (tavern and beer and wine).

**b. *The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6***

The PUD District complies with all standards and criteria stated in Division 9.6.

**c. *The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions***

The PUD District is necessary because there is no standard zone district available that applies appropriate standards to this unique location and phased development. An unreasonable number of variances or waivers and conditions would be required to achieve the tailored approach in the PUD.

**d. *The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property***

The PUD District establishes permitted uses in accordance with the C-MX-5, C-MX-8, and G-RX-5 zone districts, with no use-related changes proposed. The zone districts allow a mix of residential, office, and retail uses, consistent with the Urban Center and General Urban context.

- e. ***The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.)***

The PUD provides tailored building form standards to directly address appropriate transitions to neighboring properties and areas, including:

- Permitting only the Shopfront building form in all areas
- Defining different height zones within each subarea and limiting the height of roof encroachments (the tallest allowed height is limited only to the corner of 26<sup>th</sup> and Larimer Streets)
- Applying custom upper story setbacks above the 3<sup>rd</sup> and 5<sup>th</sup> stories on all streets
- Requiring 10% publicly accessible open space on the site with pedestrian connections to Lawrence, Larimer, and 26<sup>th</sup> Streets
- Enhancing build-to requirements on all streets
- Expanding build-to ranges to allow more space for public realm amenities like sidewalks, landscaping, outdoor dining, etc.
- Introducing residential setback requirements along all streets to ensure a proper transition between the sidewalk and ground-floor residential units, especially along Lawrence Street

The PUD therefore establishes permitted building forms that are compatible with adjacent existing building forms through appropriate transitions and design requirements.

## Attachments

1. Rezoning application
2. PUD-G 28
3. Public comments



# Attachment 1

## Rezoning Application

**REZONING GUIDE**

Rezoning Application for PUD Page 1 of 3

**Zone Map Amendment (Rezoning) for PUD - Application****PROPERTY OWNER INFORMATION\***

- ☐ CHECK IF POINT OF CONTACT FOR APPLICATION
- ☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT

Property Owner Name	SEE ATTACHED SCHEDULE I, c/o EDENS
Address	2700 Larimer Street, Suite B
City, State, Zip	Denver, CO 80205
Telephone	(720) 785-5612
Email	tkiler@edens.com

\*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.

**PROPERTY OWNER(S) REPRESENTATIVE\*\***

- ☒ CHECK IF POINT OF CONTACT FOR APPLICATION
- ☒ CHECK IF POINT OF CONTACT FOR FEE PAYMENT

Representative Name	Tom Kiler
Address	EDENS; 2700 Larimer St, Suite B
City, State, Zip	Denver, CO 80205
Telephone	(720) 785-5612
Email	tkiler@edens.com

\*\*Property owner shall provide a written letter authorizing the representative to act on his/her behalf.

**SUBJECT PROPERTY INFORMATION**

Location (address and/or boundary description):	SEE ATTACHED SCHEDULE I
Assessor's Parcel Numbers:	SEE ATTACHED SCHEDULE I
Area in Acres or Square Feet:	SEE ATTACHED SCHEDULE I
Current Zone District(s):	SEE ATTACHED SCHEDULE I

**PROPOSAL**

Proposed Zone District (See DZC Section 9.6.1.3(A) to determine if General or Detailed):	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD
Proposing SubAreas:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Standard Zone District: Please list the zone district(s) on which the PUD will be based:	SEE ATTACHED SCHEDULE I	
Deviations from Standard Zone District: As an attachment, please provide a list of proposed deviations and a detailed explanation of why the deviation is needed.	Deviation	Why deviation is necessary
	SEE ATTACHED SCHEDULE II	

**PRE APPLICATION INFORMATION**

In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input checked="" type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> <u>TBD</u>
	<input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>SEE ATTACHED SCHEDULE III</u>
	<input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>

Last updated: June 29, 2021

Return completed form to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

## REZONING GUIDE

## Rezoning Application for PUD Page 2 of 3

## REVIEW CRITERIA

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b> Northeast Downtown Neighborhood Plan</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>



## REZONING GUIDE

## Rezoning Application for PUD Page 3 of 3



<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria</p> <p>DZC Sec. 12.4.10.9</p> <p>Check boxes to the right to affirm and include a section in the review criteria narrative for each.</p>	<p><input checked="" type="checkbox"/> The PUD District and the PUD District Plan comply with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development).*</p> <p>*Provide a section describing how the PUD district responds to A.-D. of the General Purpose and Intent statement in DZC Section 9.6.1.1.</p> <p><input checked="" type="checkbox"/> The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).</p>
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Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☒ Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☒ Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☒ Review Criteria Narratives. See page 2 for details.
- ☒ Deviations from Standard Zone District List. See page 1 for details.

#### ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☒ **Written narrative explaining reason for the request** (optional)
- ☒ **Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- ☒ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- ☒ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☒ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.)
- ☐ **Other Attachments.** Please describe. \_\_\_\_\_

## REZONING GUIDE

## Rezoning Application for PUD Page 4 of 4

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
2534 Five Points RINO, LLC	2534 Larimer St	100%	DocuSigned by: <i>Tom Kiler</i> E91D17B0905D42D...	2/24/2022	6:38 AM PST	YES
2550 Five Points RINO, LLC	2524-2532, 2550 Larimer St	100%	DocuSigned by: <i>Tom Kiler</i> E91D17B0905D42D...	2/24/2022	6:38 AM PST	YES
Volunteers of America of Colorado	2600, 2620, 2634, 2640, and 2660 Larimer St; and 2609, 2623, and 2641 Lawrence St	100%	DocuSigned by: <i>David Schunk</i> EAE61CF86B124E0... DocuSigned by: <i>Mike Pritchard</i> 1E3AD19262A1435...	2/23/2022 2/23/2022	10:01 AM PST B 10:51 AM PST	YES
2644 Five Points RINO, LLC	2644 Larimer St	100%	DocuSigned by: <i>Tom Kiler</i> E91D17B0905D42D...	2/24/2022	6:38 AM PST	YES

February 22, 2022

Community Planning and Development  
City and County of Denver  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202  
Attn: Kristofer Johnson

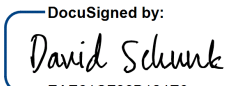
Dear Mr. Johnson:


The Volunteers of America of Colorado ("VOA") is the owner of certain real property and improvements located in the City and County of Denver, Colorado, as more particularly described on Exhibit A attached hereto (the "Property").

By this letter, EDENS and its affiliates are hereby designated to act as the VOA's representative (acting independently and/or through its legal counsel, Brownstein Hyatt Farber Schreck, LLP), in any manner and in all respects in connection with the application for Zone Map Amendment (Rezoning) (the "Rezoning"), including, without limitation, answering questions and communicating with City staff regarding the Rezoning and representing the VOA at any meetings or public hearings which may be held in connection with the Rezoning.

Sincerely,

VOLUNTEERS OF AMERICA OF COLORADO,  
a Colorado nonprofit corporation

DocuSigned by:  
  
By: \_\_\_\_\_  
Name: David Schunk  
Title: CEO and President

DocuSigned by:  
  
By: \_\_\_\_\_  
Name: Mike Pritchard  
Title: CFO



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February 22, 2022  
Page 2

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February 22, 2022  
Page 3

PROPERTY ADDRESS	OWNER	ASSESSOR'S PARCEL NUMBER
2600 Larimer St	Volunteers of America of Colorado	0227635007000
2620 Larimer St	Volunteers of America of Colorado	0227635019000
2634 Larimer St	Volunteers of America of Colorado	0227635004000
2640 Larimer St	Volunteers of America of Colorado	0227635003000
2660 Larimer St	Volunteers of America of Colorado	0227635001000
2609 Lawrence St	Volunteers of America of Colorado	0227635020000
2623 Lawrence St	Volunteers of America of Colorado	0227635012000
2641 Lawrence St	Volunteers of America of Colorado	0227635022000

23792676.1

## **REVIEW CRITERIA**

### 1. General Review Criteria (Code § 12.4.10.7.A)

- a. **PROMPT:** The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.

**RESPONSE:** The proposed rezoning and the Applicant's intention to construct a mixed-use commercial and residential project on the subject property (the "Project") serves affordable housing and infill development objectives in the City of Denver's Comprehensive Plan (the "Comp Plan"), and also encourages a mixed use community that will support the surrounding neighborhoods and allow residents to enjoy a more diverse and livable city.

**PROMPT:** The proposed map amendment is consistent with Denver Comprehensive Plan 2040's (a) equity goals, (b) climate goals, and (c) any other applicable goals/strategies.

**RESPONSE:** The Project will provide significant public benefits that are consistent with the equity and climate goals established by the Comp Plan, including: (i) provision of affordable housing, inclusion of numerous retail/neighborhood service options desired by the community, and delivery of incubator commercial space and artist programs to advance equity, and (ii) use of integrated nature and biophilic design, incorporation of sustainable-building design, enhanced open space/public realm, and exemplary urban design to advance climate goals. Lastly, the project will connect to the surrounding neighborhood network of bikeways and pedestrian ways to enhance the multimodal character of the City, in a manner proscribed by Blueprint Denver.

- b. **PROMPT:** The proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in Blueprint Denver.

**RESPONSE:**

Neighborhood Context: Blueprint Denver 2040 ("Blueprint") designates the subject property as a combination of the Urban Center and General Urban Future Neighborhood contexts, and the proposed Rezoning provides for a mix of multi-unit residential with regular block patterns and varied scale of buildings. The proposed map amendment strikes an ideal balance between the Blueprint Future Neighborhood contexts of Urban Center and General Urban, with multi-story multifamily residential and larger scale on Larimer Street and scaled-down transitions to less density on Lawrence Street.



**Future Place Type:** The Future Place type for the subject Property includes both Community Corridor and High-Medium Residential, which provide for a blend of mixed uses (residential and commercial), with neighborhood serving retail – all suggested to be up to 8 stories, which is consistent with the development objectives for the Project and the proposed map amendment. Further, the Blueprint Future Place intent is honored with neighborhood-serving mixed uses on Lawrence Street and a mix of higher-density uses on Larimer Street.

**Growth Strategy:** Blueprint contemplates predominantly retail job growth in the neighborhood where the subject property is located, and the Project will provide job growth via numerous retail/neighborhood service options desired by the community.

**Plan Policies and Strategy:** The proposed map amendment contemplates higher-density, mixed-use development along Larimer Street, which is designated as a Community Corridor under Blueprint where transit priority streets are planned and where Blueprint advises that regulations should encourage higher-density, mixed-use development. The Applicant's plans for redevelopment of the subject property will foster exemplary urban design and the creation of authentic places that thoughtfully integrate streets, public spaces, and private property while increasing access to open space which Blueprint identifies as being increasingly in demand. Finally, as a Residential Collector in Blueprint's Future Street types, Lawrence Street is planned for primarily residential uses with small nodes of community serving retail and other similar uses, and Larimer Street is intended as a mixed-use collector with retail, office, residential, and restaurants.

**Equity:** Further, as shown in the proposed map amendment and the Applicant's submittals, the Project provides for the construction of affordable housing, inclusion of numerous retail/neighborhood service options desired by the community, and delivery of incubator commercial space and artist programs to advance equity, as well as urban design enhancements, more publicly accessible open space, community-serving retail, and large scale public realm improvements.

The proposed map amendment and Project are consistent with Blueprint Denver's Future Street types for this Property.

- c. **PROMPT:** The proposed map amendment is consistent with any neighborhood/small area plan or other applicable plan.

The Northeast Downtown Neighborhood Plan (the "NDNP") was adopted by ordinance in May 2011, over a decade ago. Since the adoption of the NDNP, the population of Denver has grown in a rapid and consistent manner, and Larimer Street has evolved from a less populous industrial street into a primary commercial high street and a transit priority corridor. The NDNP set forth guiding principles for the development of Northeast Downtown Neighborhood, including

the fostering of neighborhood connections. While the subject property is located in a zone designated for the development of up to three (3) stories, the varied maximum heights set forth under the proposed map amendment are consistent with the totality of guidance set forth for the area by the NDNP, and would function to create appropriate transitions between neighborhoods to foster stronger neighborhood connections. The community has expressed strong support for the height increases under the proposed map amendment, as part of Project's delivery of community and public benefits, such as 1) adaptive reuse of existing structures, 2) affordable housing, 3) urban design enhancements (including two required upper story building setbacks above Levels 3 and 5), 4) more publicly accessible open space with integrated nature, 5) community-serving retail, 6) large scale public realm improvements, 7) enhanced retail corridors and activated streets, 8) access to neighborhood services, 9) delivery of incubator commercial space for small businesses, and 10) exchange residency programs for local artists. The proposed map amendment also proposes rezoning based on the G-RX zoning designation along Lawrence Street, which would provide limited retail opportunities in a primarily urban residential setting to appropriately transition from predominantly residential areas to the mixed-use development along Larimer Street. The proposed transition in scale and use is made more appropriate by the fact that the adjacent residential fabric on Lawrence Street is comprised of a denser 3-4 story apartment superblock and attached townhomes rather than the detached single family homes of historic Curtis Park.

The NDNP also emphasizes the promotion of economic development and opportunity and the capitalization on transit with respect to development in the area. In 2011, the NDNP described Larimer Street as an "emerging commercial corridor." More than a decade after adoption of the NDNP's enactment, the spirit of Larimer Street as a lively retail corridor is firmly rooted – in large part due to the commitment of the Applicant to this vision. The proposed map amendment will enable the continued development of Larimer Street as an increasingly vibrant corridor featuring an eclectic mix of uses, thereby enhancing and supporting the overall neighborhood north of downtown, and filling in any lingering gaps in neighborhood services, while also increasing density to capitalize on the bike lanes and bus transit along Larimer Street, envisioned pedestrian corridor along 27<sup>th</sup> Street, planned bikeway along 26<sup>th</sup> Street, existing medium-capacity transit corridor on Welton Street, and existing mass transit stations at Union Station and 38<sup>th</sup> & Blake.

Livability and encouraging a high quality public realm are also central to the NDNP. The proposed map amendment will increase access to open space and guide growth to maintain connections to the outdoors, respond to climate change, and protect the environment and natural resources, as well as promote diversity by providing a diverse range of affordable housing options and quality employment opportunities to serve a diverse population. Examples of the foregoing include enhanced open space with integrated nature and pollinator gardens, sustainable buildings, and retail job growth. The Applicant is engaged in active negotiations with HOST and NEST to: memorialize the Applicant's desire to provide affordable housing options for residents of the subject property, and provide small business incubator space for BIPOC, veteran, and/or women-owned businesses, together with an artist residency exchange program for local artists.

The Applicant carefully considered the desired land uses described in the NDNP for the subject property when developing the proposed map amendment.

The Larimer Street side of the subject property includes mixed uses with higher density, maximizing the employment base and providing enhanced and varied housing options.

Lawrence Street reflects the Urban Residential land use designation with complementary commercial uses, like neighborhood-serving retail, and density consistent with the transition to the adjacent new multi-family apartment superblock and attached townhomes, and the single-family homes of the more historic Curtis Park neighborhood on blocks further to the southeast – the NDNP specifically intends for these blocks to be more dense residential land uses than what is seen in the Curtis Park neighborhood to the southeast. The NDNP emphasizes the importance, with respect to Lawrence Street and the neighborhood as a whole, of the redevelopment of surface parking lots to mitigate blight and abrupt transitions.

The proposed map amendment is consistent with all of the following guiding principles of the NDNP:

- Complete and enhance the public realm
- Enhance and support existing retail corridors
- Create a development-friendly atmosphere
- Protect neighborhood fabric
- Create appropriate transitions between neighborhoods – Five Points, RiNo/Ballpark, Arapahoe Square, and Curtis Park

- Increase open space access
- Fill gaps in neighborhood services
- Promote diversity

The proposed map amendment is consistent with the NDNP as a whole, notwithstanding the over 10-year-old height recommendations. Further, as evidenced by both the Blueprint recommendations and the neighborhood support for strong urban design and increased heights in this area, the proposed map amendment is consistent with the totality of guidance in and furthers the goals and objectives of the NDNP.

2. General Review Criteria (Code § 12.4.7.B & C)

- PROMPT:** Provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.
- RESPONSE:** The proposed map amendment will promote public access to open space integrated with nature, encourage better connections to transit and adjacent bike and pedestrian networks, provide affordable housing, and promote community connections through implementation of a mixed use development that links multiple aspects of the surrounding neighborhood and enhances safety and security by providing a high quality, active and engaging public realm and promoting eyes on the street through the presence of residents for more hours of the day and night. **PROMPT:** Describe the selected justifying circumstance (Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest) and the changes since the site was last zoned.

**RESPONSE:** The proposed map amendment is justified based on the fact that the existing zone district is largely left over from the Former Chapter 59 zoning code, and the conditions in the surrounding neighborhood have changed to such a degree that the proposed map amendment is more consistent with the surrounding neighborhood and newly adopted Comp Plan and Blueprint.

- PROMPT:** The rezoning aligns with (a) the proposed district neighborhood context description, (b) the general purposes statement, and (c) the specific intent statement found in the Code.

**RESPONSE:** The Urban Center Neighborhood context is intended for multi-unit residential and mixed use commercial centers. The General Urban Neighborhood context – intended for the Lawrence Street side of the subject property – is characterized by multi-unit residential uses with less dense commercial areas embedded within the residential uses. The portions of the proposed map amendment based on the C-MX zoning designation align with the General Character established for the Urban Center Neighborhood Context, which contemplates multi-unit residential and mixed-use commercial strips and



commercial centers, with multi-unit residential uses typically housed in multi-story mixed use building forms, and with commercial uses primarily located along main and mixed-use arterial streets. The proposed map amendment would facilitate development along Larimer Street that would be focused on creating a mixed, diverse neighborhood, consistent with objectives set forth by the Denver Zoning Code for Mixed Use Districts. The portions of the proposed map amendment based on the G-RX zoning designation would promote safe, active, and pedestrian-scaled, diverse areas that clearly define and activate the public realm, while enhancing the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the neighborhood, by offering limited, community-serving retail opportunities in a primarily urban residential setting with adjacent multifamily apartments, that will tie predominantly residential areas on Lawrence Street to the mixed-use development along Larimer Street.

### 3. General Review Criteria (Code § 12.4.10.9)

- a. **PROMPT:** Include a section in the review criteria narrative for each additional review criteria.

**RESPONSE:**

- **PROMPT:** *The PUD District and the PUD District Plan Comply with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development)*

**RESPONSE:**

Section 9.6.1.1(A): The proposed Project and map amendment incorporates more prescriptive requirements related to 1) height, 2) building setbacks requirements, 3) permeability through the block, 4) intentional retail uses on Lawrence Street, 5) connection to the surrounding public realm, transportation network and adjacent properties, and 6) retention of existing buildings in whole or in part – in response to the unique and extraordinary circumstances inherent in the existing property in order to redevelop in a manner sensitive to the existing and historical context of this neighborhood. The surrounding Five Points neighborhood includes a mix of industrial and commercial mixed use zone districts from Larimer Street heading towards the Ballpark neighborhood and RiNo Art District, all consistent with the Urban Center Neighborhood context. The Urban Center Neighborhood context is intended for multi-unit residential and mixed use commercial centers. The General Urban Neighborhood context – intended for the Lawrence Street side of the subject property heading towards Curtis Park and Welton St – is characterized by immediately adjacent dense multi-unit residential building and attached townhomes with less dense

commercial areas embedded within the residential uses. The subject property is uniquely positioned to create a significant node along the Larimer Street corridor that stitches together the surrounding neighborhoods, along with representing a key location within the adjoining transportation network to link several initiatives that make the City more accessible, while providing the opportunity to adaptively re-use existing buildings and the historic aspects of the subject property, in whole or in part ensuring that the buildings remain relevant and vibrant. The proposed map amendment will include prescriptive requirements related to design overlays, building height, building setback requirements, shopfront building forms, and open space to connect the different existing contexts surrounding the subject property. It also provides a more predictable and customized zoning approach for the partially vacant lot, while bringing the subject property, which is currently zoned under the Former Chapter 59 zoning code, into further conformance with existing zoning under the Denver Zoning Code. The desired outcome of the PUD District is not achievable without using numerous CPD disfavored waivers and conditions. Further, the design and scale of the project is directly connected to the adjacent properties creating more substantial and activated public realm and open space for the community, and preserving the character and historic nature of the corridor. Use of a PUD District to rezone the subject property is exactly the more predictable and more flexible vehicle needed to address the existing unique factors of the subject property and redevelop this partially vacant lot to enhance the existing neighborhood context and character.

- **PROMPT:** *The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions*

**RESPONSE:** The Denver Zoning Code sets forth a non-exhaustive list of “unique and extraordinary circumstances” that justify the use of a PUD District, including (A) where a development site has special physical characteristics, (B) where a customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district, (C) where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans, and (D) where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development. The unique and extraordinary circumstances inherent to

the subject property and neighborhood demand both the enhanced flexibility and greater predictability of the proposed PUD.

(A) Special Physical Characteristics. The subject property is specially characterized by its unique location—within the Five Points neighborhood at the intersection of the Ballpark and Curtis Park Historic Districts; at the convergence of both commercial and residential neighborhoods; and situated as a central accessibility node within the existing transportation network and existing transportation hubs of Union Station and 38<sup>th</sup> & Blake and along the community corridor of Larimer St. A custom zoning approach is necessary to address this unique location because a form based zone district will not include shopfront building form and building setback requirements that mandate development of the subject property in a manner that stitches together neighboring historic commercial and historic residential neighborhoods and provides context for sensitive transitions between those two neighborhoods. Current form-based zoning would allow items, such as drive-thru building form, which would be completely out of context for this unique location. Rezoning the subject property under the current form-based zoning would also not require compliance with the specific height and design articulation detailed in the proposed map amendment, which are responsive to the unique position of the property as a transition point from the high street commercial corridor along Larimer Street to the mixed residential uses along Lawrence Street, and integration of the uniquely positioned subject property into the surrounding existing and envisioned neighborhood streetfront networks. Further, the proposed map amendment requires repair of and integration of existing buildings and improvements at the subject property, together with imposition of certain upper and lower story setbacks – neither of which would otherwise be required in a form based zone district -- allowing for transitions from the retail commercial environment along Larimer Street to the mixed-residential along Lawrence Street. The subject property's existing location is nestled between the envisioned bikeway along 26<sup>th</sup> Street, envisioned pedestrian way along 27<sup>th</sup> Street, existing bus lines along Larimer and Lawrence Streets, existing two-way bike paths on Larimer Street, and existing pedestrian access opportunities to nearby transit hubs (e.g., 27<sup>th</sup> & Welton and 30<sup>th</sup> & Downing light rail stops, along with mass transit at Union Station and 38<sup>th</sup> & Blake Street (which are equidistant from the subject property)). This extraordinary transportation opportunity requires a custom zoning approach to impose requirements related to

setbacks, build to lines, building form and connected and integrated publicly available open space – all of which will serve and accentuate the subject property's existing location as a hub of transportation opportunities. In fact, the open space areas afforded by the proposed map amendment, which would not be required under form-based zone district, will function to enhance accessibility between the subject property and the Applicant's existing development across Larimer Street to encourage visitors to traverse from the subject property to explore neighboring properties – along the Larimer Corridor and to and through 27<sup>th</sup> & Welton and 30<sup>th</sup> & Downing.

(B) Protection and Preservation of Historic Character. Each of the existing buildings on the subject property has received a Certificate of Demolition Eligibility from the City. As such, without the requirements in the proposed map amendment for (1) retention and integration of certain existing buildings, and (2) enhanced design articulation through mandate of varied heights, along with lower story setbacks and upper story setbacks, a standard form based zone district would ignore the unique and extraordinary circumstances presented by the subject property's location between two existing historic districts, as well as the subject project's adjacency to renovated and repurposed existing buildings. These existing buildings could be eliminated or disfavored. A custom zoning solution will facilitate development of the subject property in a manner that stitches together and transitions between neighboring historic commercial and historic residential neighborhoods, because a custom zoning approach protects and retains the character of certain elements of existing improvements at the subject property, such as reusing portions of the existing building façades in whole or in part, which are representative of the neighborhood's historic character and such improvements would not be protected if the subject property were rezoned to a form-based district provided for in the Denver Zoning Code.

(C) Bringing Closer to Conformance with Current Zoning Regulations and Adopted Plans. Currently, much of the subject property is subject to a zoning designation under the Former Chapter 59 zoning code, and the proposed map amendment will bring the subject property closer to conformance with current zoning regulations under the current version of the Denver Zoning Code.

(D) Phased Development. The subject property is also unique because of its connection to a wide variety of existing complementary buildings, uses, and outdoor space across multiple nearby properties – many of which were redeveloped, adaptively reused or otherwise upgraded by



the Applicant over time. The development of the subject property is the next phase in creating a unique, active, sustainable, and equitable development encompassing the entire node along this part of the Community Corridor and will provide critically-important affordable housing options while concurrently fueling a robust retail ecosystem filled with BIPOC, veteran, and women-owned small businesses and opportunities for local artists. The subject property is unique in that its redevelopment directly relates to other adjacent and proximal properties, which are not subject to the proposed map amendment – however, the customized zoning approach mandates integration of historical buildings, use of one shopfront building form, enhanced design overlay requirements, and increased open space – all of which benefit the surrounding properties as well as the subject property. The proposed map amendment requires incorporation of open space that will connect to the adjacent existing commercial and residential properties to create a more integrated system of public realm and activated sidewalks for the surrounding properties and neighborhoods. This customized approach will achieve a phased development responsive to the Applicant’s other projects on multiple properties adjacent to the subject property, as well as neighboring buildings and properties that have been repurposed or newly built, by imposing design overlays, design and height articulation, varied setback and build to requirements and open space requirements. A form based zone district would not provide the same parameters and thus would not respond to the extraordinary opportunity presented to redevelop this Property as one component of a larger, phased redevelopment effort.

- **PROMPT:** *The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property*  
**RESPONSE:** The surrounding properties include a mix of uses – office, retail, multifamily and attached single family residential all of which are consistent with the permitted uses in the proposed PUD District Plan. The PUD district allows the development to provide uses to meet the community goals.
- **PROMPT:** *The PUD District, the PUD District Plan establish building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height, through significant distance or separation by rights-of-way, landscaping, or similar features, or through innovative building design)*

***RESPONSE:*** The PUD District plan establishes more appropriate shopfront building forms consistent with the adjacent buildings, and more prescriptive lower and upper setbacks and decreasing height requirements from Larimer St. towards Lawrence St., along with decreasing height requirements toward adjacent properties on the north and south that provide appropriate transitions to surrounding neighborhood buildings. This compatible building form is accomplished through more defined building setbacks, innovative design, and variability in building heights – all consistent with adjacent and proximate properties.

**SCHEDULE I****PROPERTY INFORMATION, OWNERSHIP, CURRENT ZONING, AND PROPOSED NEW ZONING**

<b>PROPERTY ADDRESS</b>	<b>OWNER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>CURRENT ZONING</b>	<b>NEW ZONING</b>
2534 Larimer St	2534 Five Points RINO, LLC	0234207004000	I-MX-3, UO-2, DO-7	PUD-G 27
2550 Larimer St	2550 Five Points RINO, LLC	0234207021000	I-MX-3, UO-2, DO-7	PUD-G 27
2524 - 2532 Larimer St	2550 Five Points RINO, LLC	0227635005000	C-MU-30, UO-1	PUD-G 27
2600 Larimer St	Volunteers of America of Colorado	0227635007000	C-MU-30, UO-1	PUD-G 27
2620 Larimer St	Volunteers of America of Colorado	0227635019000	C-MU-30, UO-1	PUD-G 27
2634 Larimer St	Volunteers of America of Colorado	0227635004000	C-MU-30, UO-1	PUD-G 27
2640 Larimer St	Volunteers of America of Colorado	0227635003000	C-MU-30, UO-1	PUD-G 27
2644 Larimer St	2644 Five Points RINO, LLC	0227635002000	I-MX-3	PUD-G 27
2660 Larimer St	Volunteers of America of Colorado	0227635001000	C-MU-30	PUD-G 27
2609 Lawrence St	Volunteers of America of Colorado	0227635020000	G-MU-3, UO-3	PUD-G 27
2623 Lawrence St	Volunteers of America of Colorado	0227635012000	G-MU-3, UO-3	PUD-G 27
2641 Lawrence St	Volunteers of America of Colorado	0227635022000	C-MU-30, UO-1	PUD-G 27

## **SCHEDULE II**

### **DEVIATIONS FROM STANDARD ZONE DISTRICTS FOR PROPOSED NEW ZONING**

1. With respect to proposed new zoning based on the standard zone district C-MX-8, DO-7, limitations would establish a maximum height to seven (7) stories or eighty-nine (89) feet, with additional localized reduced height and building setbacks. The proposed deviation from the standard zone district would ensure consistency with surrounding context (e.g., existing and planned building heights), with a distinct height transition from Larimer to Lawrence Street, and from more traditional, lower scale residential to the northeast to denser uses closer to Broadway.
2. With respect to proposed new zoning based on the standard zone district G-RX-5, DO-7, limitations would provide for localized reduced height and building setbacks. The proposed deviation from the standard zone district would ensure consistency with surrounding context (e.g., existing and planned building heights), with a distinct height transition from Larimer to Lawrence Street, and from more traditional, lower scale residential to the northeast to more dense uses closer to Broadway, as well as providing limited retail opportunities in a primarily urban residential setting, to tie predominantly residential areas to the mixed-use development along Larimer Street.



**Schedule III**  
**CITY COUNCIL DISTRICT OFFICE CONTACTS**

February 18, 2021	Email request from Dave Schunk of VOA to District 9 Office/Councilwoman CdeBaca offering a briefing on the proposal
March 25, 2021	Zoom meeting with EDENS, VOA, the District 9 Office, and, for a portion of the meeting, Councilwoman CdeBaca (who was thereafter represented by her Chief of Staff) provided a general overview of the proposal
September 30, 2021	Email request to District 9 Office/Councilwoman CdeBaca offering another update and presentation on the proposal
October 6, 2021	District 9 Office requested a written update on the proposal from the EDENS team
October 26, 2021	EDENS provided a written update to the District 9 Office/Councilwoman CdeBaca
November 8, 2021	District 9 Office confirmed receipt of the written update, and introduced the EDENS team to their new staff person



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Page: 1 of 3

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City & County of Denver  
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**When Recorded return to:**

Burr Forman, LLP  
1221 Main St., Suite 1800  
Columbia, SC 29201  
Attn: Durham Boney, Esq.

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 17<sup>th</sup> day of May, 2021, between Kum Ja Choi, whose street address is 2644 Larimer Street, Denver, Colorado, 80205 (**Grantor**); and 2644 Five Points RINO, LLC, a South Carolina limited liability company, whose street address is 1221 Main Street, Suite 1000, Columbia, South Carolina, 29201 (**Grantee**).

**WITNESSETH** that the Grantor, for and in consideration of the sum of Four Million Dollars (U.S. \$4,000,000) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, sells and conveys to Grantee and its heirs, successors, and assigns forever, all of the real property, together with improvements, if any, described as:

Lot 5, Block 30, Case and Ebert's Addition to the City of Denver, EXCEPT that portion of Lot 5 described as follows: Commencing at a point on the front line of said Lot 50.15 feet from the Northerly corner of said Lot 5; Thence along said front line to said Northerly corner; Thence at right angles along the Northeasterly line of said Lot 5 a distance of 41.70 feet; Thence at right angles on said Lot 5 a distance of 0.25 feet; Thence Northwesterly in a straight line a distance of 41.70 feet more or less to the Point of Beginning, City and County of Denver, State of Colorado.

also known as 2644 Larimer Street, Denver, Colorado, 80205, together with all of its appurtenances, easements, benefits, attached fixtures, estates, rights, titles, interests, claims, and demands whatsoever of the Grantor, either in law or in equity, of, in, and to such described real property (collectively, **Property**);

**TO HAVE AND TO HOLD** the Property unto the Grantee, its heirs, successors, and assigns forever. The Grantor, for itself and its heirs, successors, and assigns, covenants and agrees it will warrant and forever defend its interest in the Property in the quiet and peaceable possession of the Grantee, its heirs, successors, and assigns, against each and every person claiming the whole or any part thereof by, through or under the Grantor, subject to exceptions contained in attached **Exhibit 1** which is incorporated by reference and taxes and assessments for the current year and subsequent years.

Recording Requested by:  
FNTG-NCS Colorado  
N0023672

**When Recorded return to:**

Burr Forman, LLP  
 1221 Main St., Suite 1800  
 Columbia, SC 29201  
 Attn: Durham Boney, Esq.

**E-RECORDED**

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ID: 2021096201County: DenverDate: 5/20/2021 Time: 1:31 pm**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made this 17<sup>th</sup> day of May, 2021, between Kum Ja Choi, whose street address is 2644 Larimer Street, Denver, Colorado, 80205 (**Grantor**); and 2644 Five Points RINO, LLC, a South Carolina limited liability company, whose street address is 1221 Main Street, Suite 1000, Columbia, South Carolina, 29201 (**Grantee**).

**WITNESSETH** that the Grantor, for and in consideration of the sum of Four Million Dollars (U.S. \$4,000,000) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, sells and conveys to Grantee and its heirs, successors, and assigns forever, all of the real property, together with improvements, if any, described as:

Lot 5, Block 30, Case and Ebert's Addition to the City of Denver, EXCEPT that portion of Lot 5 described as follows: Commencing at a point on the front line of said Lot 50.15 feet from the Northerly corner of said Lot 5; Thence along said front line to said Northerly corner; Thence at right angles along the Northeasterly line of said Lot 5 a distance of 41.70 feet; Thence at right angles on said Lot 5 a distance of 0.25 feet; Thence Northwesterly in a straight line a distance of 41.70 feet more or less to the Point of Beginning, City and County of Denver, State of Colorado.

also known as 2644 Larimer Street, Denver, Colorado, 80205, together with all of its appurtenances, easements, benefits, attached fixtures, estates, rights, titles, interests, claims, and demands whatsoever of the Grantor, either in law or in equity, of, in, and to such described real property (collectively, **Property**);

**TO HAVE AND TO HOLD** the Property unto the Grantee, its heirs, successors, and assigns forever. The Grantor, for itself and its heirs, successors, and assigns, covenants and agrees it will warrant and forever defend its interest in the Property in the quiet and peaceable possession of the Grantee, its heirs, successors, and assigns, against each and every person claiming the whole or any part thereof by, through or under the Grantor, subject to exceptions contained in attached Exhibit 1 which is incorporated by reference and taxes and assessments for the current year and subsequent years.

Recording Requested by:  
 FNTG-NCS Colorado  
10023672

IN WITNESS WHEREOF, this Deed is executed and delivered by Grantor as of the date first above written.

By: [Signature]  
Kum Ja Choi

STATE OF COLORADO

COUNTY OF Denver

ss.  
[Signature]

SUBSCRIBED, SWORN TO, and ACKNOWLEDGED before me this 17<sup>th</sup> day of May, 2024, by Kum Ja Choi, Grantor.

Witness my hand and seal.

My commission expires 9-15-2024

[Signature]  
Notary Public

STEPHANIE K TAYLOR  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20084027122  
MY COMMISSION EXPIRES SEPTEMBER 15, 2024



**EXHIBIT 1**

**PERMITTED EXCEPTIONS**

1. All taxes and assessments, now or heretofore assessed, due or payable.
2. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.
3. Covenants and Restrictions set forth on the Plat(s) of Case and Ebert's Addition to the City of Denver set forth below:

Recording Date: April 7, 1868

Recording No: Plat Book 1 at Page 5

4. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 20180017, Series of 2018 as set forth below:

Recording Date: February 14, 2018

Recording No.: Reception No. 2018017393

**E-RECORDED**

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ID: 2020216703County: DenverDate: 12/23/2020 Time: 10:37 am**When Recorded return to:**

Burr Forman McNair LLP  
 1221 Main St., Suite 1800  
 Columbia, SC 29201  
 Attn: Durham Boney, Esq.

**SPECIAL WARRANTY DEED**

This Special Warranty Deed (this "Deed"), is made as of December 15<sup>th</sup>, 2020, by **MALIREDDY S. REDDY** also known as **DR. MALIREDDY S. REDDY** and **SYAMA MALIREDDY REDDY** (collectively, the "Grantor"), whose legal address is 1280 S. Parker Road, Denver, CO 80231 to **2550 FIVE POINTS RINO, LLC**, a South Carolina limited liability company ("Grantee"), whose legal address is 1221 Main St., Suite 1000, Columbia, South Carolina 29201.

WITNESSETH, Grantors, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and all these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all of Grantor's interest in the real property and to the improvements thereon (collectively "Property"), situate, lying and being in the City and County of Denver, State of Colorado, that is described on Exhibit A.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof and all the estates, rights, interests, claims and demands whatsoever of Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

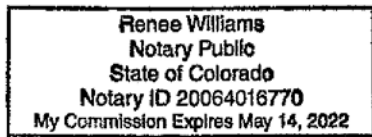
TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns forever. And Grantors, for themselves and their successors and assigns do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all persons claiming under Grantors; subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Recording Requested by:  
 FNTG-NCS Colorado

10023674

IN WITNESS WHEREOF, Grantors have executed this Deed as of the date first written above.

GRANTOR:

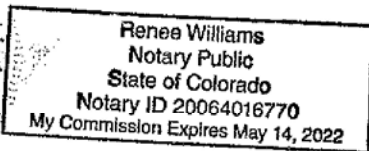


Malireddy S. Reddy  
MALIREDDY S. REDDY

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )

The foregoing Special Warranty Deed was acknowledged before me this 8 day of December, 2020, by Malireddy S. Reddy, and proved to me his identity through identification.

WITNESS my hand and official seal.



Renee Williams  
Notary Public

My commission expires: May 14, 2022

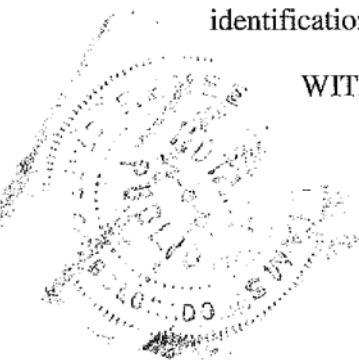
GRANTOR:

Syama M. Reddy  
SYAMA MALIREDDY REDDY

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )

The foregoing Special Warranty Deed was acknowledged before me this 8 day of December, 2020, by Syama Malireddy Reddy, and proved to me her identity through identification.

WITNESS my hand and official seal.



Renee Williams  
Notary Public

My commission expires: May 14, 2022

**EXHIBIT A**

(Legal Description)

**PARCEL ONE:**

Lots 1 through 6, inclusive, Block 59,  
Curtis and Clarke's Addition to the City of Denver,  
City and County of Denver, State of Colorado.  
(For Informational Purposes Only: 2550 Larimer Street / APN: 02342-07-021-000)

**PARCEL TWO:**

Lot 8, Block 59,  
Curtis and Clarke's Addition to the City of Denver,  
City and County of Denver, State of Colorado.  
(For Informational Purposes Only: 2528 Larimer Street / APN: 02342-07-006-000)

**PARCEL THREE:**

Lot 9, Block 59,  
Curtis and Clarke's Addition to the City of Denver,  
City and County of Denver, State of Colorado.  
(For Informational Purposes Only: 2532 Larimer Street / APN: 02342-07-005-000)

**PARCEL FOUR:**

Lot 10, Block 59,  
Curtis and Clarke's Addition to the City of Denver,  
City and County of Denver, State of Colorado.  
(For Informational Purposes Only: 2524 Larimer Street / APN: 02342-07-007-000)



**EXHIBIT B**

1. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. EXISTING LEASES AND TENANCIES, IF ANY.
3. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of Curtis and Clarke's Addition to the City of Denver set forth below:  
Recording Date: September 17, 1868  
Recording No: Plat Book 1 at Page 8
4. Terms, conditions, provisions, agreements and obligations contained in the Partywall Agreement as set forth below:  
Recording Date: August 20, 1924  
Recording No.: Book 3841 at Page 507
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Public Service Company of Colorado  
Recording Date: February 5, 1979  
Recording No: Book 1845 at Page 195
6. The effect of Notice recorded December 6, 2011 at Reception No. 2011138081.
7. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 20180017, Series of 2018 as set forth below:  
Recording Date: February 14, 2018  
Recording No.: Reception No. 2018017393



12/23/2020 10:37 AM  
City & County of Denver  
Electronically Recorded

R \$28.00

WD

2020216703

Page: 1 of 4

D \$850.00

**When Recorded return to:**

Burr Forman McNair LLP  
1221 Main St., Suite 1800  
Columbia, SC 29201  
Attn: Durham Boney, Esq.

**SPECIAL WARRANTY DEED**

This Special Warranty Deed (this "Deed"), is made as of December 15<sup>th</sup>, 2020, by **MALIREDDY S. REDDY** also known as **DR. MALIREDDY S. REDDY** and **SYAMA MALIREDDY REDDY** (collectively, the "Grantor"), whose legal address is 1280 S. Parker Road, Denver, CO 80231 to **2550 FIVE POINTS RINO, LLC**, a South Carolina limited liability company ("Grantee"), whose legal address is 1221 Main St., Suite 1000, Columbia, South Carolina 29201.

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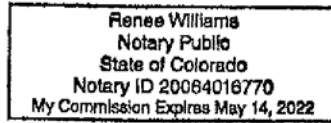
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Recording Requested by:  
FNTG-NCS Colorado

W0023674

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GRANTOR:

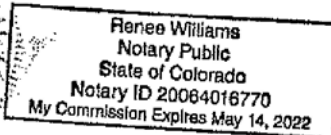


Malireddy S. Reddy  
MALIREDDY S. REDDY

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )

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WITNESS my hand and official seal.



Renee Williams  
Notary Public

My commission expires: May 14, 2022

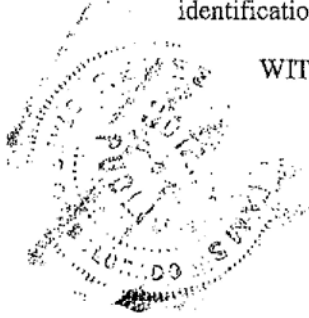
GRANTOR:

Syama M. Reddy  
SYAMA MALIREDDY REDDY

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )

The foregoing Special Warranty Deed was acknowledged before me this 8 day of December, 2020, by Syama Malireddy Reddy, and proved to me her identity through identification.

WITNESS my hand and official seal.



Renee Williams  
Notary Public

My commission expires: May 14, 2022

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1. TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.
2. EXISTING LEASES AND TENANCIES, IF ANY.
3. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of Curtis and Clarke's Addition to the City of Denver set forth below:  
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Recording Date: February 14, 2018  
Recording No.: Reception No. 2018017393



# REAL PROPERTY TRANSFER DECLARATION

## (TD-1000)

### GENERAL INFORMATION

**Purpose:** The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

**Requirements:** All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

**Penalty for Noncompliance:** Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of \$25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

**Confidentiality:** The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S and 39-13-102(5)(c), C.R.S.

1. **Address and/or legal description of real property sold:** Please do not use P.O. Box numbers.

2550 and 2524-2532 Larimer Street, Denver, Colorado 80205

2. **Type of property purchased:** ☐ Single Family Residential ☐ Townhome ☐ Condominium  
☐ Multi-Unit Res ☒ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☐ Vacant Land  
☐ Other \_\_\_\_\_

3. **Date of Closing:**

December 15 2020  
 Month Day Year

**Date of Contract if Different than date of closing:**

July 31 2019  
 Month Day Year

4. **Total sale price:** Including all real and personal property. \$8,500,000.00

5. **Was any personal property included in the transaction?** Personal property would include, but is not limited to, carpeting, drapes, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.

☐ Yes ☒ No If yes, approximate value \$ \_\_\_\_\_  
 Describe: \_\_\_\_\_

6. **Did the total sale price include a trade or exchange of additional real or personal property?** If yes, give the approximate value of the goods or services as of the date of closing.

☐ Yes ☒ No If yes, value \$ \_\_\_\_\_

If yes, does this transaction involve a trade under IRS Code Section 1031? ☐ Yes ☐ No

7. **Was 100% interest in the real property purchased?** Mark "no" if only a partial interest is being purchased.

☒ Yes ☐ No If no, interest purchased \_\_\_\_\_%

8. **Is this a transaction among related parties?** Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations.  
☐ Yes ☒ No
9. **Check any of the following that apply to the condition of the improvements at the time of purchase.**  
☐ New ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor ☐ Salvage.

If the property is financed, please complete the following.

10. **Total amount financed:** \$ 0
11. **Type of financing:** (Check all that apply)  
☐ New  
☐ Assumed  
☐ Seller  
☐ Third Party  
☐ Combination; Explain \_\_\_\_\_

12. **Terms**

- ☐ Variable; Starting interest rate \_\_\_\_\_ %
- ☐ Fixed; Interest rate \_\_\_\_\_ %
- Length of time \_\_\_\_\_ years
- Balloon payment ☐ Yes ☐ No If yes, amount \$ \_\_\_\_\_ Due date \_\_\_\_\_

## 13. Please explain any special terms, seller concessions, or financing and any other information that would help the assessor understand the terms of sale.

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For properties other than residential (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? ☐ Yes ☒ No

If yes, franchise or license fee value \$ \_\_\_\_\_

15. Did the purchase price involve an installment land contract? ☐ Yes ☒ No

If yes, date of contract \_\_\_\_\_

16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing? ☒ Yes ☐ No

Remarks: Please include any additional information concerning the sale you may feel is important.

## 17. Signed this . December 15, 2020

Enter the day, month, and year, have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number. Please designate buyer or seller.

2550 FIVE POINTS RINO, LLC, a South Carolina limited liability company

By: First American Exchange Company, LLC, its sole manager and member

By: Mark A. Bullock  
Mark A. Bullock, Counsel and Manager

Signature of Grantee (Buyer) ☒

## 18. All Future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

Address (mailing) \_\_\_\_\_

Daytime Phone \_\_\_\_\_

City, State and Zip Code \_\_\_\_\_

DR1083 (10/17/13)  
 COLORADO DEPARTMENT OF REVENUE  
 DENVER, CO 80261-0005  
 www.TaxColorado.com

## INFORMATION WITH RESPECT TO A CONVEYANCE OF A COLORADO REAL PROPERTY INTEREST

1. Transferor's Last Name <b>REDDY</b>		First Name <b>MALIREDDY</b>		Middle Initial <b>S</b>	
Address <b>1280 S. PARKER RD.</b>		City <b>DENVER</b>	State <b>CO</b>	Zip <b>80231</b>	
Spouse's Last Name (If applicable) <b>REDDY</b>		First Name <b>SYAMA</b>		Middle Initial <b>M</b>	
Address <b>1280 S. PARKER RD.</b>		City <b>DENVER</b>	State <b>CO</b>	Zip <b>80231</b>	

2. Transferor is (check one):  
☒ Individual   ☐ Estate   ☐ Corporation   ☐ Trust   ☐ Other (specify) \_\_\_\_\_ If other, please specify: \_\_\_\_\_

3. SSN \_\_\_\_\_ Colorado Account Number \_\_\_\_\_ 4. FEIN \_\_\_\_\_

5. Type of property sold  
Commercial Sale

6. Date of closing (MM/DD/YY)  
12/15/2020

7. Address or legal description of property sold  
2550 & 2524-2532 LARIMER STREET

City  
DENVER

State  
CO

Zip  
80205

8. Selling price of the property  
\$8,500,000.00

9. Selling price of this transferor's interest:  
\$8,500,000.00

10. If Colorado tax was withheld, check this box ☒

11. Amount of tax withheld  
\$

12. If withholding is not made, give reason (Check one):

a. Affirmation of Colorado residency signed ☐

b. Affirmation of permanent place of business signed ☐

c. Affirmation of principal residence signed ☐

d. Affirmation of partnership signed ☐

e. Affirmation of no tax reasonably estimated to be due to no gain on sale signed ☐

f. No net proceeds ☐

13. Title Insurance Company  
Chicago Title

Phone Number  
(303) 291-9999

Address  
8055 E. Tufts Avenue, Suite 300

City State Zip  
Denver, CO 80237

File this form together with DR 1079, if applicable, within 30 days of the closing date with the  
 COLORADO DEPARTMENT OF REVENUE  
 Denver, CO 80261-0005

SFRM0077 (DSI Rev. 06/12/14)

Order No. C2021206-058-058

### Affirmation of Colorado Residency

I (we) hereby affirm that I am (we are) the transferor(s) or the fiduciary of the transferor of the property described on this DR 1083 and that as of the date of closing I am (we are) or the estate or the trust is a resident of the State of Colorado.

**Signed under the penalty of perjury:**

Signature of transferor or fiduciary

Date (MM/DD/YY)

*Malireddy S. Reddy*

12/8/20

Spouse's signature (if applicable) <i>Syane M. Reddy</i>	Date (MM/DD/YY) <i>12/8/20</i>
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**Affirmation of Permanent Place of Business**

I hereby affirm that the transferor of the property described on this DR 1083 is a corporation which maintains a permanent place of business in Colorado.

**Signed under the penalty of perjury:**

Signature of corporate officer	Date (MM/DD/YY)
--------------------------------	-----------------

**Affirmation of Sale by Partnership**

I hereby affirm that the transfer of property described on this DR 1083 was sold by an organization defined as a partnership under section 761(a) of the Internal Revenue Code and required to file an annual federal partnership return of income under section 6031(a) of the Internal Revenue Code.

**Signed under the penalty of perjury:**

Signature of general partner	Date (MM/DD/YY)
------------------------------	-----------------

**Affirmation of Principal Residence**

I hereby affirm that I am (we are) the transferor(s) of the property described on this DR 1083 and immediately prior to the transfer it was my (our) principal residence which could qualify for the exclusion of gain provision of section 121 of the Internal Revenue Code.

**Signed under the penalty of perjury:**

Signature of transferor	Date (MM/DD/YY)
Spouse's signature (if applicable)	Date (MM/DD/YY)

**Affirmation of No Reasonably Estimated Tax to be Due**

I hereby affirm that I am (we are) the transferor(s) or an officer of the corporate-transferor or a fiduciary of the estate or trust-transferor of the property described on the front side of this form, and I (we) further affirm that there will be no Colorado income tax reasonably estimated to be due on the part of the transferor(s) as the result of any gain realized on the transfer.

**Please understand before you sign this affirmation that nonresidents of Colorado are subject to Colorado tax on gains from the sale of Colorado real estate to the extent such gains are included in federal taxable income.**

**Signed under the penalty of perjury:**

Signature of transferor, officer, or fiduciary	Date (MM/DD/YY)
Spouse's signature if applicable	Date (MM/DD/YY)

SFRM0077 (DSI Rev. 06/12/14)

Order No. C2021206-058-058

**Instructions for DR 1083**

**In general.** With certain exceptions, sales of Colorado real property valued of \$100,000 or more, and are made by nonresidents of Colorado, are subject to a withholding tax in anticipation of the Colorado income tax that will be due on the gain from the sale.

A transferor who is an individual, estate, or trust will be subject to the withholding tax if either the federal Form 1099-S to be filed with the Internal Revenue Service to report the transaction or the authorization for the disbursement of the funds resulting from the transaction shows a non-Colorado address for the transferor.

A corporate transferor will be subject to the withholding tax if immediately after the transfer of the title to the Colorado real property interest, it has no permanent place of business in Colorado. A corporation will be deemed to have a permanent place of business in Colorado if it is a Colorado domestic corporation, if it is qualified by law to transact business in Colorado, or if it maintains and staffs a permanent office in Colorado.

**Amount of withholding.** The withholding shall be made by the title insurance company or its authorized agent or any attorney, bank, savings and loan association, savings bank, corporation, partnership, association, joint stock company, trust, unincorporated organization or any combination thereof acting separately or in concert that provides closing and settlement services. The amount to be



withheld shall be the lesser of: (a) two percent of the selling price of the property interest or, (b) the net proceeds that would otherwise be due to the transferor as shown on the settlement statement.

"Closing and settlement services" means providing services for the benefit of all necessary parties in connection with the sale, leasing, encumbering, mortgaging, creating a secured interest in and to the real property, and the receipt and disbursement of money in connection with any sale, lease, encumbrance, mortgage, or deed of trust. §10-11-102 (3.5), C.R.S.

**Exceptions to Withholding.** Withholding shall not be made when:

- the selling price of the property is not more than \$100,000;

or

- the transferor is an individual, estate, or trust and both the Form 1099-S and the authorization for disbursement of funds show a Colorado address for the transferor;

or

- the transferee is a bank or corporate beneficiary under a mortgage or beneficiary under deed of trust, and the Colorado real property is acquired in judicial nonjudicial foreclosure or by deed in lieu of foreclosure;

or

- the transferor is a corporation incorporated under Colorado law or currently registered with the Secretary of State's Office as authorized to transact business in Colorado;

or

- the title insurance company or the person providing the closing and settlement services, in good faith, relies upon a written affirmation executed by the transferor, certifying under the penalty of perjury one of the following:
  - that the transferor, if a corporation, has a permanent place of business in Colorado;
  - that the transferor is a partnership as defined in section 761(a) of the Internal Revenue Code required to file an annual federal return of income under section 6031(a) of the Internal Revenue Code;
  - that the Colorado real property being conveyed is the principal residence of the transferor which could qualify for the exclusion of gain provisions of section 121 of the Internal Revenue Code;
  - that the transferor will not owe Colorado income tax reasonably estimated to be due from the inclusion of the actual gain required to be recognized on the transaction in the gross income of the transferor.

Normally Colorado tax will be due on any transaction upon which gain will be recognized for federal income tax purposes. Gain will normally be recognized for federal income tax purposes any time the selling price of the property exceeds the total of the taxpayer's adjusted basis in the property, plus the expenses incurred in the sale of the property. The taxpayer's adjusted basis of the property will normally be the taxpayer's total investment in the property, minus any depreciation thereon he has previously claimed for federal income tax purposes.

**Partnership as Transferor.** Sales of real property interests by organizations recognized as partnerships for federal income tax purposes and required to file annual federal partnership returns of income will not be subject to the Colorado withholding tax. This exception will not apply to joint ownerships of property which are not recognized as partnerships for federal income tax purposes. The sale of property jointly owned by a husband and wife, for example, is a sale by two individuals, not a sale by a partnership, and not exempt from withholding tax.

**Completion of DR 1083.** DR 1083 must be completed and submitted to the Department of Revenue with respect to sales of Colorado real property if Colorado tax was withheld from the net proceeds from the sale, or if Colorado tax would have been withheld but for the signing of an affirmation by the transferor.

**Information.** Forms and additional information are available through the Tax Information Index at [www.TaxColorado.com](http://www.TaxColorado.com) or call (303) 238-SERV (7378) for information.

**Line 1.** Enter the name and address of the transferor. In the case of multiple transferors of the same real property, a separate DR 1083 must be filed for each transferor except that if the transferors are husband and wife at the time of closing who held the property as joint tenants, tenants by the entirety, tenants in common, or as community property, and they are both subject to withholding or both exempt from withholding, treat them as a single transferor and list both of their names on line 1. Do not list husband and wife as one transferor if they do not choose to be listed as one transferor. Use the same address as is used on the federal FORM 1099-S if one is required to be filed. Otherwise, use the most current address available.

**Line 3.** If both husband and wife are listed on line 1, show both Social Security Numbers on line 3.

**Line 5.** Type of property sold would be residential, rental, commercial, unimproved land, farm, etc.

**Line 6.** Address or legal description would be the same as shown on federal FORM 1099-S.

**Line 7.** Date of closing would be the same as shown on Form 1099-S.

**Line 8.** Selling price of the property is the contract sales price. Selling price means the sum of:

- the cash paid or to be paid but not including interest;
- the fair market value of other property transferred or to be transferred; and
- the outstanding amount of any liability assumed by the transferee to which the Colorado real property interest is subject immediately before and after the transfer.

**Line 9.** Selling price of the transferor's interest is that part of the selling price entered on line 8 apportioned to the ownership interest of the transferor for whom the DR 1083 is being prepared. For example, if the property was owned 60% by Smith and 40% by Jones and the property was sold for \$150,000, the DR 1083 being prepared for Jones would show \$150,000 on line 8 and \$60,000 on line 9. Note that it is the amount on line 8 that determines whether or not the \$100,000 withholding tax threshold is met, not the amount entered on line 9, but the withholding is to be computed on the amount on line 9 if it is smaller than the amount on line 8.

**Line 10.** If Colorado tax is withheld on the transaction, check the box on line 10 and show the amount withheld on line 11.

**Line 11.** If Colorado tax is being withheld on the transfer, the title insurance company or the person providing the closing and settlement services must complete DR 1079 which is the form used to transmit the tax withheld to the Colorado Department of Revenue.

**Line 12.** If Colorado tax is not withheld on the transaction, check appropriate box on line 12.

**Due date and penalty.** The title insurance company or other person providing the closing and settlement services must file DR 1083, together with DR 1079 if Colorado tax was withheld on the transfer, with the Colorado Department of Revenue within 30 days of the closing date of the transaction.

Any title insurance company or its authorized agent which is required to withhold any amount pursuant to §39-22-604.5, C.R.S. (relating to withholding on transfers of Colorado real property interests) and fails to do so shall be liable for the greater of five hundred dollars or ten percent of the amount required to be withheld, not to exceed twenty-five hundred dollars.



01/15/2021 12:40 PM  
City & County of Denver  
Electronically Recorded

R \$13.00

PRD

D \$70.00

**PERSONAL REPRESENTATIVE'S DEED**  
(Sale)

**THIS DEED** is made by Melissa R. Schwartz, as Personal Representative of the Estate of Carmen Prieto, Grantor, to 2534 Larimer Five Points, LLC, a South Carolina Limited Liability Company, Grantee, whose legal address is 1221 Main Street, Suite 1000, Columbia, South Carolina 29201.

**WHEREAS**, the decedent died on the date of November, 13, 2011, and the Grantor was duly appointed Personal Representative of said Estate by the Denver Probate Court for the City and County of Denver and State of Colorado, Probate No. 2019PR31436, on the date of December 19, 2019, and is now qualified and acting in said capacity.

**NOW THEREFORE**, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell and convey unto Grantee, for and in consideration of seven hundred thousand and 00/100 (\$700,000.00), any and all of Grantor's interest in the following described real property situate in the City and County of Denver, State of Colorado;

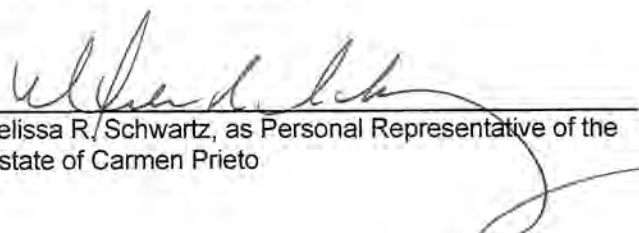
LOT NUMBERED SEVEN (7), BLOCK NUMBER FIFTY-NINE (59), CURTIS AND CLARKE'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known by street and number as: 2534 Larimer Street, Denver, CO 80205

With all appurtenances, but without warranty either expressed or implied on the part of the Grantor herein.

As used herein, the singular includes the plural and the plural the singular.

Executed: 1-15-21


  
Melissa R. Schwartz, as Personal Representative of the Estate of Carmen Prieto

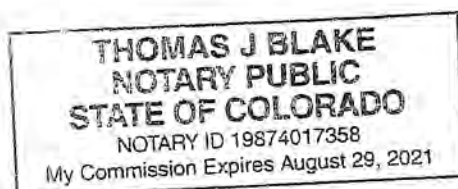
STATE OF COLORADO )  
COUNTY OF Denver ) ss.

The foregoing instrument was acknowledged before me this 15 day of January, 2021 by Melissa R. Schwartz, as Personal Representative of the Estate of Carmen Prieto.

Witness my hand and official seal.

My commission expires: 8-29-21

  
Notary Public





2021008104

Page: 1 of 2

01/15/2021 12:40 PM  
City & County of Denver  
Electronically Recorded

R \$18.00

WD

D \$0.00



State Documentary Fee  
Date:  
\$30.00

**Special Warranty Deed**

(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **MERCEDES ANDREWS**, whose street address is **66 ROYAL M H PARK a/k/a 66 DAKOTA STREET, BYERS, COLORADO 80136**, City or Town of **BYERS**, County of **ADAMS** and State of **Colorado**, for the consideration of **(\$300,000.00) \*\*\*Three Hundred Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **2534 LARIMER FIVE POINTS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**, whose street address is **1221 MAIN STREET, SUITE 1000, COLUMBIA, SC 29201**, City or Town of **COLUMBIA**, County of **Richland** and State of **South Carolina**, the following real property in the County of **Denver** and State of **Colorado**, to wit:

**LOT NUMBERED SEVEN (7), BLOCK NUMBER FIFTY-NINE (59), CURTIS AND CLARKE'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

also known by street and number as: **2534 LARIMER ST, DENVER, CO 80205**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of 1-15-21

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **2534 LARIMER FIVE POINTS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY**  
**1221 MAIN STREET, SUITE 1000, COLUMBIA, SC 29201**



Special Warranty Deed with Statutory Exceptions

SIGNATURE PAGE

*Mercedes Andrews*  
MERCEDES ANDREWS

State of **Colorado**

County of *Denver*

)  
)ss.  
)

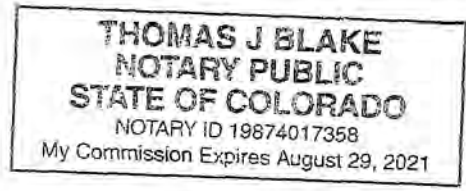
The foregoing instrument was acknowledged before me on this 15 day of January, 20 21 by MERCEDES ANDREWS

Witness my hand and official seal

My Commission expires:

8-29-21

*Thomas J Blake*  
Notary Public







## WARRANTY DEED

THIS DEED, made this 8<sup>th</sup> day of ~~October~~ <sup>November</sup>, 2006, between

The Presbytery of Denver, Presbyterian Church (U.S.A.), a Colorado nonprofit corporation, formerly known as

The Church Extension Board of the Presbytery of Denver  
of County of Denver, State of Colorado, grantor, and

Volunteers of America of Colorado, Inc., whose legal description is  
2660 Larimer Street, Denver, Colorado 80205;

WITNESSETH, That the grantor for and in consideration of the sum of (\$0), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of DENVER and State of Colorado described as follows:

Lot 21 and the South 6 feet of Lot 22, as measured along the East line of said Lot 22, Block 58, Curtis and Clarke's Addition to Denver, Colorado, according to the recorded plat thereof.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. And the grantor, for itself and its successors, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

General taxes for the current year and subsequent years, distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee has actual knowledge, inclusion of the property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any; and

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person and persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

THE PRESBYTERY OF DENVER, PRESBYTERIAN CHURCH (U.S.A.)  
A COLORADO NONPROFIT CORPORATION

By: Andrew B. [Signature]  
President

By: Janet Schleicher [Signature]  
Secretary

STATE OF COLORADO  
COUNTY OF DENVER

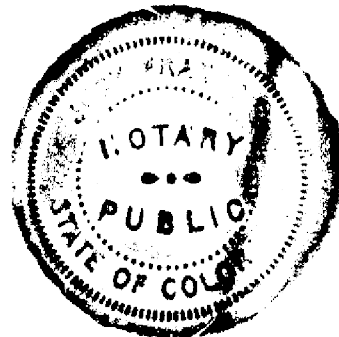
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 2006, by GRETCHEN BRETZ and JANET SCHLEICHER.  
NOVEMBER

My Commission Expires:

4/27/2010

[Signature]  
Notary Public

[SEAL]





2006145669

Page: 1 of 1

City &amp; County Of Denver

WD

R6.00

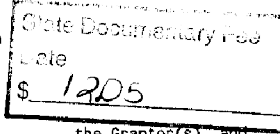
09/12/2006 12:13p

D12.05

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_  
 Reception No. \_\_\_\_\_ By \_\_\_\_\_ RECORDER  
 DEPUTY.

## WARRANTY DEED

THIS DEED, Made on this day of August 28, 2006, between  
**GLORIA JEAN HERNANDEZ**



of the CITY AND County of DENVER and State of COLORADO, the Grantor(s), and  
**VOLUNTEERS OF AMERICA OF COLORADO, A COLORADO NONPROFIT CORPORATION**

whose legal address is : 2623 LAWRENCE STREET DENVER, CO 80205  
 of the CITY AND County of DENVER and State of COLORADO, the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of ( \$120,500.00 )  
 \*\*\* One Hundred Twenty Thousand Five Hundred and 00/100 \*\*\* DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY AND County of DENVER and State of Colorado, described as follows:

**THE NORTHEASTERLY 19 FEET OF FRACTIONAL LOT 22 AND THE SOUTHWESTERLY 6 FEET OF FRACTIONAL LOT 23, BLOCK 30, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, AND THE NORTHEASTERLY 19 FEET OF FRACTIONAL LOT 22 AND THE SOUTHWESTERLY 6 FEET OF LOT 23, BLOCK 58, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, BEING A PARCEL OF LAND HAVING A FRONTAGE OF 25 FEET TO LAWRENCE STREET AND EXTENDING OF LIKE WIDTH FROM FRONT TO REAR 125 FEET MORE OR LESS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.**

also known as street number 2623 LAWRENCE STREET DENVER CO 80205

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

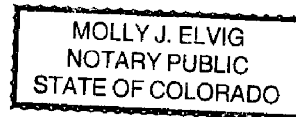
TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, subject to general taxes for the year 2006 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any and other NONE

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

By: Gloria Jean Hernandez  
 GLORIA JEAN HERNANDEZ

STATE OF COLORADO )  
CITY AND County of DENVER ) ss.



My Commission Expires Mar 14, 2008

The foregoing instrument was acknowledged before me on this day of August 28, 2006,  
 by GLORIA JEAN HERNANDEZ

My commission expires 3.14.08  
 Witness my hand and official seal.

Molly J. Elvig  
 Notary Public



Name and Address of Person Creating Newly Created Legal Description ( 38-35-106.5, C.R.S.)

Escrow# A70154439  
 Title# K70154439

When Recorded Return to: VOLUNTEERS OF AMERICA OF COLORADO, A COLORADO  
 NONPROFIT CORPORATION  
 2623 LAWRENCE STREET DENVER, CO 80205

Form 84 08/29/04 WD1 WARRANTY DEED (Photographic)

(3790609)



After Recording Return to:  
=Addressee=

### WARRANTY DEED

This Deed, made May 5, 2005

Between **The Home of Neighborly Service** of the County Denver, State of COLORADO, grantor(s) and **Volunteers of America of Colorado, Inc., =PhraseBox Tenancy=** whose legal address is , , County of Denver, and State of COLORADO, grantee.

**WITNESS**, That the grantor, for and in the consideration of the sum of **FOUR HUNDRED TWENTY-SIX THOUSAND AND 00/100 DOLLARS (\$426,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Denver, State of COLORADO described as follows:

Lots 17, 18, 19 and 20, Block 58, Curtis and Clarke's Addition to Denver, and  
Lots 19, 20, 21 and the South 6 feet of Lot 22, as measured along the West line of said Lot 22,  
Block 30, Case and Ebert's Addition to the City of Denver,  
City and County of Denver, State of Colorado.

**FANTC**

also known by street and number as **2609 Lawrence Street, Denver, CO 80205**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

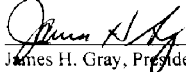
**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review) of the contract dated , between the parties.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor has executed this on the date set forth above.

**SELLER:**

The Home of Neighborly Service

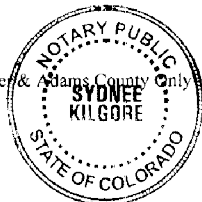
  
James H. Gray, President

STATE OF COLORADO  
COUNTY OF DENVER

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me **May 5, 2005** by **The Home of Neighborly Service**.

Witness my hand and official seal.



After Recording Return to: Larimer & Adams County Only  
=Addressee=

  
Notary Public  
My Commission expires:

WD-Warranty Deed

My Commission Expires 01/22/06

ESCROW NO. 272-H0047518-030-SYD

Filed for record 9900000532 1999/01/04 14:37:28 1/ 1 WD  
 Reception No. DENVER COUNTY CLERK AND RECORDER 6.00 5.50 JCZ

RECORDER  
 DEPUTY.

### WARRANTY DEED

THIS DEED Made on this day of December 30, 1998  
 between JOHN A. MARTINEZ

whose legal address is : 1540 E. 84TH AVE., DENVER, CO 80229.  
 of the Grantor(s), and  
 VOLUNTEERS OF AMERICA OF COLORADO, INC., A COLORADO CORPORATION

whose legal address is : 1865 LARIMER STREET, DENVER, CO 80202  
 of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of ( \$55,000.00 )

\*\*\* Fifty Five Thousand and 00/100 \*\*\*

DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY AND County of DENVER and State of Colorado, described as follows:

LOT 27, BLOCK 10, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known as street number 2641 LAWRENCE STREET

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1998 AND SUBSEQUENT YEARS.

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

JOHN A. MARTINEZ

STATE OF Colorado )  
 County of Denver ) ss.

The foregoing instrument was acknowledged before me on this day of December 30, 1998  
 by JOHN A. MARTINEZ

My commission expires 12/13/2001  
 Witness my hand and official seal.  
 NOTARY PUBLIC  
 STATE OF COLORADO

Notary Public

Escrow# AC18501  
 Title# AB0654416

When Recorded Return to: VOLUNTEERS OF AMERICA OF COLORADO, INC.,  
 A COLORADO CORPORATION  
 1865 LARIMER STREET, DENVER, CO 80202

Form COMM-LD WARRANTY DEED (For Photographic Record)

Filed for record 1 9800136855 1998/08/19 14:54:42 1/ 2 WD  
 Reception No. \_\_\_\_\_ DENVER COUNTY CLERK AND RECORDER 11.00 20.20 LHR \_\_\_\_\_ RECORDER  
 DEPUTY.

### WARRANTY DEED

THIS DEED, Made on this day of August 18, 1998  
 between ALFRED MALICKI ALSO KNOWN AS ALFRED T. MALICKI

State Documentary Fee

Date

\$ 20.20

whose legal address is : 12 ESMAYER DRIVE, SAN RAFAEL, CA 94903-3713  
 of the Grantor(s), and  
 VOLUNTEERS OF AMERICA OF COLORADO, A COLORADO NONPROFIT CORPORATION

whose legal address is : 1865 LARIMER STREET, DENVER, CO 80202  
 of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of ( \$202,000.00 )

\*\*\* Two Hundred Two Thousand and 00/100 \*\*\*

DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY AND County of DENVER and State of Colorado, described as follows:

LOT 6, BLOCK 30, CASE AND EBERT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

also known as street number 2640 LARIMER STREET, DENVER, CO 80205

TOGETHER with all and singular and hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right title interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1998 AND SUBSEQUENT YEARS

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

Alfred Malicki  
 ALFRED MALICKI ALSO KNOWN AS ALFRED T. MALICKI

Alfred T. Malicki

STATE OF \_\_\_\_\_ )  
 County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me on this day of August 18, 1998  
 by ALFRED MALICKI ALSO KNOWN AS ALFRED T. MALICKI

My commission expires \_\_\_\_\_  
 Witness my hand and official seal.

Notary Public

Escrow# AC17897  
 Title# ABD617740

**LAND TITLE**

When Recorded Return to: VOLUNTEERS OF AMERICA OF COLORADO, A  
 COLORADO NONPROFIT CORPORATION  
 1865 LARIMER STREET, DENVER, CO 80202

Form COMM-MD WARRANTY DEED (For Photographic Record)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Marin } ss.On 8-14-98  
Datebefore me, Karen Guldbeck  
Name and Title of Officer (e.g., Jane Doe, Notary Public)personally appeared Alfred T. Malicki AKA Alfred Malicki  
Name(s) of Signer(s)☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Karen Guldbeck  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**Title or Type of Document: WarrantyDocument Date: 8-18-98 (As of date)

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: none**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

☒ Individual☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_Signer Is Representing: Self

Top of thumb here

9800052940 1998/04/07 14:46:44 1/ 2 D  
DENVER COUNTY CLERK AND RECORDER 11.00 8.83 ALW

## PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made by Neal W. Land as Personal Representative of the Estate of Lorraine Patricia Land, a/k/a Lorraine P. Land, a/k/a Lorraine Patricia Land, a/k/a Lorraine P. Land, deceased ("Grantor"), to Volunteers of America of Colorado, a Colorado nonprofit corporation ("Grantee"), whose legal address is 1865 Larimer Street, City and County of Denver and State of Colorado.

WHEREAS, the Last Will and Testament of Lorraine Patricia Land was made and executed during her lifetime and is dated October 24, 1975 (the "Will"). The Will was duly admitted to informal probate on September 6, 1994, by the District Court in and for the County of Park, State of Colorado, Case No. 94 PR 21;

WHEREAS, the Grantor was duly appointed Personal Representative of the Estate of Lorraine Patricia Land on September 6, 1994, and is now qualified and acting in such capacity.

of 8.83

NOW THEREFORE, pursuant to the powers conferred upon the Grantor by the Will and the Colorado Probate Code, the Grantor does hereby sell, convey, assign, transfer and set over unto the Grantee the following described real properties situate in the County of Park, State of Colorado:

Lorraine Patricia Land's undivided 1/3 interest as tenant in common to:

LOTS 1 TO 4 INCLUSIVE AND THAT PART OF LOT 5 BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 5, 0.15 FEET SOUTHWESTERLY OF THE NORTHERLY CORNER OF LOT 5, 41.70 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES 0.25 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE, 41.7 FT TO THE POINT OF BEGINNING, BLOCK 30, CASE & EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO;

and

LOTS 28 TO 32, BLOCK 30, CASE AND EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO

also known by street and number as 2660 Larimer Street, Denver, CO and 2647- 2663 Lawrence Street, Denver, CO, respectively.

With all appurtenances, subject to liens, covenants, easements, restrictions, all general property taxes for the year 1998 and all subsequent years, and subject to all other matters of record.

As used herein, the singular includes the plural and the plural the singular.

**NO DOCUMENTARY FEE OR REAL PROPERTY TRANSFER DECLARATION  
REQUIRED; TRANSFER DUE TO DEATH.**

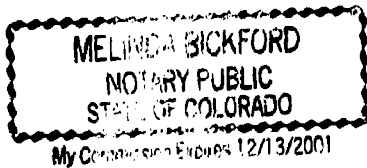
EXECUTED this 3<sup>rd</sup> day of April, 1998.

Neal W. Land  
Neal W. Land, Personal Representative of  
the Estate of Lorraine Patricia Land

STATE OF COLORADO )  
COUNTY OF DENVER ) ss.  
)

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 1998, by Neal W. Land as Personal Representative of the Estate of Lorraine Patricia Land, deceased.

Witness my hand and official seal.



Melinda Bickford  
Notary Public  
My commission expires \_\_\_\_\_

9800052939 1998/04/07 14:45:45 1/1 WD  
DENVER COUNTY CLERK AND RECORDER 6.00 17.67 ALW

## SPECIAL WARRANTY DEED

**THIS DEED**, Made on this day of **April 03, 1998**  
between  
**GEORGETTE V. LAWS**

County of \_\_\_\_\_, State of Colorado, grantor(s), and \_\_\_\_\_ of the \_\_\_\_\_

VOLUNTEERS OF AMERICA OF COLORADO, A COLORADO CORPORATION

whose legal address is 1865 Larimer Street, Denver, CO 80202

of the                      \* County of **DENVER**                      , State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and on consideration of the sum of (\$176,666.67  
ONE HUNDRED SEVENTY SIX THOUSAND SIX HUNDRED SIXTY SIX AND 67/100

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the CITY AND County of DENVER, State of Colorado, described as follows:

AND UNDIVIDED 2/3 INTEREST IN:

LOTS 1 TO 4 INCLUSIVE AND THAT PART OF LOT 5 BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 5, 0.15 FEET SOUTHWESTERLY OF THE NORTHERLY CORNER OF LOT 5, 41.70 FEET;

THENCE SOUTHWESTERLY AT RIGHT ANGLES 0.25 FEET;  
THENCE NORTHWESTERLY IN A STRAIGHT LINE, 41.7 FT TO THE POINT OF BEGINNING, BLOCK 30,  
CASE & EBERT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO,

AND

LOTS 28 TO 32, BLOCK 30, CASE AND EBERT'S ADDITION, CITY AND COUNTY OF DENVER,  
STATE OF COLORADO.

also known by street and number as: 2660 LARIMER, 2647-63 LAWRENCE ST.

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenance(s);

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the grantee(s), their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Georgette V. Laws  
GEORGETTE V. LAWS

STATE OF COLORADO

COUNTY OF

2 SS.

The foregoing instrument was acknowledged before me on this day of April 03, 1998 by GEORGETTE V. LAWS

Witness my hand and official seal.

**My commission expires**

\*If in Denver, insert "City and State" and "County" in the space below.  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 OCT 17 4 55 PM '01  
 Form SPEC.WD 3-87 SPECIAL WARRANTY DEED 12/13/2001

**Notary Public**

Recorded at — H00202043 11/03/87 08:26 AM REAL ESTATE RECORDS  
 Reception No. F0298 FELICIA HUFTIC DENVER COUNTY CO RECORDER

## QUIT CLAIM DEED

THIS DEED, Made this 21st day of October, 1987,  
 between  
**VOLUNTEERS OF AMERICA, INC.**

a corporation duly organized and existing under and by virtue of the laws of the State of  
**Colorado**, grantor, and  
**VOLUNTEERS OF AMERICA OF COLORADO**

QC 3.00

a corporation duly organized and existing under and by virtue of the laws of the State of  
**Colorado**, grantee, whose legal address is **1865 Larimer Street  
 Denver, Colorado 80202**

WITNESS, That the grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER GOOD  
 AND VALUABLE CONSIDERATION**

the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does  
 remise, release, sell, convey and QUIT CLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which  
 the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the **City and \*County**  
 of **Denver** and State of Colorado, described as follows:

**Lots 9 to 16, inclusive, Block 30, CASE & EBERT'S  
 ADDITION TO THE CITY OF DENVER, and The Northeasterly  
 19 feet of Lot 23 and all of Lots 24, 25 and 26,  
 Block 30, CASE & EBERT'S ADDITION TO THE CITY OF  
 DENVER, and The Northeasterly 19 feet of Lot 23 and  
 all of Lot 24, Block 58, CURTIS & CLARKE'S ADDITION  
 TO DENVER and Lots 15 and 16, Block 58, CURTIS &  
 CLARKE'S ADDITION TO DENVER, a/k/a 2600 - 2620  
 Larimer and 2626 Larimer and 2625 and 2635 Lawrence  
 Street,**

**City and County of Denver,  
 State of Colorado**

**CONVENIENCE DEED - NO DOCUMENTARY FEE REQUIRED**

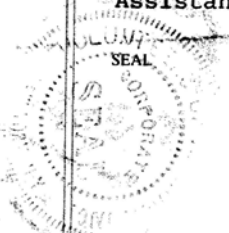
also known by street and number as: **2600 - 2620 Larimer; 2626 Larimer;  
 2625 and 2635 Lawrence Street  
 Denver, Colorado**

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto  
 appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof  
 of the grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, The grantor has caused its corporate name to be hereunto subscribed by its **President, and its**  
 corporate seal to be hereunto affixed, attested by its **assistant** Secretary, the day and year first above written.

Attest: \_\_\_\_\_  
**Wanda B. Rutledge**  
 Assistant Secretary

**VOLUNTEERS OF AMERICA, INC.**  
 By **Raymond C. Tremont**  
 President



**Louisiana**  
 STATE OF ~~COLORADO~~  
**Parish of Jefferson**  
 City of \_\_\_\_\_

ss. }

The foregoing instrument was acknowledged before me this  
 by **Raymond C. Tremont**  
**Wanda B. Rutledge**  
**Volunteers of America, Inc.**

21st day of **October**, 1987  
 as **President and**  
 as **Assistant** Secretary of  
 a corporation.

My commission expires **at death**  
 Witness my hand and official seal.

**Charles W. Fasterling**  
 Notary Public  
**Charles W. Fasterling, Notary**

\*If in Denver, insert "City and."

## **Denver Duplicate Reception Numbers**

In 1982 Denver County recorded documents with reception numbers 25294 through 52541 twice, first between 1/4/1982 and 3/22/1982 and again between 10/14/1982 and 12/30/1982.

This document is within this duplicate reception number range. Following this cover page are all copies of this document that SKLD currently has.

If you are looking for a map and it is not contained in the following pages, try retrieving it by SKLD assigned Map ID or the Sales map process.



043474

1982 FEB 24 PM 2:22

F. J. SERAFINI  
COUNTY CLERK  
DENVER COUNTY

284 180

## A G R E E M E N T

WHEREAS, the following persons are desirous of entering into an agreement of general partnership, said persons being:

Marion Royce Babcock  
Demos Andrew James  
Elizabeth Helen James Wilson

AND WHEREAS, such general partnership is to be titled:

B J W PARTNERSHIP

NOW, THEREFORE, the purposes and procedures of such general partnership shall be as follows:

1. To pool certain funds for the purpose of investment.
2. To pool funds periodically for investment.
3. Such periodic pooling of funds to be determined by the three above-listed general partners by unanimous decision.
4. The nature of such invested pooled funds shall be as determined by unanimous decision of the above-listed general partners.
5. In the event of the death of any/all of the above general partners, this agreement terminates, with the vested shares divided equally among the remaining stated general partner(s) and their respective heirs and assigns.
6. A bank account or bank accounts shall be maintained for the pooled funds, and bookkeeping records shall be kept by a designee of unanimous choice by the three general partners.
7. This agreement shall be registered with the County Clerk and Recorder in the State of Colorado, County of Denver.
8. The mailing address of B J W Partnership is 7235 South Lewis, Littleton, CO 80127.
9. B J W Partnership's fiscal year begins June 1 and ends May 31 of each year.
10. Quarterly meetings of the partners shall be held to determine investments to be made.

AGREED TO by general partners:

Marion R Babcock  
Marion Royce Babcock

Demos Andrew James  
Demos Andrew James

Elizabeth Helen James Wilson  
Elizabeth Helen James Wilson

\_\_\_\_\_] ss

02/24/82 \*\*\*4\*\* #0408 A  
DEPT 8 2.00  
02/24/82 \*\*\*4\*\* #0409 A

Subscribed and sworn to before me this second day of January 1982.  
(2)

Kathleen K. James  
Kathleen K. James

My commission expires May 13, 1985.



284 180

043474

1982 DEC -3 PM 12:22

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
Reception No. \_\_\_\_\_F. J. SERAFINI  
COUNTY CLERK  
DENVER COUNTY

Recorder.

THIS DEED Made this 1st day of December,

RECORDER'S STAMP

1982 between JAMES R. LAWS, LORRAINE PATRICIA LAND  
and BUCK JOSEPH LAWS, of the  
City and County of Denver and State of Colo-  
rado, of the first part, and THE VOLUNTEERS OF AMERICA, INC.,  
a Non-Profit Corporation a corporation organized and  
existing under and by virtue of the laws of the State of New York  
of the second part: whose legal address is 1865 Larimer Street,  
Denver, Colorado 80202

2703 152

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of  
SEVEN HUNDRED FORTY-EIGHT THOUSAND and NO/100 ----- DOLLARS  
to the said part ies of the first part in hand paid by the said party of the second part, the receipt whereof is  
hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do  
grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever,  
all of the following described lot S or parcel S of land, situate, lying and being in the City and  
County of Denver and State of Colorado, to wit:

Lots 9 to 16, inclusive, Block 30,  
CASE & EBERT'S ADDITION TO THE CITY OF DENVER, and  
The Northeastly 19 feet of Lot 23 and all of  
Lots 24, 25 and 26, Block 30,  
CASE & EBERT'S ADDITION TO THE CITY OF DENVER, and  
The Northeastly 19 feet of Lot 23 and all of Lot 24,  
Block 58,  
CURTIS & CLARKE'S ADDITION TO DENVER, and  
Lots 15 and 16, Block 58,  
CURTIS & CLARKE'S ADDITION TO DENVER.

also known as street and number 2600 - 2620 Larimer and 2626 Larimer and 2625 and  
2635 Lawrence Street, Denver, Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise  
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all  
the estate, right, title, interest, claim and demand whatsoever of the said part ies of the first part, either in law or  
equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said  
party of the second part, its successor and assigns forever. And the said part ies of the first part, for  
themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with  
the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of  
these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and  
indefeasible estate of inheritance, in law, in fee simple, and ha good right, full power and lawful authority to grant,  
bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all  
former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature  
soever, EXCEPT 1982 and subsequent taxes and easements, rights-of-way,  
reservations and restrictions of record,

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its  
successor and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part  
thereof, the said part ies of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part ies of the first part have hereunto set their hands  
and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

James R. Laws (SEAL)  
Lorraine Patricia Land (SEAL)  
Buck Joseph Laws (SEAL)

STATE OF COLORADO,

County of Jefferson ss.

The foregoing instrument was acknowledged before me this 1st day of December  
1982, by James R. Laws, Lorraine Patricia Land and Buck Joseph Laws.

My commission expires Sept. 2, 1984

WITNESS my hand and official seal.

Matthew D. Reed  
7910 Ralston Road, Arvada, CO 80002 Notary Public.

This Deed, Made this...

27th

day of

October

in the year of our Lord one thousand nine

Reception No. 665853

## WARRANTY DEED

Alexander C. Wright

TO

The Volunteers of America

Filed for record at 1 o'clock P. M.,

Dec. 11, 1923

William S. Lail  
Clerk and Recorder.hundred and twenty-three  
between Alexander C. Wrightof the City and County of  
Denver, and State of Colorado, of the first part, and The Volunteers of  
America, a corporation organized under  
the laws of the State of New York

Denver, and State of Colorado, of the second part;

Witnesseth, That the said part y of the first part, for and in consideration of the sum of  
One dollar and other valuable considerations Dollars,to the said part y of the first part, in hand paid by the said part y of the second part, the re-  
ceipt whereof is hereby confessed and acknowledged, he has granted, bargained, sold and conveyed,  
and by those presents do he grant, bargain, sell, convey and confirm unto the said part y of the  
second part, his heirs and assigns forever, all the following described lot or parcels  
of land situate, lying and being in the City and County of Denver, and State of Colorado, to wit:Lots numbered seven (7) and eight (8) in Block numbered  
thirty (30) Case and Eberts Addition to the City of Denver,  
also Lots numbered fifteen and sixteen (15 & 16) in Block  
numbered seven (7) in the Hunter Addition to Denver, as  
per recorded plat of said additions, subject to encumbrance  
of record, balance due thereon \$2000.00 and interest.Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions,  
remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part y of the  
first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and To Hold the said premises above bargained and described, with the appurtenances, unto

the said part y of the second part, his successors, heirs and assigns forever. And the said Alexander C. Wright

party of the first part, for him self, his heirs, executors and administrators, do he covenant, grant, bargain and agree to and with the said  
party of the second part, his successors, heirs and assigns, that at the time of the enrolling and delivery of these presents he is  
well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right,  
full power, and lawful authority to grant, bargain, sell and convey the same, in manner and form aforesaid, and that the same are free and clear from all former  
and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except 1923 general  
taxes which second party assumes and agrees to pay, and  
all special taxes, if any appearing of record.and the above bargained premises, in the quiet and peaceable possession of the said part y of the second part, his successors, heirs and assigns,  
against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

the said part y of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said part y of the first part has hereunto set his hand and seal the day and year first above written.

Alexander C. Wright (SEAL)

Signed, Sealed and Delivered in the Presence of

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF COLORADO,

CITY AND COUNTY OF DENVER,

I, Francis J. Knauss, a Notary Public in and for

the said City and County, in the State aforesaid, do hereby certify that Alexander C. Wright

personally known to me to be the person whose name is subscribed to the foregoing deed, appeared before me this day in person and acknowledged

that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed.

for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29 day of October, A. D. 1923.

My commission expires June 27 1926

Francis J. Knauss  
Notary Public.

year of our Lord one thousand nine

of the City and County of  
H. H. H. H.

of the City and County of

and in consideration of the sum of  
Dollars,one  
of the second part, the re-  
nted, bargained, sold and conveyed,  
firm unto the said part y of the  
lows described lot or parcels  
nd State of Colorado, to wit:(S 1/2 of 4) and  
bered, eighteen  
t thereof.and the reversion and reversions,  
ever of the said part y of thein and agree to and with the said  
se presents heis simple, and has good right,  
are free and clear from all former  
General taxes  
Denver (Perk Tax  
ors of Estate

heirs and assigns,

WARRANT AND FOREVER DEFEND.

day and year first above written.

Smead (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

a Notary Public in and for

W. H. H. H.

who is

s day in person and acknowledged

nd deed.

ember, A. D. 1923.

Mitchell  
Notary Public.



2021044913

Page: 1 of 3

03/11/2021 07:30 AM  
City & County of Denver  
Electronically Recorded

R \$23.00

WD

D \$0.00

For Convenience Only – No Documentary Fee Required

**When Recorded return to:**

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**SPECIAL WARRANTY DEED**

This Special Warranty Deed (this "Deed"), is made as of January 11, 2021, by **VOLUNTEERS OF AMERICA, INC.**, a New York nonprofit corporation, also known as The Volunteers of America, a New York corporation and The Volunteers of America, Inc., a New York corporation ("Grantor"), to **VOLUNTEERS OF AMERICA OF COLORADO**, a Colorado Nonprofit Corporation ("Grantee"), whose legal address is 2660 Larimer Street, Denver, CO 80205, Attn: Dave Schunk, President and CEO.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and all these presents does grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns forever, all of Grantor's interests in the real property, together with all of Grantor's right, title and interest in and to the improvements thereon (collectively "Property"), situate, lying and being in the City and County of Denver, State of Colorado, that is described on Exhibit A.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof and all the estate, right, interest, claim and demand whatsoever of Grantors, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns forever. And Grantor, for itself and its successors and assigns, do covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all persons claiming under Grantor, but none others; subject to all easements, covenants, conditions, restrictions and matters of record in the public land records for the Property as of the date hereof.

Recording Requested by:  
FNTG-NCS Colorado

N0029816

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first written above.

GRANTOR:

**VOLUNTEERS OF AMERICA, INC.**, a  
New York nonprofit corporation,  
also known as The Volunteers of America, a  
New York corporation and The Volunteers of  
America, Inc., a New York corporation

By: [Signature]  
Name: JUNE KOEGEL  
Its: ASSISTANT TREASURER

STATE OF VIRGINIA )

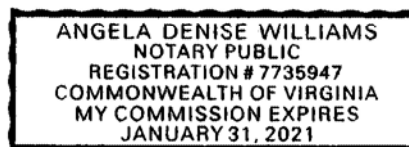
CITY OF ALEXANDRIA )

The foregoing Special Warranty Deed was acknowledged before me this 11<sup>TH</sup> day of January, 2021, by JUNE KOEGEL, as Asst. Treasurer of Volunteers of America, Inc., a New York Nonprofit Corporation, also known as The Volunteers of America, a New York corporation and The Volunteers of America, Inc., a New York corporation

WITNESS my hand and official seal.

[Signature]  
Notary Public

My commission expires: 01/31/2021



-Signature Page-

**EXHIBIT A**

(Legal Description)

LOTS 7 and 8, BLOCK 30, CASE & EBERT'S ADDITION TO THE CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Also known by street and number as: 2634 Larimer Street, Denver, Colorado 80205

Assessor's parcel or schedule number: 02276-35-004-000



## Exhibit A

### Outreach Documentation Attachments

**Mayhew, April M.**

---

**From:** Tom Kiler <tkiler@edens.com>  
**Sent:** Sunday, December 12, 2021 10:29 AM  
**To:** Nathan Batchelder  
**Cc:** Kim Kucera; Lichtenfels, Blair E.  
**Subject:** Fwd: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Below is the email from November 15th.

Begin forwarded message:

**From:** Tom Kiler <tkiler@edens.com>  
**Date:** November 15, 2021 at 6:03:00 AM MST  
**To:** "Zeise, Brea - CC YA2245 City Council Aide" <Brea.Zeise@denvergov.org>, District 9 <District9@denvergov.org>, "CdeBaca, Candi - CC Member District 9 Denver City Council" <Candi.CdeBaca@denvergov.org>, "Wedgeworth, Ashlee - CC YA2245 City Council Aide" <Ashlee.Wedgeworth@denvergov.org>  
**Cc:** Morgan Parker <MParker@edens.com>, David Schunk <dschunk@voacolorado.org>  
**Subject:** RE: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Hi Brea –

Thank you so much for your note, and we appreciate all your time and consideration.

While we have made presentations to several neighborhood RNO organizations (such as RiNo Arts District and Curtis Park) and held a neighborhood open house, we have also had the opportunity to talk many individual neighbors, residents, business owners and community members who are not necessarily associated with traditional RNO groups in the neighborhood. For example, we have had nearly 50 individual, one-on-one conversations with nearby residents and businesses from different backgrounds just by knocking on their door and introducing ourselves over the last several months.

These conversations are important to us to gather input, feedback and listen to those residents and business owners who don't necessarily participate in RNO meetings. This includes listening to residents who have lived in Five Points for decades, and those who have lived here for just a few years. From these individual conversations, we've received really important feedback that we're working to incorporate into our project, such as ensuring the project is inclusive to everyone, keeping with the common vision of the neighborhood, and supporting neighborhood-serving retail establishments. We plan to continue having these conversations throughout the process.

Our team is currently having conversations with the city's HOST team to finalize our affordable housing package, which will eventually have more details on the number of units at a particular AMI. We are committed to provide affordable housing units at the site and would like to share those details with you as we get further into discussions with HOST, CPD and NEST. Additionally, our plans for the neighborhood serving retail component are also contingent on successful rezoning, but the feedback we've received from community members is that they would like to see a small-scale grocer, hardware

store, pet store, etc., but we do not have details just yet, we would of course like to share those with you, as they emerge.

Finally, Ashlee – it's great to meet you, and we're excited to work with you in your role serving Five Points. We would love the opportunity to meet you in person and give you a quick tour of EDENS' existing retail in Five Points, and introduce you to some of our small business retailers, such as [Be a Good Person](#) and [False Ego](#) so they can tell their stories and talk about the work they do with the Five Points community. It could also be a good opportunity to expand a little more on the conversations we've had with individual residents and business owners in the area, and get your input on who else we may want to connect with in the neighborhood.

My schedule is pretty open over the next couple of weeks, so let us know if there's a convenient time to meet up and connect in-person, if you're interested in learning more.

Again, we really appreciate your time and consideration, and thank you so much for the opportunity to keep you updated on our proposal.

Please do not hesitate to reach out if you have any other questions, and looking forward to talking again soon.

Thanks again,  
Tom

**Tom Kiler**  
MANAGING DIRECTOR  
**EDENS**  
2700 Larimer Street, Suite B  
Denver, CO 80205  
**Phone/Fax** 720.785.5612 | **Cell** 202.360.3337

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---

**From:** Zeise, Brea - CC YA2245 City Council Aide <Brea.Zeise@denvergov.org>

**Sent:** Monday, November 8, 2021 4:57 PM

**To:** Tom Kiler <tkiler@edens.com>; District 9 <District9@denvergov.org>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@denvergov.org>

**Cc:** Morgan Parker <MParker@edens.com>; David Schunk <dschunk@voacolorado.org>; Wedgeworth, Ashlee - CC YA2245 City Council Aide <Ashlee.Wedgeworth@denvergov.org>

**Subject:** Re: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Hello Tom,

Thank you for the written update. I passed your information along to Councilwoman CdeBaca. She'd like to know which neighborhood organizations you reached out to and more specific information about the community benefits (how many affordable units and at what AMI level, what kind of grocery store, etc).

I'm also cc'ing Ashlee Wedgeworth, who is the new Community-Power Building Co-Lead with our office. Her priority neighborhoods include Five Points, and she will be your point of contact for our office regarding this zoning application moving forward.

Warm regards,

## Brea Zeise

*Public Policy & Operations Director*

Office of Councilwoman Candi CdeBaca

Denver City Council, District 9

O: 720-337-7709

[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)

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**From:** Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>

**Sent:** Tuesday, October 26, 2021 9:13 PM

**To:** Zeise, Brea - CC YA2245 City Council Aide <[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)>; District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; CdeBaca, Candi - CC Member District 9 Denver City Council <[Candi.CdeBaca@denvergov.org](mailto:Candi.CdeBaca@denvergov.org)>

**Cc:** Morgan Parker <[MParker@edens.com](mailto:MParker@edens.com)>; David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>

**Subject:** [EXTERNAL] RE: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Councilwoman CdeBaca and Brea –

Thank you for the opportunity to provide an update on EDENS' and VOA's rezoning proposal for the properties generally along the 2600 blocks of Larimer and Lawrence Street within District 9's Five Points and Curtis Park neighborhoods.

As quick background recap, we, EDENS, are a retail real estate owner and operator in Denver since 2016, and our operating Five Points location includes 36 business establishments – about 50% of which are currently BIPOC and women-owned businesses serving the community.

Our next phase development, which we are rezoning, is a partnership with Volunteers of America (VOA), and allows VOA to successfully expand their operations and community resources to those who are in need throughout the community while preserving their headquarters and administrative operations in Five Points on Larimer St where they've been for over 125 years.

Since our introductory meeting with you and Dr Calderon on 3/25/21, EDENS and VOA have continued to engage the local adjacent neighborhood on our vision for the next phase development. This outreach includes 10 individual neighborhood meetings and open houses since March of this year to gain valuable input and feedback from neighbors, businesses and other community members, along with 3+ years that we've owned the property in the neighborhood and interacted with the community on a daily basis. We have listened to issues and concerns from individual residents, tenants, business owners and other people in the neighborhood.

Importantly, we have taken this neighborhood feedback and incorporated it into much of our rezoning proposal in the form of direct community benefits, including a commitment to affordable housing, neighborhood-serving retail (such a grocer, pharmacy, hardware store, etc.), and publicly accessible open space.

The current zoning on the site (a large portion of which is former Chapter 59 zoning) precludes us from accomplishing much of these community benefits. We have been working diligently with City of Denver Planning Staff to determine which zoning classification is the best vehicle to achieve all these important community elements with urban design that respects the character of the neighborhood. This includes exploring the use of a Planned Unit Development (PUD) that would incorporate specific design requirements, use limitations, height setbacks, open space standards and other components that are more site specific than the existing Denver Zoning Code zone district options.

Our goal is to provide a unique, customized zoning approach at this site which realizes quality urban design standards, varying height setbacks of 3, 5 and 7 stories (with the tallest heights fronting Larimer Street) in order to provide community contributions, including affordable housing units, while concurrently transitioning in use and heights from the commercial aspects of Walnut & Larimer Streets to the more residential character of Arapahoe, Curtis, and Champa Streets. Importantly, this approach also meets numerous goals and recommendations identified in both the 2011 Northeast Downtown Neighborhoods Plan and the 2019 Blueprint Denver update for this area of the neighborhood.

Next steps include continuing to work with neighbors, residents, and local businesses to provide as much information and answer any questions people may have. We will also continue to work with City of Denver planning staff to explore the proper rezoning application vehicle that allows us to achieve all the direct community benefits envisioned by members of the local neighborhood.

We look forward to answering any other questions you may have about our proposal, and it is our hope we can formally submit the rezoning application before the end of November.

Please do not hesitate to contact us if you would like any additional information or details about our proposal.

Thank you again for your time,  
Tom

**Tom Kiler**  
MANAGING DIRECTOR  
**EDENS**  
2700 Larimer Street, Suite B  
Denver, CO 80205  
**Phone/Fax** 720.785.5612 | **Cell** 202.360.3337

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**From:** Zeise, Brea - CC YA2245 City Council Aide <[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)>

**Sent:** Wednesday, October 6, 2021 7:48 PM

**To:** Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>; District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; CdeBaca, Candi - CC Member District 9 Denver City Council <[Candi.CdeBaca@denvergov.org](mailto:Candi.CdeBaca@denvergov.org)>; Calderon, Lisa - CC <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>

**Cc:** Morgan Parker <[MParker@edens.com](mailto:MParker@edens.com)>; David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>

**Subject:** Re: Update on EDENS/VOA project RE: Strategic Relationship in District 9

Hello Tom,



Thank you for reaching out. Councilwoman CdeBaca is fine with a written update. We appreciate you keeping our office in the loop on this project.

Warm regards,

**Brea Zeise**

*Public Policy & Operations Director*

Office of Councilwoman Candi CdeBaca

Denver City Council, District 9

O: 720-337-7709

[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)

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**From:** Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>

**Sent:** Thursday, September 30, 2021 10:24 AM

**To:** District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; CdeBaca, Candi - CC Member District 9 Denver City Council <[Candi.CdeBaca@denvergov.org](mailto:Candi.CdeBaca@denvergov.org)>; Calderon, Lisa - CC <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>; Zeise, Brea - CC YA2245 City Council Aide <[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)>

**Cc:** Morgan Parker <[MParker@edens.com](mailto:MParker@edens.com)>; David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>

**Subject:** [EXTERNAL] Update on EDENS/VOA project RE: Strategic Relationship in District 9

Councilwoman CdeBaca,

Hope you're well! We're reaching out to see if you would like a briefing on the status of our EDENS/VOA rezoning project on the 2600 block of Larimer and Lawrence Streets.

We introduced ourselves and the project to you earlier this year in March, and have some updates about the proposal that we would like to share with you, before the project is formally submitted.

Recognizing your busy schedule, we're reaching out early in the hope of getting on your calendar around late October or early November, but our schedules are flexible to meet at a convenient time that works best for you.

Thanks in advance for your time, and please do not hesitate to reach out, if you have any questions in the meantime.

Thanks again,  
Tom

**Tom Kiler**  
MANAGING DIRECTOR  
**EDENS**  
2700 Larimer Street, Suite B  
Denver, CO 80205  
**Phone/Fax** 720.785.5612 | **Cell** 202.360.3337

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**From:** District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>

**Sent:** Friday, February 26, 2021 9:48 AM

**To:** David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>; Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>; CdeBaca, Candi - CC Member District 9 Denver City Council <[Candi.CdeBaca@denvergov.org](mailto:Candi.CdeBaca@denvergov.org)>; Calderon, Lisa - CC Senior City Council Aide <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>

**Cc:** Morgan Parker <[MParker@edens.com](mailto:MParker@edens.com)>

**Subject:** Re: Strategic Relationship in District 9

Hi David,

Here is the calendar invite with the zoom link below.

---

**From:** District 9

**Sent:** Monday, February 22, 2021 11:44 AM

**To:** David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>; Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>; CdeBaca, Candi - CC Member District 9 Denver City Council <[Candi.CdeBaca@denvergov.org](mailto:Candi.CdeBaca@denvergov.org)>; Calderon, Lisa - CC Senior City Council Aide <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>

**Cc:** Morgan Parker <[MParker@edens.com](mailto:MParker@edens.com)>

**Subject:** Strategic Relationship in District 9

**When:** Thursday, March 25, 2021 12:00 PM-12:30 PM.

**Where:** Via Zoom

District 9 is inviting you to a scheduled Zoom meeting.

Topic: Strategic Relationship in District 9

Time: Mar 25, 2021 12:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://denvergov-org.zoom.us/j/87435238190?pwd=WlkrdHk3dkZFVTk5VFMRc0NYUU1idz09>

Meeting ID: 874 3523 8190

Passcode: 282427

One tap mobile

+17209289299,,87435238190# US (Denver)

Dial by your location

+1 720 928 9299 US (Denver)

Meeting ID: 874 3523 8190

Find your local number: <https://denvergov-org.zoom.us/u/kmxQAsneF>



---

**From:** David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>  
**Sent:** Monday, February 22, 2021 3:59:06 PM  
**To:** Zeise, Brea - CC YA2245 City Council Aide <[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)>  
**Cc:** Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>  
**Subject:** RE: [EXTERNAL] Advance Notice of Strategic Relationship in District 9

Brea, Thank you so much for the options. Yes, the 3/25 date and time slot works best for us. Will you send us the calendar invite or would you like us to do so?

Many thanks, dave

**Dave Schunk**  
**President and Chief Executive Officer**  
2660 Larimer Street • Denver, CO 80205  
**Direct: 720-264-3315**  
**Fax: 720.264.3324**

---

**From:** Zeise, Brea - CC YA2245 City Council Aide <[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)>  
**Sent:** Friday, February 19, 2021 3:59 PM  
**To:** David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>  
**Cc:** Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>  
**Subject:** Re: [EXTERNAL] Advance Notice of Strategic Relationship in District 9

**Attention:** This email was sent from an external source. Please be extra vigilant when opening attachments or clicking links.

Hi Dave,

I'm happy to get this meeting on Councilwoman CdeBaca and Dr. Calderón's calendars. Please let me know if any of these options would work for you:

- Thursday, 3/18 anytime between 11:30am-2:00pm
- Thursday, 3/25 anytime between 11:30am-1:30pm
- Thursday, 4/3 anytime between 2:00-4:00pm

Warm regards,

**Brea Zeise**

*Executive Assistant*

Office of Councilwoman Candi CdeBaca

Denver City Council, District 9

O: 720-337-7709

[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)

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**From:** David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>  
**Sent:** Friday, February 19, 2021 3:38 PM  
**To:** Calderon, Lisa - CC Senior City Council Aide <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>  
**Cc:** Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>; Zeise, Brea - CC YA2245 City Council Aide <[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)>  
**Subject:** RE: [EXTERNAL] Advance Notice of Strategic Relationship in District 9

Lisa,

Excellent! Thank you so much and I hope you have a great weekend! dave

**Dave Schunk**  
**President and Chief Executive Officer**  
2660 Larimer Street • Denver, CO 80205  
**Direct: 720-264-3315**  
**Fax: 720.264.3324**

---

**From:** Calderon, Lisa - CC Senior City Council Aide <[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)>  
**Sent:** Friday, February 19, 2021 3:12 PM  
**To:** David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)>  
**Cc:** Tom Kiler <[tkiler@edens.com](mailto:tkiler@edens.com)>; Zeise, Brea - CC YA2245 City Council Aide <[Brea.Zeise@denvergov.org](mailto:Brea.Zeise@denvergov.org)>  
**Subject:** Re: [EXTERNAL] Advance Notice of Strategic Relationship in District 9

**Attention:** This email was sent from an external source. Please be extra vigilant when opening attachments or clicking links.

Hello David,

Thanks for reaching out and notifying us in advance. We would certainly appreciate discussing this initiative. Brea will schedule the meeting.

Thank you,

Lisa



**Lisa M. Calderón, MLS, JD, EdD**

Chief of Staff

Councilwoman Candi CdeBaca, District 9

Denver City Council

[2855 Tremont Pl., Ste. 201 Denver, CO 80205](#)

Mobile: [720-933-7764](tel:720-933-7764) | office: [720-337-7709](tel:720-337-7709)

[Lisa.Calderon@denvergov.org](mailto:Lisa.Calderon@denvergov.org)

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On Feb 18, 2021, at 11:10 AM, David Schunk <[dschunk@voacolorado.org](mailto:dschunk@voacolorado.org)> wrote:

**Dave Schunk**  
**President and Chief Executive Officer**  
2660 Larimer Street • Denver, CO 80205  
**Direct: 720-264-3315**  
**Fax: 720.264.3324**

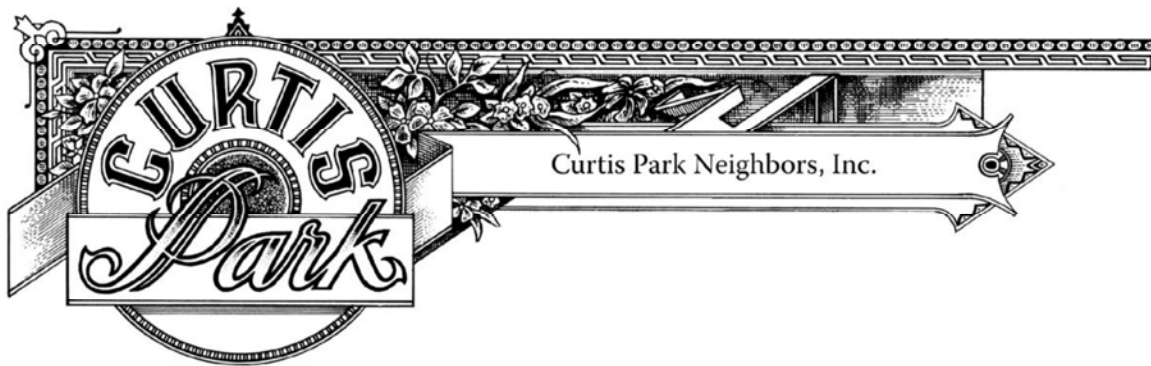
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## **Exhibit B**

### **Community Support**

1. Curtis Park Neighbors RNO
2. RiNo Art District RNO
3. Rathod/Mohamedbhai LLC (neighbors on 27th & Lawrence)
4. Email from Joe Latson and Meredith Zelenka (residents of S\*Park)
5. Email from Jennifer Addair (resident of S\*Park)
6. Email from Josiah Gallegos (Josiah and his dad Joel own a building at 1203 24th St and operate a business in Curtis Park/RiNo)
7. Email from Chris Riedl and Jennifer Ucen (homeowners on Curtis St)
  - a. \*Ryan Cox has received over 20 more support emails similar to these (possibly even more), and we can ask for copies. We instructed residents to send them directly to Ryan so don't have copies of all of them.
8. Handwritten submitted responses from our 7/21 open house and sign-in sheet (saved in one pdf). We provided these to CPD staff already. Assume we may want to consolidate to just the support comments.
9. Community Outreach Meeting Summary (we can likely update somewhat, or make more detailed if that's helpful for the submission)



November 15, 2021  
Kristofer Johnson  
Community Planning and Development, City and County of Denver

Mr. Johnson:

Curtis Park Neighbors (CPN) is in support of pursuing a PUD that reflects, as much as possible in zoning, the 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 and input sessions over the past several months.

- Edens has worked diligently since February of this year to connect with and inform neighborhood stakeholders as to the specifics of their project proposal. This outreach by Edens included presentations at a CPN Board Meeting, two 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.

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 to reflect the mixed heights and combination of uses in specific locations as reflected in the Edens vision, in conjunction with the DO-7 overlay, this community support is predicated on:

- Open space through the interior of the block as illustrated by Edens,
- Specific uses to be limited on the identified Lawrence ground-floor mixed-use locations to support neighborhood-serving retail (i.e. grocery store, hardware store, etc.) 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 plan to mitigate volume and safety concerns through the residential portion of the neighborhood, and
- An understanding that heights, setbacks/stepbacks and uses and targeted neighborhood-serving use lists/limitations on Lawrence 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 community’s 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.

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 tailored zoning rules, durable affordability commitments, and other community benefits agreements to ensure ongoing neighborhood support through the upcoming processes.

Sincerely,

  
Ryan Cox  
President  
Curtis Park Neighbors





9/8/2021

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

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, our committee expressed outline 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 creating high quality and pedestrian-focused retail experiences 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 variability in building heights makes strong urban design, relates to the existing neighborhood fabric, and creates appropriate transitions to the surrounding neighborhood. We look forward to learning more about the details of this proposal, with particular regard to the allocation of heights and uses at ground level to allow us to provide a more formal support in the future.

We note that the site is partially within the boundary of RiNo Art District RNO and BID, and also Curtis Park Neighbors RNO. We are committed to working in partnership with our neighbors to ensure that the views of the wider community are represented in future determinations.

Please do not hesitate to contact me with any queries.

Regards

John Deffenbaugh, Projects Director, RiNo Art District, BID, GID

CC

Tracy Weil, Executive Director, RiNo Art District  
Diana Merkel, Board Chair, RiNo Business Improvement District  
Bernard Hurley, Board Chair, RiNo General Improvement District

3525 Walnut Street • Suite 40 • Denver, Colorado 80205 • 303.437.5129 • [rinoartdistrict.org](http://rinoartdistrict.org)

artwork by @detour303



October 4, 2021

***Re: EDENS / Volunteers of America Rezoning and Development Proposal***

To Whom It May Concern,

I write this letter in support of EDENS' rezoning and development proposal for our neighborhood. As a local, minority-owned business that supports people of color, I have seen our community grow and evolve into a thriving neighborhood center. I strongly support EDENS' vision for this site, which incorporates women and BIPOC owned businesses, the work of local artists, and much-needed affordable housing to our community. More importantly, EDENS' support and partnership with the Volunteers of America demonstrates their commitment to Denver as a whole – not just real estate projects.

As immediate neighbors to EDENS' existing retail properties and the development site, we have seen EDENS' work in our neighborhood over the last several years, and it shows that they are good partners, and they're committed to social and cultural initiatives that lift our community. This is demonstrated through their everyday efforts to learn, listen, and talk to neighbors and business owners about our needs and vision for the area. Through this work, EDENS' proposal reflects many of the community's desires for this site, including neighborhood-serving retail with off-street subgrade parking, unique urban design that celebrates our neighborhood's eclectic and diverse environment, and incredibly important affordable housing options for residents in Curtis Park. All of these components help our neighborhood thrive and grow, while also embracing and preserving our important cultural diversity.

I sincerely appreciate EDENS' efforts to work with their neighbors and the surrounding community to create something special for our neighborhood. I fully support the vision and need for this project, and I encourage you to support their rezoning application. Please do not hesitate to reach out to me if you have any other questions.

Sincerely,

Siddhartha H. Rathod

Qusair Mohamedbhai

Rathod | Mohamedbhai LLC  
2701 Lawrence Street, Suite 100  
Denver, Colorado 80205

**Mayhew, April M.**

---

**From:** Joseph Latson <joseph.r.latson@gmail.com>  
**Sent:** Tuesday, October 5, 2021 6:46 PM  
**To:** Ryan And Heidi Cox  
**Cc:** Tom Kiler; Meredith Zelenka  
**Subject:** Re: In Support: Edens / VOA Development

+ 1 for Meredith Zelenka, too.

Thank you,

On Tue, Oct 5, 2021 at 6:45 PM Joseph Latson <[joseph.r.latson@gmail.com](mailto:joseph.r.latson@gmail.com)> wrote:

Hey Ryan,

I am writing in support of the Edens / VOA Development.

I think Tom understands the neighborhood and is going about everything in the right way. If they can execute as presented, it will add tremendous value to the community in terms of needed services, economic development/opportunity and property values.

My biggest concern is that as costs start to become more real and things inevitably get VE'd is that the green space and quality materials will be the first to go. I truly hope that the vision and design hold as presented.

Thank you,

--

Joe Latson  
(214) 707-1087

--

Joe Latson  
(214) 707-1087

**Mayhew, April M.**

---

**From:** Jennifer Addair <jmaddair@addairhome.com>  
**Sent:** Thursday, October 7, 2021 4:47 PM  
**To:** ryancurtispark@gmail.com  
**Cc:** Tom Kiler  
**Subject:** EDENS

Hi Ryan,

I'm likely not able to attend the Curtis Park Neighbors meeting tonight, but wanted to let you know that after hearing about what EDENS has planned in our neighborhood at the recent S\*Park happy hour, I am in support of the overall project. I especially appreciate that so many of their tenants are BIPOC or women-owned businesses, that they want to weave in bits of nature, build community, and plan to include services for people who currently live here.

I would like to make sure that as more commercial development comes in that it doesn't lead to our streets becoming even more congested and unsafe for people walking and biking.

Hopefully this is helpful feedback.

Thanks!  
Jen

---  
Jennifer Addair  
[jmaddair@addairhome.com](mailto:jmaddair@addairhome.com)

---

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**Mayhew, April M.**

---

**From:** Josiah Gallegos <josiah@npficolorado.com>  
**Sent:** Tuesday, October 26, 2021 2:11 PM  
**To:** ryancurtispark@gmail.com  
**Cc:** Tom Kiler; Joel Gallegos  
**Subject:** EDENS PLAN - Tom Conversation With NPFI (North point Financial Inc)

Hey Ryan,

I spoke with Tom today. I just wanted to reach out and say I encourage what you're intending to do in the RiNo Art District off Lawrence.

We at NPFI are all for growth and after Tom speaks to the owner Joel Gallegos, I can assure you that you have our support and green light.

We would love to meet you guys and further our relationship. Thank you again Tom!

--

Thank You,



**Josiah Marqus Gallegos**

Mortgage Broker | North Point Financial Inc.

phone: 720.323.8037

site: [npficolorado.com](http://npficolorado.com)

email: [josiah@npficolorado.com](mailto:josiah@npficolorado.com)



Application: <https://www.blink.mortgage/app/signup/p/NPFI/josiahgallegos>

---

**WARNING, this message is from an external email address.**

Please verify the sender before clicking links, opening attachments, or providing important data.

**Mayhew, April M.**

---

**From:** Chris Riedl <chris@communityfirstcommercial.com>  
**Sent:** Saturday, October 2, 2021 5:10 PM  
**To:** ryancurtispark@gmail.com  
**Cc:** Jennifer Ucen  
**Subject:** EDENS / Volunteers of America Rezoning and Development Proposal

Ryan,

I write this letter in support of EDENS' rezoning and development proposal for our neighborhood. As a long-time local resident and active community member, my wife and I have seen our area grow and evolve into a thriving community corridor. We strongly support EDENS' vision for this site, which incorporates a diverse mix of businesses, neighborhood-serving retail within walking distance with off-street subgrade parking, and much-needed open space and nature. More importantly, EDENS' support and partnership with the Volunteers of America will benefit our City greatly.

We have seen EDENS' work in our neighborhood over the last several years, and it shows that they are good partners and involved in the community. All of these components help our neighborhood thrive and grow, with quality urban design.

We sincerely appreciate EDENS' efforts to work with their neighbors and the surrounding community to create something special for our neighborhood. We fully support the vision and need for this project, and encourage you to support their rezoning application. Please do not hesitate to reach out to me if you have any other questions.

Chris Riedl  
Broker | Owner | Construction Manager  
Community First Commercial Real Estate

Tenant Representation | Corporate Services  
[Chris@CFFirstCRE.com](mailto:Chris@CFFirstCRE.com) | 917.261.1730  
[www.CommunityFirstCommercial.com](http://www.CommunityFirstCommercial.com)

Serving Clients. Supporting Our Community

"Never, never, never give up"  
-Winston Churchill

<http://www.linkedin.com/pub/chris-riedl/5/b5/b3>

<http://www.communityfirstcommercial.com/>

---

**WARNING, this message is from an external email address.**

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# WELCOME

Please Sign in  
Below:

Name	Address	E-mail
Michael Israel	2933 Lawrence St.	mtisrael@msn.com
Sushir Kudva	2625 Larimer	kudva@yahoo
JULIA ROSETTI		JROSETTI@gmail.com
SCOTT ELLIOTT	1455 27th St	USAEBISON@gmail.com
Nancy Welch	2801 Curtis St	b.s.furst@gmail.com
DANA MUEKEL	2921 WALNUT ST.	diana@pr.design
Tom Sprung	2500 Larimer St	TomSprung@earthlink.net
Julie Kutsam	2800 Curtis	julie.kutsam@att.net
Kate Kaufman	2409 Larimer	kate@denverandmark
Tyler Callow	2601 Larimer St	Tyler@ilpostandnews.com
Tu Beldock	2855 Walnut	Tu@ericomotoports
Brian Michel	2520 Larimer	Brian@2520lar.com
Harvey Firschild	100 S. Ash	hfirschild@slu.com
Don Fischer	1315 Olive	dfischer@shamesmall.com
Blair Lichter	3205 S. Grace	blairlichter@bellsouth.com
ANITA FRIZZI	2601 Larimer	AFRIZZI@YAHOO
Ryan Tobin	2515 Lawrence St	rtobin@fremont.com
GERALD HORNER	2523 CALIFORNIA ST	GERALDHORNER@gmail.com

Nome	Address	Email
Eric Dean	2886 Bellvue St	edean@adns
Eric	1037 29 <sup>th</sup> St	
Eric Bergstrom	180 Queen City Park Rd 05401	erich@hirkn
Dirk Beck	2524 ARAPAHOE ST	dirkbeck@hotmail
Steve Tolson	2815 Lunnveer St	
Paul Berwick	2910 ARAPAHOE ST	PBerwick@comcast.com
Barry Danielson	2528 Walnut St	BarryDanielson@gmail..
Charlie Billingsley	2811 Krameria St	themuseumforblack
Leilani Benavida	2530 Lawrence St	gillie@gmail.com
Becky Martin	#24	LeilaniDSi/FerDinar
Becky Martin	1120 Lincoln	rmartin@rbndenver.com
Marcela & Josh Pauletz	823 32nd St	marcelatpauletz@gmail.com
Robert Chapin	3377 Blake	robert2tholke@aol.com
Keith Pryor	2418 Champ	KPryor13@gmail.com
John Hayden	2418 Champ	Haydenpryor@msn.com
LaVonne Washington	2871 Krameria St	VonrossH@gmail.com
Ashley Giesel	2312 Curtis St	a-shap@verizon.net

WE ARE SUPPORTIVE OF  
THIS DEVELOPMENT PROJECT  
& FEEL IT IS VERY WELL  
THOUGHT / PLANNED.

ISSUES WE MAY HAVE  
INITIALLY BEEN CONCERNED  
ABOUT; SUCH AS PARKING, HAVE  
BEEN ADDRESSED BRILLIANTLY.

THE NEIGHBORHOOD(S)  
WILL BENEFIT SUBSTANTIALLY  
IN THE WAY OF SAFETY &  
SECURITY, WALKABILITY  
AND VIBRANCY.

BRIAN TRYBUS, OWNER  
2520 LARIMER

yes very supportive.  
Please save the facade  
of the IMAC  
Building. :)

Keep the IMAC  
Building please :)

As a retailer in the neighborhood  
we appreciate the thoughtful  
that Edens puts into their  
plans. We feel this new project  
will only enhance the area for both  
business and social/living activities.  
Eric Borgstrom  
Part to  
Snowbo

Tim Choi

I support Edens work. They do great work for the area.

I very much enjoyed the design & layout you guys shared! Can't wait to see the next steps!

We are excited about the direction this will take the neighborhood and look forward to being a part of this vibrant community.

Michel Trybus  
2520 Lamer

AS ELD sees massive change and growth I appreciate the inclusivity, thoughtfulness, and not only an embracing of art culture but the celebration of it when I look at Edens plans. I welcome this type of project and feel it will set an example for other developers in the area.  
- Diana Markel



**Which retailers  
would you like added  
to the neighborhood?**

R: No needs a good  
Gay Bar. ☺

**Which retailers  
would you like added  
to the neighborhood?**

Anthropologie

LOCAL ARTIST Gallery  
Plant Store

Quick, affordable lunch

- Mexican
- Deli



**Which retailers  
would you like added  
to the neighborhood?**

ARC  
DAIRY CREAM

**Which retailers  
would you like added  
to the neighborhood?**

BIPOC on long-term leases

**Which retailers  
would you like added  
to the neighborhood?**

for small grocery—  
something ~~small~~ like trader Joe's  
or Marczyk's

**Which retailers  
would you like added  
to the neighborhood?**

A garden shop

An Indian Restaurant

An Art house Movie Theatre  
or Alamo Draft House

**Which retailers  
would you like added  
to the neighborhood?**

Pilates Studio

**What types of events  
would you like to have  
in the neighborhood?**

*Music & Art & Dance  
Events*



**What types of events  
would you like to have  
in the neighborhood?**

Farmers Markets

Art walks

Curtis Park/Rino/Wittier  
historical feature events

Closed & festival/event  
for IABF

**What are your  
favorite things about  
the neighborhood?**

The connection & support  
between the small,  
local business owners.

**What are your  
favorite things about  
the neighborhood?**

*The Murals  
+  
Creativity  
So Inspiring!*

**What are your  
favorite things about  
the neighborhood?**

KEEP IMAC!





**What are your  
favorite things about  
the neighborhood?**

CP is a residential  
neighborhood - low density  
with families & children  
and inclusive in color,  
age & economics

Rino is affecting the 'hood  
w/ traffic & parking & intensity  
RINO is NOT diverse

**What are your  
favorite things about  
the neighborhood?**

The People  
The Gardens &  
Tree Canopy  
The Architecture  
The walkability.



# EDENS / VOA Community Outreach Process to date\*

## MEETING WITH ADJACENT NEIGHBORS AND NEIGHBORHOODS FOR FEEDBACK PRIOR TO OFFICIAL SUBMISSION TO CITY OF DENVER

3/23/21 • Curtis Park RNO Presentation

4/8/21 • RINO District RNO Presentation

5/17/21 • Curtis Park Neighborhood Design Subcommittee

6/3/21 • Curtis Park RNO Presentation

6/14/21 • Curtis Park Neighborhood Design Subcommittee

7/8/21 • Curtis Park Neighborhood Design Subcommittee

7/21/21 • Neighborhood Open House (Invited all of Curtis Park Neighborhood and RiNo Art District)

9/30/21 • S\*Park HOA Open House

10/7/21 • Curtis Park RiNo Presentation

10/21/21 • Curtis Park RiNo Discussion

• \*Community Outreach also includes numerous tours of EDENS' existing retail and next phase development with neighbors and community members.

**Exhibit C**  
**Authority**

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

**STATEMENT OF AUTHORITY**  
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity<sup>1</sup> named  
Volunteers of America Colorado Branch
2. The type of entity is a:
 

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input checked="" type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/>	
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 2660 Larimer Street, Denver Colorado 80205
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Volunteers of America Colorado Branch President/CEO (David Schunk)  
Volunteers of America Colorado Branch CFO (Mike Pritchard)
6. The authority of the foregoing person(s) to bind the entity: ☒ is<sup>2</sup> not limited ☐ is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:  
N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.<sup>3</sup>
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 16th day of December, 2021

Volunteers of America Colorado Branch

President/CEO, David Schunk

CFO, Mike Pritchard

<sup>1</sup> This form should not be used unless the entity is capable of holding title to real property.

<sup>2</sup> The absence of any limitation shall be prima facie evidence that no such limitation exists.

<sup>3</sup> The statement of authority must be recorded to obtain the benefits of the statute.

State of Colorado )  
County of Denver ) ss

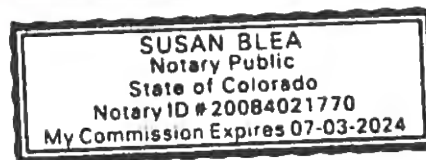
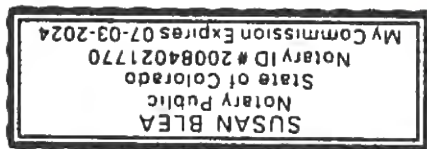
The foregoing Statement of Authority was acknowledged before me this 16<sup>th</sup> day of December, by Susan Blea

Witness my hand and official seal.

My commission expires:

Susan Blea

Notary Public



WHEN RECORDED RETURN TO:

Volunteers of America Colorado Branch, 2660 Larimer Street, Denver Colorado 80205

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

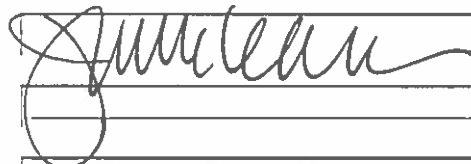
**STATEMENT OF AUTHORITY**  
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity<sup>1</sup> named  
2534 Larimer Five Points, LLC
2. The type of entity is a:
 

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/>	
3. The entity is formed under the laws of South Carolina
4. The mailing address for the entity is Attn: Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Tom Kiler - Managing Director, Jodie W. McLean - Chief Executive Officer, Mark Garside - Chief Financial Advisor, William C. Caldwell, Managing Director
6. The authority of the foregoing person(s) to bind the entity: ☒ is<sup>2</sup> not limited ☐ is limited as follows:  
N/A
7. Other matters concerning the manner in which the entity deals with interests in real property:  
N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.<sup>3</sup>
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 16 day of December, 2021

2534 Larimer Five Points, LLC, a SC limited liability company



Jodie W. McLean, Chief Executive Officer

<sup>1</sup> This form should not be used unless the entity is capable of holding title to real property.

<sup>2</sup> The absence of any limitation shall be prima facie evidence that no such limitation exists.

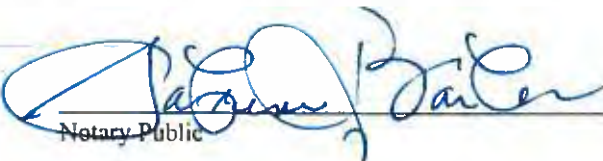
<sup>3</sup> The statement of authority must be recorded to obtain the benefits of the statute.

State of COLUMBIA )  
County of District ) ss

The foregoing Statement of Authority was acknowledged before me this 16<sup>th</sup> day of December  
December 16<sup>th</sup>, 2021 by Jodie W. McLean, Chief Executive Officer of 2534 Larimer Five Points, LLC

Witness my hand and official seal.

My commission expires: 6/30/2023

  
Notary Public

SABRINA J. BARBER  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
My Commission Expires June 30, 2023

WHEN RECORDED RETURN TO:

Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205





THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

**STATEMENT OF AUTHORITY**  
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity<sup>1</sup> named  
2550 Five Points RINO, LLC
2. The type of entity is a:
 

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/>	
3. The entity is formed under the laws of South Carolina
4. The mailing address for the entity is Attn: Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Tom Kiler - Managing Director, Jodie W. McLean - Chief Executive Officer, Mark Garside - Chief Financial Advisor, William C. Caldwell, Managing Director
6. The authority of the foregoing person(s) to bind the entity: ☒ is<sup>2</sup> not limited ☐ is limited as follows:  
N/A
7. Other matters concerning the manner in which the entity deals with interests in real property:  
N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.<sup>3</sup>
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 16 day of December, 2021

2550 Five Points RINO, LLC, a SC limited liability company

Jodie W. McLean, Chief Executive Officer

<sup>1</sup> This form should not be used unless the entity is capable of holding title to real property.

<sup>2</sup> The absence of any limitation shall be prima facie evidence that no such limitation exists.

<sup>3</sup> The statement of authority must be recorded to obtain the benefits of the statute.

State of COLUMBIA )  
County of District ) ss

The foregoing Statement of Authority was acknowledged before me this 16<sup>th</sup> day of DECEMBER  
December 16<sup>th</sup>, 2021 by Jodie W McLean, Chief Executive Officer of 2550 Five Points RINO, LLC

Witness my hand and official seal.

My commission expires: 6/30/2023

  
Notary Public

SABRINA J. BARBER  
NOTARY PUBLIC DISTRICT OF COLUMBIA  
My Commission Expires June 30, 2023

WHEN RECORDED RETURN TO:

Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205



THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

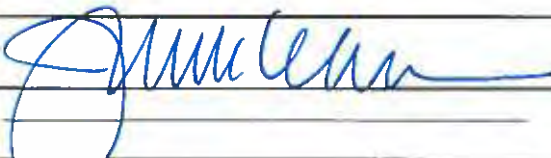
**STATEMENT OF AUTHORITY**  
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity<sup>1</sup> named  
2644 Five Points RINO, LLC
2. The type of entity is a:
 

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/>	
3. The entity is formed under the laws of South Carolina
4. The mailing address for the entity is Attn: Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Tom Kiler - Managing Director, Jodie W McLean - Chief Executive Officer, Mark Garside - Chief Financial Advisor, William C Caldwell, Managing Director
6. The authority of the foregoing person(s) to bind the entity: ☒ is<sup>2</sup> not limited ☐ is limited as follows:  
N/A
7. Other matters concerning the manner in which the entity deals with interests in real property:  
N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.<sup>3</sup>
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 16 day of December, 2021

2644 Five Points RINO, LLC, a SC limited liability company

  
Jodie W. McLean, Chief Executive Officer

<sup>1</sup> This form should not be used unless the entity is capable of holding title to real property.

<sup>2</sup> The absence of any limitation shall be prima facie evidence that no such limitation exists.

<sup>3</sup> The statement of authority must be recorded to obtain the benefits of the statute.

State of Columbia )  
County of District ) ss

The foregoing Statement of Authority was acknowledged before me this 16<sup>th</sup> day of December  
December 16<sup>th</sup>, 2021 by Jodie W McLean, Chief Executive Officer of 2644 Five Points RINO, LLC

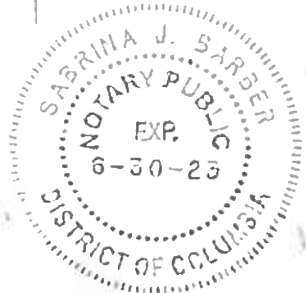
Witness my hand and official seal.

My commission expires: 6/30/2023

  
Notary Public

WHEN RECORDED RETURN TO:

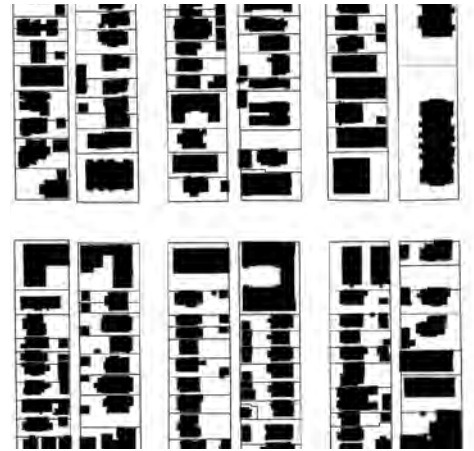
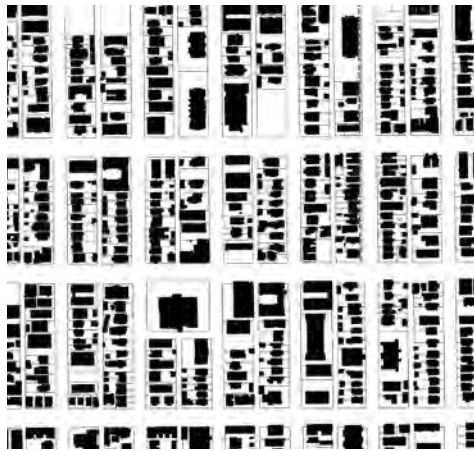
Tom Kiler, 2700 Larimer Street, Suite B Denver, CO 80205



Attachment 2  
PUD-G 28

## PUD-G 28

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2534-2623 Larimer St,  
2609, 2635, 2641 Lawrence St  
2021I-00175

Last Revised: March 30, 2022

**DRAFT**



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**DRAFT**

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## CHAPTER 1. ESTABLISHMENT AND INTENT

### SECTION 1.1 PUD-G 28 ESTABLISHED

The provisions of this PUD-G 28 apply to the land depicted on the Official Zoning Map with the label PUD-G 28, and more generally described as land within the Southeast Quarter of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

#### 1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 28 for the purpose of applying the zoning standards contained herein. All subareas established are shown generally on Figure 1-1 below and described legally as follows:

##### A. Subarea A Legal Description

A PARCEL OF LAND BEING ALL OF LOTS 19 THROUGH 32, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, ALL OF LOTS 17 THROUGH 24, AND A PORTION OF THE ALLEY IN BLOCK 58, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET, 27TH STREET, AND LAWRENCE STREET ADJOINING SAID LOTS IN SAID BLOCKS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF SAID BLOCK 30;  
THENCE NORTH 89°23'02" EAST, A DISTANCE OF 56.57 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 27TH STREET AND THE CENTERLINE OF SAID LAWRENCE STREET, AND THE POINT OF BEGINNING;  
THENCE SOUTH 44°23'00" WEST ALONG THE CENTERLINE OF SAID LAWRENCE STREET, A DISTANCE OF 480.68 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LAWRENCE STREET;  
THENCE NORTH 45°34'03" WEST ALONG THE CENTERLINE OF SAID 26TH STREET, A DISTANCE OF 173.38 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED SOUTHWESTERLY;  
THENCE NORTH 44°23'35" EAST ALONG SAID CENTERLINE AND THE SOUTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 480.53 FEET TO A POINT ON THE CENTERLINE OF SAID 27TH STREET;  
THENCE SOUTH 45°36'57" EAST ALONG SAID CENTERLINE, A DISTANCE OF 173.30 FEET TO THE POINT OF BEGINNING.

SUBAREA "A" CONTAINS 83,307 SQUARE FEET OR 1.91 ACRES, MORE OR LESS.

##### B. Subarea B Legal Description

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 7, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, AND A PORTION OF 27TH STREET AND LARIMER STREET ADJOINING SAID LOTS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID BLOCK 30;  
THENCE NORTH 00°36'23" WEST, A DISTANCE OF 56.56 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 27TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;  
THENCE SOUTH 45°36'57" EAST ALONG THE CENTERLINE OF SAID 27TH STREET, A DISTANCE OF 173.30 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED NORTHEASTERLY;

THENCE SOUTH 44°23'35" WEST ALONG SAID ALLEY CENTERLINE AND THE NORTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 215.23 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 7 EXTENDED SOUTHEASTERLY;  
 THENCE NORTH 45°35'40" WEST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.33 FEET TO A POINT ON THE CENTERLINE OF SAID LARIMER STREET;  
 THENCE NORTH 44°24'10" EAST ALONG SAID CENTERLINE, A DISTANCE OF 215.17 FEET TO THE POINT OF BEGINNING.

SUBAREA "B" CONTAINS 37,298 SQUARE FEET OR 0.86 ACRES, MORE OR LESS.

**C. Subarea C Legal Description**

A PARCEL OF LAND BEING ALL OF LOTS 8 THROUGH 16, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, ALL OF LOTS 15 AND 16, AND A PORTION OF THE ALLEY, BLOCK 58, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET AND LARIMER STREET ADJOINING SAID LOTS IN SAID BLOCKS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID BLOCK 30;  
 THENCE SOUTH 89°25'04" WEST, A DISTANCE OF 56.55 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;  
 THENCE NORTH 44°24'10" EAST ALONG THE CENTERLINE OF SAID LARIMER STREET, A DISTANCE OF 265.22 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 8 EXTENDED NORTHWESTERLY;  
 THENCE SOUTH 45°35'40" EAST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.33 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY;  
 THENCE SOUTH 44°23'35" WEST ALONG SAID ALLEY CENTERLINE AND SAID CENTERLINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 265.30 FEET TO A POINT ON THE CENTERLINE OF SAID 26TH STREET;  
 THENCE NORTH 45°34'03" WEST ALONG SAID CENTERLINE, A DISTANCE OF 173.38 FEET TO THE POINT OF BEGINNING.

SUBAREA "C" CONTAINS 45,984 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

**D. Subarea D Legal Description**

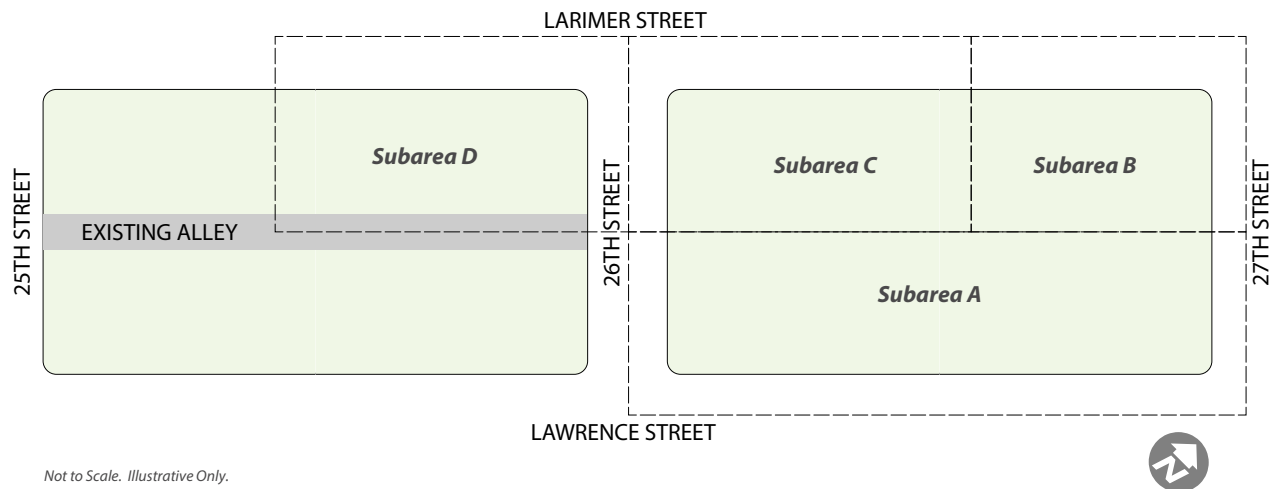
A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 10, AND A PORTION OF THE ALLEY, BLOCK 59, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET AND LARIMER STREET ADJOINING SAID LOTS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID BLOCK 59;  
 THENCE NORTH 00°34'43" WEST, A DISTANCE OF 56.58 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;  
 THENCE SOUTH 45°34'03" EAST ALONG THE CENTERLINE OF SAID 26TH STREET, A DISTANCE OF 173.61 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED NORTHEASTERLY;

THENCE SOUTH 44°25'34" WEST ALONG SAID EXTENSION AND SAID ALLEY CENTERLINE, A DISTANCE OF 290.59 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 10 EXTENDED SOUTHEASTERLY;  
 THENCE NORTH 45°34'33" WEST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.57 FEET TO A POINT ON THE CENTERLINE OF SAID LARIMER STREET;  
 THENCE NORTH 44°25'03" EAST ALONG SAID CENTERLINE, A DISTANCE OF 290.61 FEET TO THE POINT OF BEGINNING.

SUBAREA "D" CONTAINS 50,445 SQUARE FEET OR 1.16 ACRES, MORE OR LESS.

Figure 1-1: Subareas Established in this PUD-G 28



## SECTION 1.2 PUD-G 28 GENERAL PURPOSE

The general purpose of this PUD-G 28 is to provide more prescriptive requirements than the conventional building form regulations found in the Denver Zoning Code to facilitate redevelopment of an underutilized site with mixed residential and commercial uses and open space amenities that are compatible with and contribute to the vibrancy of the surrounding neighborhood.

## SECTION 1.3 PUD-G 28 SPECIFIC INTENT

More specifically, PUD-G 28 is intended to:

- 1.3.1 Respond to the unique and extraordinary circumstances associated with the land, which circumstances require redeveloping the site in a manner sensitive to the existing and historical context of this neighborhood, including but not limited to:
  - A. facilitating compatible development through appropriate building form and design standards that are not available or required under a traditional form based zone district in the Denver Zoning Code in an effort to respond to and respect the historical context, scale, and mix of uses of the neighborhood;
  - B. allowing mixed-use development that contributes to the vibrancy of the surrounding neighborhood and that facilitates appropriate transitions between uses on the subject site and existing residential uses to the south, east and north;
  - C. connecting the historic aspects and scale of neighboring Ballpark and Curtis Park Historic Districts, by varying the heights of new structures and repositioning, preserving, and complementing character-defining features of existing structures to ensure that they remain relevant and vibrant;

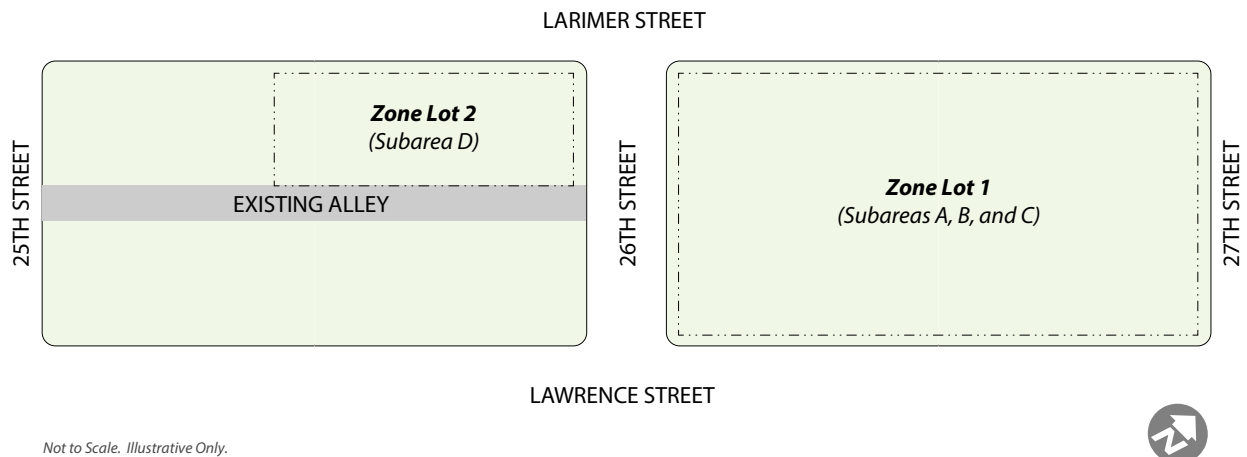


- D. creating more substantial public realm and open space areas to enhance pedestrian activity and connectivity for the community;
  - E. ensuring quality, human-scaled building design that respects the character and historic nature of the corridor; and
  - F. activating and expanding an emerging node of activity along a street identified as a Community Corridor in Blueprint Denver with an innovative, sustainable, and equitable development that will offer affordable housing and a robust retail ecosystem.
- 1.3.2 Facilitate the creation of significant public benefits not allowed or guaranteed by a traditional zone district, including:
- A. affordable housing;
  - B. enhanced open space/public realm;
  - C. human scaled building design with active ground floor uses;
  - D. expanded retail and neighborhood serving uses; and
  - E. preservation of specific buildings or building elements in whole or in part to provide continuity of character and scale with the existing context.

## SECTION 1.4 ZONE LOTS ESTABLISHED

This PUD-G 28 initially establishes two Zone Lots whose boundaries are shown generally in Figure 1-2 below. Subareas A, B, and C, excluding public right-of-way, shall be located in Zone Lot 1, and Subarea D, excluding public right-of-way, shall be located in Zone Lot 2. Determination of Primary and Side Street Zone Lot Lines is established in Section 6.6.2.A of this PUD-G 28. Zone Lots within this PUD-G 28 may be amended from their initial boundaries as allowed in Denver Zoning Code, Section 12.4.4, Zone Lot Amendments.

Figure 1-2: Zone Lots Established in this PUD-G 28



## **CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION**

### **SECTION 2.1 GENERAL URBAN NEIGHBORHOOD CONTEXT DESCRIPTION**

All development within Subarea A of this PUD-G 28 shall conform to Denver Zoning Code, Division 6.1, General Urban Neighborhood Context Description, as amended from time to time.

### **SECTION 2.2 URBAN CENTER NEIGHBORHOOD CONTEXT DESCRIPTION**

All development within Subareas B, C, and D of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.1, Urban Center Neighborhood Context Description, as amended from time to time.

## **CHAPTER 3. UNDERLYING ZONE DISTRICTS**

### **SECTION 3.1 SUBAREA A**

Development within Subarea A of this PUD-G 28 shall conform to Denver Zoning Code, Division 6.2, Districts, as specifically applicable to the G-RX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

### **SECTION 3.2 SUBAREA B**

Development within Subarea B of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

### **SECTION 3.3 SUBAREA C**

Development within Subarea C of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-8 Zone District, as amended from time to time, except as modified in this PUD-G 28.

### **SECTION 3.4 SUBAREA D**

Development within Subarea D of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

## CHAPTER 4. DESIGN STANDARDS

Development within this PUD-G 28 shall conform to Denver Zoning Code Division 6.3, Design Standards, as specifically applicable to the G-RX-5 Zone District (Subarea A), or Division 7.3, Design Standards, as specifically applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time, with the following modifications, additions, and exceptions.

### SECTION 4.1 BUILDING FORM INTENT

Denver Zoning Code Section 6.3.2, Building Form Intent, and Section 7.3.2, Building Form Intent, as amended from time to time, shall apply to this PUD-G 28, with the following additions.

#### 4.1.1 Height

Arrange building heights at the edges of PUD-G 28 to provide a transition to the lower heights allowed in adjacent areas.

#### 4.1.2 Residential Setbacks

Provide transitional space between the edge of a public sidewalk and Street Level residential dwellings.

#### 4.1.3 Upper Story Setback

Maintain the general appearance of a predominantly 3-story maximum height near the sidewalk edge by requiring an Upper Story Setback at taller heights.

#### 4.1.4 Open Space

Encourage the provision of publicly accessible open space that enhances pedestrian connections and creates activated amenity space for users and visitors.

### SECTION 4.2 PRIMARY BUILDING FORM STANDARDS

#### 4.2.1 District Specific Standards Summary

- A. Primary Structures in this PUD-G 28 shall use the Shopfront Building Form.
- B. There shall be no maximum number of Structures per Zone Lot in this PUD-G 28.
- C. Primary Structures in this PUD-G 28 may extend across subarea boundaries. The portion of the Structure within each subarea must meet the applicable standards as described in this PUD-G 28 and the underlying zone district.

#### 4.2.2 District Specific Standards

All development, except Detached Accessory Structures, in this PUD-G 28 shall conform to Denver Zoning Code Section 6.3.3.3, District Specific Standards, as applicable to the G-RX-5 Zone District (Subarea A), or Section 7.3.3.3, District Specific Standards, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time, except as modified in this PUD-G 28 with the following exceptions, additions, and modifications set forth in the following table.

## SHOPFRONT

HEIGHT	Subarea A (based on G-RX-5)	Subarea B (based on C-MX-5)	Subarea C (based on C-MX-8)	Subarea D (based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Height Standards Not Listed Below				
Stories (max)	5	5	7	5
Feet (min/max)	na/70'	24'/70'	24'/89'	24'/70'
Additional Height Limitations	See Section 4.3.1			

SITING	Subarea A (based on G-RX-5)	Subarea B (based on C-MX-5)	Subarea C (based on C-MX-8)	Subarea D (based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Siting Standards Not Listed Below				

### REQUIRED BUILD-TO

Primary and Side Street (min build-to % within min/max range)	75% 0'/15' Frontages Subject to a Residential Setback: 7'/20'
--	--

### RESIDENTIAL SETBACKS

Primary and Side Street (min)	7'
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### OPEN SPACE

Private Open Space (min)	10% See Section 6.6.2.B	10% See Section 6.6.2.B	10% See Section 6.6.2.B	na
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DESIGN ELEMENTS	Subarea A (based on G-RX-5)	Subarea B (based on C-MX-5)	Subarea C (based on C-MX-8)	Subarea D (based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Design Elements Standards Not Listed Below				

### BUILDING CONFIGURATION

Street Level Height (min)	na	16'	16'	16'
Upper Story Setback above 3 stories or 45' (min % of Primary and Side Street-facing zone lot width/min setback)	60% / 5'			
Upper Story Setback above 5 stories or 70' (min % of Primary and Side Street-facing zone lot width/min setback)	na	na	80% / 10' See Section 4.3.2	na
Limitation on Visible Parking Above Street Level for Structures over 3 stories or 45' in Height (min % of Primary and Side Street-facing zone lot width)	na	70% See Section 4.3.3	70% See Section 4.3.3	70% See Section 4.3.3
Alternative to Limitation on Visible Parking Above Street Level	See Section 4.4.3			

### INCREMENTAL MASS REDUCTION

Incremental Mass Reduction for Stories 3-5 (min)	10%	10%	10%	10%
Incremental Mass Reduction for Stories 6-7 (min)	na	na	15%	na

### STREET LEVEL ACTIVATION

Transparency, Primary Street (min for all uses)	60%
Transparency, Side Street (min for all uses)	40%
Additional Pedestrian Access, Primary and Side Street	Each Street Level Dwelling Unit shall have a Dwelling Unit Entrance with Entry Feature

USES	Subarea A (based on G-RX-5)	Subarea B (based on C-MX-5)	Subarea C (based on C-MX-8)	Subarea D (based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Uses Standards Not Listed Below				
Street Level Active Uses (min Primary Street % within Build-To min/max range and with Street Level Active Uses)	75%			
Street Level Nonresidential Active Uses (min Primary Street % within Build-To min/max range and with Street Level Active Uses)	na	50% See Section 4.3.4	50% See Section 4.3.4	50% See Section 4.3.4

## SECTION 4.3 SUPPLEMENTAL DESIGN STANDARDS

### 4.3.1 Building Height Areas

#### A. Intent

To vary the height and massing of buildings to respond to the surrounding context and create a transition to the lower heights allowed in adjacent areas.

#### B. Applicability

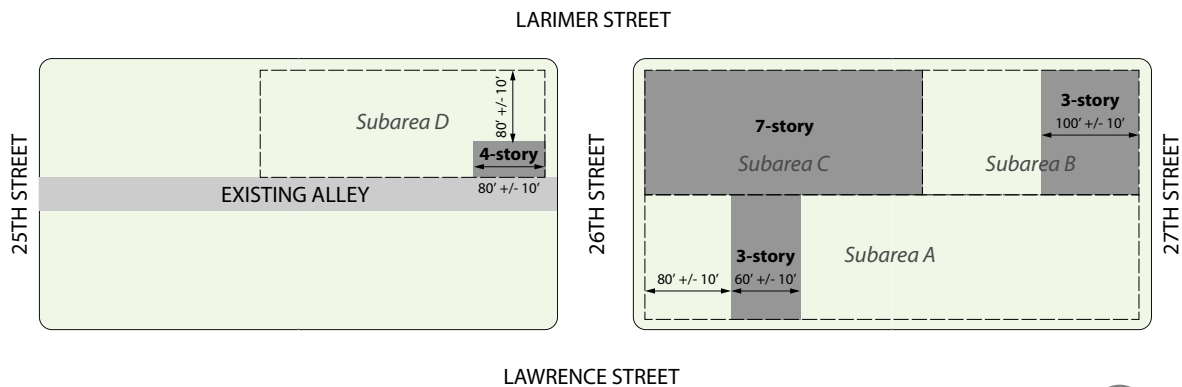
This Section 4.3.1 applies to all Primary Structures in this PUD-G 28.

#### C. Standard

- Maximum Building Height for Structures in specific areas of this PUD-G 28 shall be limited to 3, 4, 5 and 7 stories with maximum height in feet as indicated in the following table and Figure 4-1.

MAXIMUM HEIGHT IN PUD-G 28	
MAXIMUM HEIGHT IN STORIES	MAXIMUM HEIGHT IN FEET
3 stories	45'
4 stories	60'
5 stories	70'
7 stories	89'

Figure 4-1: Building Height Limitations in this PUD-G 28



Not to Scale. Illustrative Only.



- The location of height definition areas in Subareas A, B, and D only may vary from the boundaries shown in the preceding figure by an amount not to exceed ten feet (10') measured horizontally and parallel to the:
  - Lawrence Street Primary Zone Lot Line in Subarea A;
  - Larimer Street Primary Zone Lot Line in Subarea B; or
  - Larimer Street Primary Zone Lot Line or 26th Street Side Street Zone Lot Line in Subarea D.

### 4.3.2 Upper Story Setbacks

#### A. Intent

To break down the general appearance of and provide additional pedestrian space between the tallest portions of buildings from the sidewalk edge.

#### B. Applicability

This Section 4.3.2 applies to all Primary Structures in Subarea C of this PUD-G 28.

#### C. Standard

Any portion of a building that extends directly from the Street Level to the maximum 7 stories in height shall meet the required minimum upper story setback above 3 stories or 45 feet as set forth in the building form table.

### 4.3.3 Limitation on Visible Parking Above Street Level

#### A. Intent

To minimize the visibility, and impacts of structured parking and promote visual interest on upper story building facades.

#### B. Applicability

This Section 4.3.3 applies to all Primary Structures in this PUD-G 28 that are greater than 3 stories or 45 feet in height (excluding permitted height exceptions) and include structured parking above Street Level.

#### C. Standard

1. Uses that meet the Limitation on Visible Parking Above Street Level shall occupy floor area above Street Level for a minimum depth of 15 feet from the Primary or Side Street frontage (may include the depth of recessed balcony or terrace areas and insets for building articulation up to 10 feet in depth).
2. Uses that meet the Limitation on Visible Parking Above Street Level shall include all primary uses, but shall not include Parking Spaces or Parking Aisles for the minimum specified percentage of the Primary or Side Street-facing Zone Lot Width.

### 4.3.4 Street Level Nonresidential Active Uses

#### A. Intent

To promote activity on the street and sidewalk and encourage a vibrant urban environment with uses accessible to the general public.

#### B. Applicability

This Section 4.3.4 applies to all Primary Structures in Subareas B, C, and D of this PUD-G 28.

#### C. Standard

1. Street Level nonresidential active uses include all permitted primary uses except the following:
  - a. Dwelling, Single Unit;
  - b. Dwelling, Two Unit
  - c. Dwelling, Multi-Unit;
  - d. Dwelling, Live / Work;
  - e. Automobile Services, Light;
  - f. Mini-storage Facility; or
  - g. Wholesale Trade or Storage, Light.



2. Street Level nonresidential active uses include all permitted accessory uses except the following:
  - a. Accessory uses associated with primary uses prohibited by Section 4.3.4.C.1;
  - b. Outdoor Storage, General;
  - c. Outdoor Storage, Limited;
  - d. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
  - e. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
3. Street Level nonresidential active uses shall not include Parking Spaces or Parking Aisles.
4. Street Level nonresidential active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
5. The portion of the building facade that meets the Street Level nonresidential active use requirement shall contain at least one window or door that meets the requirements in Denver Zoning Code Section 13.1.6.3, Street Level Activation.
6. The length of any build-to alternatives permitted by Section 4.4.1, except the Private Open Space alternative, shall not apply toward the required percentage of Street Level building frontage that must be occupied by Street Level nonresidential active uses.

#### 4.3.5 Other Supplemental Design Standards in Underlying Zone Districts

All other applicable Supplemental Design Standards set forth in Denver Zoning Code Section 6.3.5 (Subarea A) and Section 7.3.5 (Subareas B, C, and D) shall apply to this PUD-G 28.

## SECTION 4.4 DESIGN STANDARD ALTERNATIVES

### 4.4.1 Required Build-to Alternatives

#### A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades.

#### B. Applicability

This Section 4.4.1 applies to all Primary Structures in this PUD-G 28

#### C. Alternative

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard in this PUD-G 28 and may count toward the required build-to no more than as described in the following table, provided all alternatives meet the requirements stated in Denver Zoning Code Section 13.1.5.7.E, Build-to Alternative Requirements:

REQUIRED BUILD-TO ALTERNATIVES				
PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)
25%	25%*	30%*	30%*	100%

\*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

#### 4.4.2 Street Level Transparency Alternatives

##### A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

##### B. Applicability

This Section 4.4.2 applies to all Primary Structures in this PUD-G 28

##### C. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard in this PUD-G 28 and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Denver Zoning Code Section 13.1.6.3.A.5, Transparency Alternative Requirements:

TRANSPARENCY ALTERNATIVES					
ZONE LOT LINE DESIGNATION	DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)	WALL DESIGN ELEMENTS (MAX)	PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
Primary and Side Street	0%	50%	0%	50%	80%

#### 4.4.3 Limitation on Visible Parking Above Street Level Alternative for Integrated Facade Design

##### A. Intent

To ensure structured parking designs that are compatible with the character and quality of the overall building facade where it is not possible to wrap or screen structured parking with other uses.

##### B. Applicability

This Section 4.4.3 applies to all Primary Structures in this PUD-G 28 that are greater than 3 stories or 45 feet in height (excluding permitted height exceptions) and include structured parking above Street Level.

##### C. Allowance

Where 100% of a street-facing building facade containing structured parking meets the standards set forth in 1-3 below, the resulting integrated facade design may be used as an alternative to the Limitation on Visible Parking Above Street Level in this PUD-G 28.

1. Where the alternative is used, Street-facing facades containing structured parking shall be integrated into the overall facade design through use of:
  - a. Similar building materials to those used on adjacent facade areas that do not contain structured parking
  - b. Facade articulation and fenestration patterns that integrate with portions of the building facade that do not contain structured parking

2. Where the alternative is used, Street-facing facades containing structured parking shall minimize the visibility of parking areas through use of:
  - a. Non-transparent facade materials for a minimum height of 4 feet from the finished floor of each story
  - b. Fully-shielded LED or other lighting not exceeding 6,500 lumens in any parking aisle behind a street-facing facade
3. Where the alternative is used, Denver Zoning Code Section 10.4.6.5, Parking Structure Design Standards shall apply in addition to the Standards set forth in this Section 4.4.3.

#### **4.4.4 Other Design Standard Alternatives in Underlying Zone Districts**

All other applicable Design Standard Alternatives set forth in Denver Zoning Code Section 6.3.6 (Subarea A) and Section 7.3.6 (Subareas B, C, and D) shall apply to this PUD-G 28.

### **SECTION 4.5 DESIGN STANDARD EXCEPTIONS**

#### **4.5.1 Height Exceptions**

##### **A. Intent**

To allow building features to exceed maximum height for utility purposes and/or limited recreation or building amenities in the higher intensity zone districts/larger forms.

##### **B. Applicability**

This Section 4.5.1 applies to all Primary Structures in this PUD-G 28.

##### **C. Exception**

Height exceptions for Primary Structures set forth in Denver Zoning Code Section 6.3.7.1.C, Height Exceptions (Subarea A) or Section 7.3.7.1.C, Height Exceptions (Subareas B, C, and D) shall apply with the following exceptions, additions, and modifications:

1. A Parapet Wall and/or Safety Railing to may encroach into the upper story setback up to a maximum of 5 feet.
2. No height exception shall exceed the maximum building height in feet set forth by Section 4.2.2, District Specific Standards, or Section 4.3.1, Building Height Areas, of this PUD-G 28 by more than 15 feet.

#### **4.5.2 Other Design Standard Exceptions in Underlying Zone Districts**

All other applicable Design Standard Exceptions set forth in Denver Zoning Code Section 6.3.7 (Subarea A) and Section 7.3.7 (Subareas B, C, and D) shall apply to this PUD-G 28.

### **SECTION 4.6 INTEGRATION OF EXISTING FACADES**

#### **4.6.1 Intent**

To maintain exterior design features and architectural elements that contribute to the character and context of the neighborhood.

#### **4.6.2 Applicability**

This Section 4.6 applies to all Primary Structures in Subarea B of this PUD-G 28.

### 4.6.3 Standard

The 2-story brick façade of the Structure at 2644 Larimer St. shall be repaired and integrated into any new development in Subarea B, as shown in Figure 4-2. Elements to be retained or reinstated in their original configuration include:

- A. Decorative masonry cornice at the top of the second story
- B. Second-story arched window openings with irregular spacing
- C. Shopfront with inset doorway and display windows

Figure 4-2: Facade Integration in this PUD-G 28



## CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

### SECTION 5.1 USES

All uses established in this PUD-G 28 shall conform to Denver Zoning Code Division 6.4, Uses and Required Minimum Parking, as applicable to the G-RX-5 Zone District (Subarea A), or Division 7.4, Uses and Required Minimum Parking, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time.

### SECTION 5.2 REQUIRED MINIMUM PARKING

All uses established in this PUD-G 28 shall conform to the minimum vehicle and bicycle parking requirements set forth in Denver Zoning Code Division 6.4, Uses and Required Minimum Parking, as applicable to the G-RX-5 Zone District (Subarea A), or Division 7.4, Uses and Required Minimum Parking, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time.

## CHAPTER 6. ADDITIONAL STANDARDS

### SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

#### 6.1.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code Article 1, General Provisions, as amended from time to time.

### SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

#### 6.2.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code, Article 9, Special Districts, as amended from time to time, with the following exceptions, additions, and modifications:

#### 6.2.2 Amendments to Approved PUD District Plans

This PUD-G 28 may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendment to Approved PUD District Plans.

### SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

#### 6.3.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code, Article 10, General Design Standards, as applicable to the G-RX-5 Zone District (Subarea A), C-MX-5 Zone District (Subareas B and D), or C-MX-8 Zone District (Subarea C), as amended from time to time, with the following exceptions, additions, and modifications:

#### 6.3.2 Bicycle Parking

Bicycle parking required by Denver Zoning Code, Section 10.4.3, Bicycle Parking, may be provided on any Zone Lot within this PUD-G 28 regardless of whether the use generating the minimum required bicycle parking is also located on the same Zone Lot.

#### 6.3.3 Loading

On-site loading spaces required by Denver Zoning Code, Section 10.4.8, Loading, may be provided on any Zone Lot within this PUD-G 28 regardless of whether the use generating the minimum required on-site loading spaces is also located on the same Zone Lot.

### SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

#### 6.4.1 Applicability

Establishment of uses in this PUD-G 28 shall conform to Denver Zoning Code, Article 11, Use Limitations and Definitions, as applicable to the G-RX-5 Zone District (Subarea A), C-MX-5 Zone District (Subareas B and D), or C-MX-8 Zone District (Subarea C), as amended from time to time, with the following exceptions, additions, and modifications.

#### 6.4.2 Outdoor Eating and Serving Areas Accessory to Eating/Drinking Establishment Use

Instead of the limitations for Outdoor Eating and Serving Areas set forth in Denver Zoning Code Section 11.10.14.1.B, the following shall apply within this PUD-G 28:

- A. The Outdoor Eating and Serving Area shall be less than 100 feet from the Eating and Drinking Establishment to which it is accessory. For the purposes of this PUD-G 28, this shall be measured as the linear distance from any publicly accessible entry of the Eating and Drinking Establishment to the nearest point the Outdoor Eating and Serving Area.
- B. The Outdoor Eating and Serving Area shall not include any structure or enclosure more than 42 inches tall, except for the following:

1. Temporary canvas awnings or umbrellas may serve as sun shades.
  2. Permanent structures that form a covering over the Outdoor Eating and Serving Area, provided that a detached permanent structure shall comply with the applicable Detached Accessory Structure building form standards except the detached building form's setback standards shall not apply.
- C. The Outdoor Eating and Serving Area shall have a hard, all weather surface.
- D. No required off-street parking spaces shall be used for the Outdoor Eating and Serving Area.

## **SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE**

### **6.5.1 Applicability**

All development in this PUD-G 28 shall conform to Denver Zoning Code, Article 12, Procedures and Enforcement, as amended from time to time.

## **SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE**

### **6.6.1 Applicability**

All development in this PUD-G 28 shall conform to Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions, additions, and modifications:

### **6.6.2 Rules of Measurement for Height for All Other Zone Districts**

Flexibility for measurement of Height in stories allowed by Denver Zoning Code Section 13.1.3.3.B.5, Parking Structure Stories, shall not apply to this PUD-G 28.

### **6.6.3 Rules of Measurement for Siting Form Standards**

#### **A. Determination of Primary and Side Street Zone Lot Lines**

##### **1. Intent**

To determine Zone Lot Lines that address the site's unique attributes, including prominent commercial frontages on Larimer Street, pedestrian and bicycle-focused frontages along 26th Street and 27th Street, and the transition to more residential character on Lawrence Street.

##### **2. Applicability**

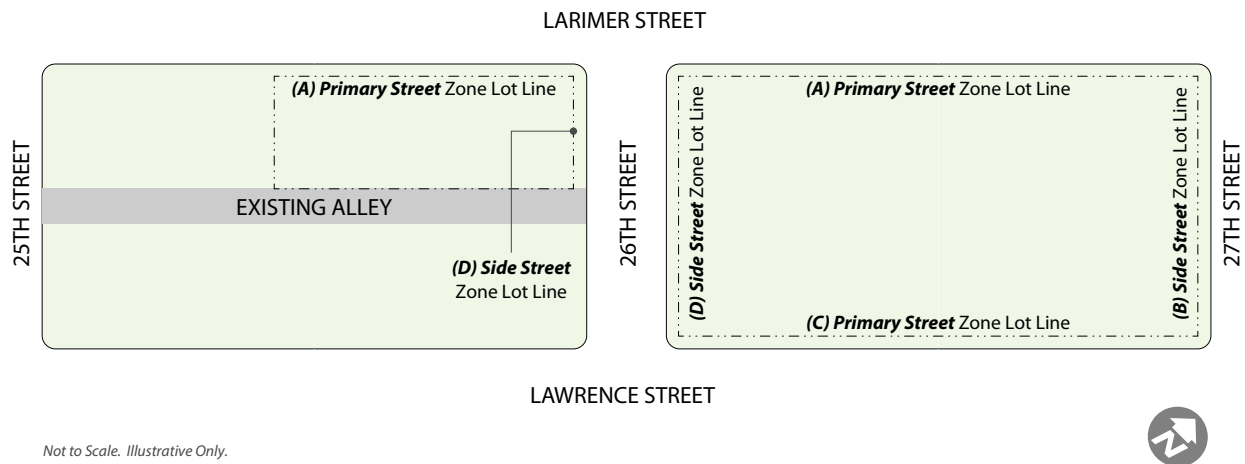
This Section 6.6.3.A applies to all Zone Lots in this PUD-G 28.

##### **3. Standard**

- a. The following Primary Street and Side Street Zone Lot Line determinations shall apply to development within PUD-G 28, and administrative adjustments or variances to such determinations are prohibited:
  - i. The Zone Lot Line abutting Larimer Street is designated as a Primary Street Zone Lot Line [(A) in Figure 6-1]
  - ii. The Zone Lot Line abutting 27th Street is designated as a Side Street Zone Lot Line [(B) in Figure 6-1].
  - iii. The Zone Lot Line abutting Lawrence Street is designated as a Primary Zone Lot Line [(C) in Figure 6-1].
  - iv. The Zone Lot Line abutting 26th Street is designated as a Side Street Zone Lot Line [(D) in Figure 6-1].



Figure 6-1: Primary and Side Street Zone Lot Lines in this PUD-G 28



- b. All other Zone Lot Lines shall be determined per the rules set forth in Denver Zoning Code Section 13.1.5.2, Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line for All Zone Districts EXCEPT CC, MX, MS, C-CCN, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts, and Section 13.1.5.3 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines for all CC, MX, and MS Zone Districts.

## B. Private Open Space

### 1. Intent

- a. To create quality privately owned and maintained open spaces that provide visual interest, activate the pedestrian realm, and are adjacent and connected to surrounding public right of way.
- b. To ensure that open space is publicly accessible, while still allowing for special events and programming.
- c. To utilize open space to provide pedestrian connections through the PUD-G 28 area.

### 2. Applicability

This Section 6.6.3.B applies to Subareas A, B, and C of this PUD-G 28.

### 3. Standards

Private Open Space in this PUD-G 28 shall conform to Denver Zoning Code Section 13.1.6.1.B, Private Open Space, as amended from time to time, with the following exceptions, additions, and modifications:

- a. Private Open Space shall be located on the Zone Lot(s) within the boundaries of Subareas A, B, and C, and calculated as a percentage (%) using the total area of Private Open Space, subject to the below requirements, divided by the total gross square footage of all Zone Lots within the boundaries of Subareas A, B, and C, and multiplied by 100.
- b. The rule of measurement that a Private Open Space shall be fully visible from a Primary Street or Side Street shall not apply.
- c. The rule of measurement requiring at least one Minimum Contiguous Area shall not apply.

- d. Private Open Space shall be connected and contiguous and provide publicly accessible pedestrian connections with a minimum width of twelve feet (12') between 26th Street, Lawrence Street, and Larimer Street.
- e. At least 60% of Private Open Space shall be open to the sky, but canopies, awnings and other unenclosed Structures are allowed within the total area open to the sky. The Private Open Space may include tables, chairs, benches, sculptures, planters, movable kiosks and carts, signage, public art, landscaping, outdoor seating (all-located to retailers or the general public), fountains and water features, plantings, and other similar elements.
- f. The Private Open Space may not be enclosed in its entirety by railings, fences, gates, or walls that do not allow public access during business hours.
- g. Private Open Space may include the operation of any unenclosed primary, accessory or temporary uses permitted by this PUD-G 28.
- h. Private Open Space may include Private Open Space used as a Build-to alternative.
- i. Reasonable and customary rules and regulations for the development, construction, use, occupation, and management of the Private Open Space may be established, posted and enforced by the owner(s) with the intent of managing public health, safety and welfare and shall permit the owner(s) to temporarily close all or a part of the Private Open Space to the public in connection with: initial construction; the right of tenants; occasional private events; safety and security; and maintenance, repair, snow removal and cleaning.

### **C. Incremental Mass Reduction**

#### **1. Intent**

To reduce the perceived mass and scale of buildings, preserve access to daylight, and promote creative building designs.

#### **2. Applicability**

This Section 6.6.3.C applies to all Primary Structures in this PUD-G 28.

#### **3. Standards**

Incremental Mass Reduction in this PUD-G 28 shall conform to Denver Zoning Code Section 13.1.6.1.D, Incremental Mass Reduction, as amended from time to time, with the following exceptions, additions, and modifications:

- a. For each specified range of Stories, Incremental Mass Reduction is calculated using a percentage (%) of the Subarea size, excluding public right-of-way area, multiplied by the number of Stories in the specified range, which yields the minimum "gross area of mass reduction" that must occur within the specified range of Stories.
- b. Incremental mass reduction that occurs as a result of reduced building height areas set forth in Section 4.3.1 of this PUD-G 28 may be included in the calculation of incremental mass reduction.

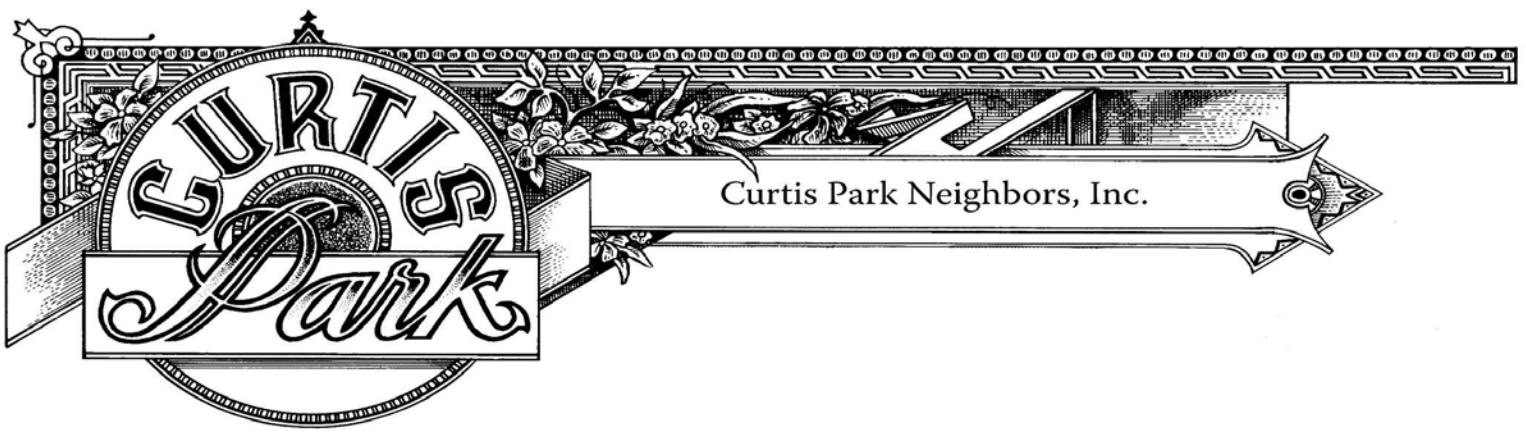
## **CHAPTER 7. RULES OF INTERPRETATION**

Subject to Chapter 7 of this PUD-G 28, whenever a section of the Denver Zoning Code is referred to in this PUD-G 28, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 28, this PUD-G 28 shall control.

## **CHAPTER 8. VESTED RIGHTS**

This PUD-G 28 shall be established in accordance with Denver Zoning Code Section 9.6.1.2.C, Vested Rights, and Section 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 28. The property rights vested through approval of this PUD-G 28 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G 28.

Attachment 3  
RNO & Public Comment



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



Dear Members of the Planning Board and Denver City Council,

The Heart of Five Points Registered Neighborhood Organization is a collective of residents, property owners, business owners, and community members connected and driven to support the life, culture, and business of the Five Points neighborhood. Our organization met virtually with the EDENS team on February 9th to receive an overview of the Five Points Larimer and Lawrence project, and I am providing you this letter of support for the project on behalf of the Heart of Five Points RNO.

We support this project because of everything it gives to our Five Points community. More importantly, we support this project because of its commitment to supporting women and BIPOC owned businesses through its minority business incubator program. Our small business community – most notably black and women-owned businesses in Five Points – are integral pieces of our neighborhood fabric. We need to create and preserve, more spaces for black and woman-owned retailers and entrepreneurs in our neighborhood, and this project brings those important spaces to our community.

EDENS' commitment to diversity, inclusion, and enriching communities can be seen in the incredible progress just across the street from this site today. In fact, almost 50% of their existing retail establishments are BIPOC and women-owned, and some of their success stories can be found in retailers such as Be A Good Person, False Ego, and Museum for Black Girls – all of whom are small, black and/or women-owned businesses growing in Five Points. We need to take every opportunity we can to continue this momentum and provide energy, support, and appreciation for future black entrepreneurs in our neighborhood.

Finally, aside from this project's commitment to women and BIPOC-owned businesses, we support the inclusion of more affordable homes in Five Points to help address involuntary displacement as our community grows. We need more homes at lower AMI levels, so our community's child-care workers, construction workers, teachers, and other lower-income families can have a place to call home. The Five Points Larimer and Lawrence project's affordable housing commitment helps provide more roofs over our heads at a time when we need them the most, and we are encouraged by their dedication to creating inclusive, diverse communities such as this one.

Thank you for supporting this important project in the Five Points neighborhood. We're committed to having more dialogue and partnership with the EDENS team in the future, and we're thankful to have them as part of our community.



The heart of Five Neighborhood Association  
2745 Welton Street  
Denver Co  
80205



3/18/2022

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](http://rinoartdistrict.org)

artwork by @detour303

**From:** [Michelle Lea](#)  
**To:** [Johnson, Kristofer - CPD City Planner Principal](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] Five Points Larimer and Lawrence Letter of Support  
**Date:** Tuesday, April 5, 2022 11:30:52 AM  
**Attachments:** [PastedGraphic-1.tiff](#)

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Dear Mr. Johnson and Mr. Webb –

Please accept this letter in support of the Five Points Larimer and Lawrence rezoning application. As a resident and business owner in the Curtis Park neighborhood, we appreciate and support all the community benefits this project will bring. This includes the project's neighborhood-serving retail, unique urban design elements, and incorporation of a "15-minute neighborhood" – where residents can walk, bike and roll to their everyday needs.

More importantly, the project meets many goals of the Northeast Downtown Neighborhoods Plan and Blueprint Denver. Specifically, the neighborhood plan notes this area "will remain a diverse collection of urban neighborhoods with unique and distinct character", and this project creates an urban, thriving mixed-use neighborhood center supported through the plans. It also incorporates appropriate and thoughtful height transitions to more traditional single-family neighborhoods in the community.

Finally, this project brings much-needed affordable housing opportunities during a time when Denver needs these units the most. It provides affordable units for those making 60% of the area median income, which will bring critically important affordable housing units to the Curtis Park neighborhood.

I hope you will join me in supporting this really important project in our neighborhood. We're very much looking forward to all the positive community benefits the Five Points Larimer and Lawrence project will bring to our community, and thank you for your consideration of this letter in support.

Sincerely,  
Michelle Lea

***President***

[michelle@milehighelectric.com](mailto:michelle@milehighelectric.com)

© - 303.416.6506

(c) - 303.868.9660



*M/WBE Certified*

*SBE Certified*

*DBE Certified*

*EBE Certified*

**From:** [Jevon Taylor](#)  
**To:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**Cc:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Tom Kiler](#)  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support  
**Date:** Monday, April 11, 2022 5:45:13 PM

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Dear Members of the Denver Planning Board and City Council

My name is Jevon Taylor and I'm a Denver Native, graduate of George Washington High School, the owner of [False Ego](#) and most recently, CEO of [Green Spaces](#) - an eco-friendly network of creatives, entrepreneurs, and organizations planted in Five Points.

I'm writing this letter in support of the EDENS rezoning proposal because it will provide important spaces for under represented retailers such as myself. I started working with Tom Kiler and the EDENS team as a retailer almost 2 years ago, and I can personally attest to their commitment to supporting small, BIPOC-owned businesses in the neighborhood. When I had my shop on their properties on Walnut St. they made themselves very accessible to my team and I. Their direct support, and backing was a huge factor to our success as we opened our first retail space in the midst of the COVID pandemic.

EDENS has partnered with my business in more ways than one. Our partnership started with EDENS providing viable retail space for my business next to large, well-established retailers such as Patagonia and Burton, which also enabled me to create valuable relationships, learn the best retail practices, and build more sustainable retail strategies from some of the best doing it. Through all the connections made in the EDENS network, I was able to transform my business from merely apparel, into a platform that not only fosters community but a platform to provide resources to other businesses like myself. Through this partnership, I learned valuable business strategies directly from large, successful national retail chains that are hard to attain anywhere else. This direct support has helped me grow, thrive and succeed as a small, independent, BIPOC, entrepreneur in Denver, and this is just a small example of what we could and should be providing to other small under represented businesses in Denver. Allowing EDENS to provide more spaces dedicated to this exact program/need will innately help, grow, and expand local businesses throughout Five Points and Denver as a whole.

Through this connection, my journey with EDENS has begun a new chapter as I'll head up the new Small Business Incubator Program as part of the new Five Points Larimer and Lawrence project on this proposal. This will give me an opportunity to

provide similar mentorship and leadership to other small, BIPOC-owned businesses in the neighborhood so they too can learn how to grow and develop successful businesses in the most prominent retail district in the city. I'm excited for the opportunity to continue the success of growing, mentoring and helping future business owners in Denver – providing the same support, encouragement and resources that was given to me from the EDENS team and other successful community retail partners.

So I ask you to support this rezoning, not only because of its potential to create a thriving, mixed-use neighborhood hub that meets so many of the neighborhood plan's goals – but also to create and support spaces for minority entrepreneurs such as myself. More importantly, I ask you to support this application as a means to provide an opportunity for small businesses to have a fighting chance in today's ever-competitive retail world. Denver needs more unique and supportive spaces for small minority business owners to not only have the same opportunity as everyone else, but to also go above and beyond and incorporate principles of equity and mentorship creating more talent retention and sustainability with our economic development as a city .

Thank you for your time and consideration of my letter of support for the EDENS project. This project is very important to the current and future community in the Five Points neighborhood, and I urge you to support the rezoning application.

photo



**Jevon Taylor**

CEO/Founder at False Ego

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**M** 7202124972


**W** Falseego.eco



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Loy Merck  
2701-2705 Larimer St  
Denver, CO 80205

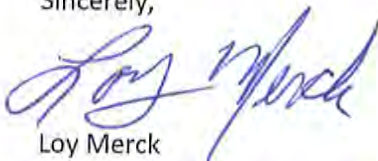
 , 2022

To whom it may concern –

As a property owner immediately across the street from the EDENS property and EDENS/VOA site, I offer this letter in full support of the proposed rezoning. Our RiNo neighborhood continues to see positive, sustainable growth, and I am excited for the future of this site and the all the benefits it will bring to our community. I'm most eager to see this block become redeveloped into a thriving and bustling mixed-use project that provides housing, retail and other amenities that will benefit both the residents and small businesses such as ours along Larimer and the entire corridor.

As our city's small businesses continue to emerge from the struggles of the pandemic, it's important for us to support the development and creation of new opportunities for business owners in our neighborhood. The EDENS/VOA proposal not only provides incredibly important neighborhood-serving retail space, but it also supports small businesses. Growing and fostering small business supports the backbone of our neighborhood, and I urge you to support the rezoning proposal so we can bring new, exciting small business opportunities to our neighborhood.

Sincerely,

  
Loy Merck

## Johnson, Kristofer - CPD City Planner Principal

---

**From:** Sean Campbell <sean@formativco.com>  
**Sent:** Monday, February 28, 2022 12:41 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Cc:** Webb, Andrew - CPD City Planner Senior  
**Subject:** [EXTERNAL] Re: Edens/VOA support  
**Attachments:** EDENSVOA Support Letter jan 2022 smc.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kristofer,

I wanted to share our community at Bag Factory Lofts @ 27th & Blake St. support of Edens effort to transform this underutilized VOA block into a vibrant, mixed-use activity node that provides valuable community amenities to the surrounding the neighborhoods.

We are excited about EDENS/VOA's commitment to small business retailers that creates a unique and thriving business district that complements the fabric our community, as well as the opportunity to provide more housing options for neighbors in our city. Please see the enclosed support letter below.

Thank you,

Sean



Sean M. Campbell  
Founder & CEO  
Denver, Colorado  
(C) 917.880.5444  
(O) 303.539.6960  
[sean@formativco.com](mailto:sean@formativco.com)  
[www.formativco.com](http://www.formativco.com)

On Feb 17, 2022, at 5:12 PM, Johnson, Kristofer - CPD City Planner Principal  
<[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)> wrote:

Good afternoon Mr. Campbell,

I wanted to reach out and notify you that the proposed Official Map Amendment (rezoning) for 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St is now active and posted on the City's website. You may view the application and learn more about the rezoning process

at [www.denvergov.org/proposedrezonings](http://www.denvergov.org/proposedrezonings). If you would like to offer any comments for the public record, you can send them directly to me or at [rezoning@denvergov.org](mailto:rezoning@denvergov.org).

Best regards,

kj

<image002.png>

**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

[311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org/CPD](http://denvergov.org/CPD) | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Sean Campbell <[sean@formativco.com](mailto:sean@formativco.com)>

**Sent:** Thursday, January 27, 2022 12:50 PM

**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>

**Cc:** Webb, Andrew - CPD City Planner Senior <[Andrew.Webb@denvergov.org](mailto:Andrew.Webb@denvergov.org)>

**Subject:** [EXTERNAL] Re: Edens/VOA support

Sounds good. Thank you.

<image003.jpg>

Sean M. Campbell  
Founder & CEO  
Denver, Colorado  
(C) 917.880.5444  
(O) 303.539.6960  
[sean@formativco.com](mailto:sean@formativco.com)  
[www.formativco.com](http://www.formativco.com)

On Jan 27, 2022, at 12:06 PM, Johnson, Kristofer - CPD City Planner Principal  
<[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)> wrote:

Hi Sean,

Thanks for sending this over. FYI, we have received the application from Edens, but it is still being processed and reviewed before we can consider it 'complete' which will initiate the formal rezoning process. As such, we are not able to document any public comment yet. I recommend you hold onto this letter and resend once we have an active rezoning case. We will notify you and others that have reached out to us previously once that occurs.

Many thanks,

kj

<image001.png>

**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

[311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org/CPD](http://denvergov.org/CPD) | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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---

**From:** Sean Campbell <[sean@formativco.com](mailto:sean@formativco.com)>

**Sent:** Thursday, January 27, 2022 11:41 AM

**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>

**Subject:** [EXTERNAL] Edens/VOA support

Kristofer,

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Thank you,

Sean

<image002.jpg>

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(C) 917.880.5444  
(O) 303.539.6960  
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[www.formativco.com](http://www.formativco.com)



January 27<sup>th</sup>, 2022

Kristofer Johnson,

On behalf of the HOA at Bag Factory Lofts, please accept this letter in support of the EDENS/Volunteers of America rezoning proposal. The Bag Factory Lofts is located just two blocks from the proposed rezoning site, and consists of more than 18 residential units in the RiNo neighborhood.

We support the effort to transform this underutilized block into a vibrant, mixed-use activity node that provides valuable community amenities to the surrounding neighborhoods. This includes EDENS/VOA's commitment to small business retailers that creates a unique and thriving business district that complements the fabric of our community, as well as the opportunity to provide more housing options for neighbors in our city.

As long-time residents of RiNo, we appreciate the opportunity to create more mixed-use places that makes our neighborhood more livable by providing all amenities that we need, including more housing, retail and open space amenities that complement the existing fabric of the RiNo neighborhood.

Finally, we especially appreciate EDENS/VOA's commitment to quality urban design standards so that this development can create a unique, one-of-a-kind activity node that varies in height, massing and scale. This particular proposal goes above and beyond by creating heights and step backs that complement the surrounding buildings while providing visual interest and superior urban design components that blend in to the community fabric. We support the proposal to rezone this parcel to a PUD exactly for all of these reasons listed above.

Thank you for your time, and please do not hesitate to reach out if you have any other questions. We're excited to see this area continue to flourish and grow, and offer our support to this rezoning proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Campbell'.

Sean Campbell, HOA President, Bag Factory Lofts

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Keith Pryor <kpryor13@gmail.com>  
**Sent:** Tuesday, March 1, 2022 11:26 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD City Planner Senior  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Planning Board,

I am writing to you today to support the rezoning of the entire city block of 26th-27th from Lawrence to Larimer and a portion of the 2500 block of Larimer.

This rezoning will be to a PUD-G #28.

The applicant has done significant community outreach, it has been above and beyond that of a typical application. The applicant has listened to the community and their concerns and has incorporated that feedback into the proposed PUD.

The applicant could have gone with just rezoning to a 5 and 8 story CMX but that did not capture what the applicant wanted nor the community. The community worked with the applicant and settled on a PUD so there would be greater control and specifics on how the block and a half would be developed and relate to the surrounding neighborhoods.

This project advances the goals set forth in both the Northeast Downtown Neighborhood (NEDN) Plan and Blueprint Denver by focusing our growth along walkable, mixed-use centers while enhancing and supporting the existing retail corridor.

This application advances the goals and recommendations identified in the 2011 Northeast Downtown Neighborhoods (NEDN) Plan and the 2019 Blueprint Denver plan, I am excited for how this proposed project on Larimer and Lawrence will realize important community goals and aspirations for our neighbors and small businesses alike.

The project will include small business incubator opportunities for BIPOC and women owned business entrepreneurs. These are all incredibly important factors that keep our neighborhood vibrant, thriving and inclusive for all our neighborhood residents and business owners.

The proposed development will bring much-needed affordable housing opportunities for residents who may be vulnerable to displacement. Importantly, the project will serve some of the lower area median incomes in Denver (60% AMI), so it can provide crucial housing options for Five Points' child-care workers, construction workers, teachers, and mechanics to name a few.

In conclusion, the Vision Statement for the Northeast Downtown Neighborhood Plan (NEDN) notes this area "will remain a diverse collection of urban neighborhoods with unique and distinct character", and that "future zoning should support varied residential forms...that serve households at different socioeconomic levels." This project exemplifies the NEDN plan's vision for urban, distinct neighborhoods that offer housing opportunities for all Denver neighbors. It also incorporates appropriate and thoughtful height transitions to the more traditional single-family neighborhoods in the community.

I urge you to support this application and vote yes on this proposed rezoning.



Thank you for your consideration  
Keith Pryor  
2418 Champa  
Resident and business owner in Five Points  
303-881-9873

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Alex Pangburn <alex@rinoartdistrict.org>  
**Sent:** Wednesday, March 2, 2022 11:42 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD City Planner Senior  
**Cc:** Tom Kiler  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

To Whom It May Concern:

I am writing you this letter today to express my sincere support for the Five Points Larimer and Lawrence rezoning. In addition to being a local artist, I work with many local artists in my role with the RiNo Art District, and this project will be an incredibly welcome addition to neighborhood artists. I'm very excited for the project's creation of an artist residency exchange program that will help showcase local BIPOC artists both in Denver and around the nation.

In order for local artists to succeed – especially local womxn and BIPOC artists – it's important they have space, resources and a venue to demonstrate their artwork to larger audiences. Our existing monthly [RiNo Mural Program](#) provides opportunities to showcase local artists and artist collectives centered around important topics, such as Indigenous Artists, Artists with Disabilities, Black History Month, PRIDE, and collaboration with local youth groups like Third Way Center. The murals can expand into the new project as well. Also, the addition of this project's artist residency exchange project will provide those critically valuable opportunities for local artists to grow, expand and demonstrate their work to markets all around the nation.

Not only does this project create valuable art space and venues for Denver artists, it also provides a place for them to live. The project's affordable housing component is desperately needed in the RiNo Art District, and this project will serve some of the lower area median incomes at 60% AML, which will also be valuable housing opportunities for some of our local artists in Denver.

I appreciate you taking the time and consideration to support this project like I have. We need more spaces and opportunities in RiNo, Five Points and all of the surrounding neighborhoods for artists to work, live and create – all so our community can continue to be the special, unique and creative neighborhood it is today.

--

Alexandrea Pangburn  
(she/her/hers)

**DIRECTOR OF CURATION**

*RiNo Art District  
Denver, Colorado*



Greetings,

My name is Thomas Evans and I go by the artist name Detour. As an artist in Five Points, I understand the role art has in our communities. My studio is currently located at The Temple at 24<sup>th</sup> and Curtis St, and I have been exhibiting my art on Larimer St since the start of my professional career.

Local artists bring color, soul and creativity to our neighborhoods to make them complete. This is why I'm offering my support of EDENS' and Volunteers of America Colorado's Five Points Larimer & Lawrence project, because like so many other local artists, this project embraces local art and creativity for the benefit of our neighborhoods.

What's most important in this neighborhood is the support, appreciation and dedication to black and other minority artists in the Five Points neighborhood. We are the foundation of what makes this community alive with color and beauty, and it's important for our city to create paths that foster and grow BIPOC artists to preserve the cultural fabric of our neighborhoods. The Five Points Larimer and Lawrence project does just that – it creates space, resources and dedication to keeping our BIPOC artists in the Five Points neighborhood through its artist exchange residency program that I will be involved with. I want to create a hub for not only artists in the neighborhood but also allow artists from other communities, outside of Colorado, to experience the neighborhood through the artist exchange residency program. This is a fundamentally important step forward to foster, support and preserve our local artists of color – something we need more than ever in Five Points and Denver as a whole.

My focus is to create work where art and innovation meet. The Five Points Larimer & Lawrence project exemplifies this same approach, and we need to use more innovation and creativity in our neighborhoods to make them interesting, unique and accepting for all walks of life. I'm very excited for the Five Points Larimer and Lawrence project to come to life, and I hope you will support it too.

Sincerely,

Thomas Evans

A handwritten signature in black ink that reads "Thomas Evans". The signature is written in a cursive, flowing style with a large, stylized 'T' at the beginning.

# INTERNATIONAL MEDIA AND CULTURES (IMAC) /AMERICAN DAIRY & FOOD CONSULTING LABORATORIES, INC. (ADFAC)

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Dear Kristofer,

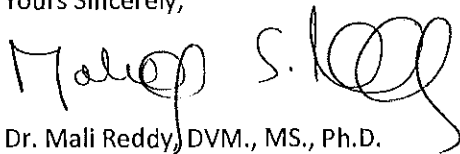
Sir, I am Dr. M.S. Reddy, DVM., MS., Ph.D., President of the International Media And Cultures, Inc. (IMAC); and the American Dairy And Food Consulting Laboratories, Inc., (ADFAC Labs), located in Denver Colorado. We have been in business for 40 years in Denver, supplying and servicing the entire United States, Europe, Canada Etc., with the food bacterial cultures for manufacturing variety of dairy products including Italian, American, and Spanish type cheeses etc. our production facility was located at 2550 Larimer Street. We have operated the business at that location for over 25 years. EDENS' has been at Larimer Street since approximately the year 2018, and they have improved Larimer Street immensely, beyond imagination. With the new renovation, undertaken by EDENS' the entire neighborhood will be transformed into an ultra modern and enjoyable neighborhood, which all citizens will be proud of. I indeed have pleasure in writing the following letter in support of EDENS' and the Volunteers of America Colorado's Five Points Larimer & Lawrence project.

Please accept this as a letter of support for EDENS' and the Volunteers of America Colorado's Five Points Larimer & Lawrence project. This development is long overdue, and I'm excited for all the community benefits it will bring to our community – such as neighborhood serving retail, unique urban design, and pedestrian friendly connections. I'm most excited for an opportunity to create a vibrant, mixed-use neighborhood hub that offers valuable housing and small business opportunities.

Importantly, this project extends the success of our existing vibrant retail node today into an opportunity for Denverites to live within a 15-minute city – where residents can get their day-to-day needs met quickly and conveniently. Moreover, not only does Five Points Larimer & Lawrence meet critical goals set forth in our neighborhood plan, it also helps Volunteers of America Colorado grow and continue to meet the needs of Denver residents who need it the most.

Finally, the EDENS and VOA team have been such incredible community partners through their outreach efforts. Time after time they have held numerous community meetings, tours and conversations with residents and small business owners alike to serve the needs of the neighborhood. I am enthused to say that I have attended their meetings several times , and I am convinced that they will do a wonderful job , which will make all the citizens of Colorado proud . They have deeply integrated themselves into EDENS' mission of "enriching communities", and I am excited to see this project move forward in our own community.

Yours Sincerely,



Dr. Mali Reddy, DVM., MS., Ph.D.  
President IMAC & ADFAC Labs, Inc.  
1280 South Parker Road  
Denver, Colorado 80231  
Email: [drreddy@askimac.com](mailto:drreddy@askimac.com)  
303-944-5215

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Amy Buchmeier <ABuchmeier@integral-online.com>  
**Sent:** Wednesday, March 9, 2022 9:33 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD City Planner Senior  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

To Whom it May Concern,

My name is Amy Buchmeier, and I am the Community Engagement Coordinator here at The Villages at Curtis Park. Our property is a mixed-income housing community in the Five Points neighborhood located from 27<sup>th</sup> and 33<sup>rd</sup> St. between Lawrence and Arapahoe, 34<sup>th</sup> and Blake St. and 24<sup>th</sup> and Glenarm Place. I am writing this letter to express my support of EDENS and the Volunteers of America Colorado's Five Points Larimer and Lawrence project. This project will bring more affordable units to our neighborhood while adding to the existing ecosystem of already affordable housing opportunities nearby. More importantly, this project will bring an incredibly important component to creating healthy and vibrant communities, in other words, more ethnic and economic diversity.

EDENS' commitment to celebrating diversity is what brings me to support this project. Currently, our residents have had to wary about "crossing to the other side of the street" both literally and figuratively because of the unfortunate lack of diversity that exists in pockets of our neighborhood today. The Five Points Larimer and Lawrence project will help shift that dynamic. It creates space and opportunity to create equity through their affordable housing units, BIPOC small-business incubator program, and celebration of Black culture and history through spaces like the Museum for Black Girls. This is very important to me and our residents at The Villages at Curtis Park so that everyone can feel welcome, inclusive, and celebrated.

The Five Points Larimer and Lawrence project will create opportunities for BIPOC entrepreneurs and woman-owned businesses to showcase their crafts. It builds affordable units to serve some of the lower income brackets at 60%, 50% and 40% AMI in our community so our neighborhood can support people and families of all socioeconomic and ethnic backgrounds who want to call Five Points their home. The project will give more to the community and that's valuable to our residents here at The Villages at Curtis Park.

I hope you will join me in supporting this important project, and I look forward to watching our neighborhood grow and thrive with newfound diversity and opportunities.

Thank you,

**Amy Buchmeier | Community Engagement Coordinator**  
**Integral** | Villages at Curtis Park | 2855 Arapahoe Street | Denver, CO 80205  
Phone: 303.298.9400 | Cell: 303.522.8771 | Fax: 303.292.2552  
**ABuchmeier@integral-online.com** | <http://www.villagescurtispark.com>  
**"Realizing the Full Potential of Urban Living"**



## Johnson, Kristofer - CPD City Planner Principal

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**From:** Josiah Gallegos <josiah@npfcolorado.com>  
**Sent:** Wednesday, March 9, 2022 1:46 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD City Planner Senior  
**Cc:** Joel Gallegos; Tom Kiler  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Planning Board & Denver City Council!

My name is Josiah Gallegos at North Point Financial Inc. We own a mortgage brokerage and are located right off of 24th and Broadway (the forefront of RiNo).

This letter is to further support Tom Kiler with Edens and their new project in the neighborhood.

This project provides a valuable addition to our neighborhood, most especially because of its commitment to neighborhood serving retail uses, community open space, and unique urban design. More importantly, this project advances the goals set forth in both the Northeast Downtown Neighborhood (NEDN) Plan and Blueprint Denver by focusing our growth along walkable, mixed-use centers while enhancing and supporting our existing retail corridors.

Additionally, as minorities in the neighborhood we support the project. This neighborhood has a long tradition of black and minority small businesses owners, and it has gone through an incredible amount of change in the last couple of decades. But with change comes opportunity – opportunity to continue the incredible success EDENS has already started by partnering with minority business owners and black entrepreneurs to bring back small businesses that make our neighborhood vibrant, colorful and authentic. We are looking forward to keeping RiNo diversified.

To top it off, this project brings much-needed affordable housing opportunities for residents who may be vulnerable to displacement. Importantly, the project will serve some of the lower area median incomes in Denver (60% AMI), so it can provide crucial housing options for Five Points' child-care workers, construction workers, teachers, and mechanics to name a few. We support this as we can potentially help these potential homebuyers get in.

Please let me or owner Joel Gallegos know if you have any questions. We once again, fully support the project to begin as neighbors in the community.

Joel Gallegos (Owner of North Point Financial Inc)  
720.233.5044 | [joel@npfcolorado.com](mailto:joel@npfcolorado.com)

Good day! 😊

--

Kindest regards,



**Josiah Marqus Gallegos**  
**North Point Financial Inc.**

Mortgage Broker | Real Estate Agent  
Insurance Agent | Notary Public

phone: 720.323.8037

site: npficolorado.com

email: josiah@npficolorado.com



NMLS ID: 1753343 | Agent License Number: 100095980

Fill My Application Out Here: [npfi.my1003app.com/1753343/register](https://npfi.my1003app.com/1753343/register)

## Johnson, Kristofer - CPD City Planner Principal

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**From:** tim choi <timchoimail@gmail.com>  
**Sent:** Thursday, March 10, 2022 3:08 PM  
**To:** Webb, Andrew - CPD City Planner Senior; Johnson, Kristofer - CPD City Planner Principal  
**Cc:** Tom Kiler  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support  
**Attachments:** EdensSupportLetter.pdf

Dear Planning Board,

My family owned Joe's Liquors (2644 Larimer St.), a small business in the Five Points/Curtis Park/RiNo Art District neighborhood for more than 30 years. And as small business owners, who have seen this area grow and evolve over time, I want to extend my support for EDENS and Volunteers of America Colorado's Five Points Larimer and Lawrence project. This project will continue to breathe life into our small business community, and I encourage you to support the application.

I'm excited for this project because it brings many more opportunities to minority-owned businesses such as ours. This neighborhood has a long tradition of small businesses that make up the soul and character of the neighborhood. The development project is an opportunity to continue this tradition of embracing the importance of small businesses, and I am proud of EDENS' efforts to become an integral part of the neighborhood that helps other entrepreneurs learn, grow and succeed.

Our family business is fortunate for the success we've seen over the last several decades. But it's ultimately hard work and determination that makes a small business successful in today's increasingly competitive retail world. EDENS and Volunteers of America Colorado's project helps other minority-owned businesses thrive and succeed through their commitment to a small business incubator program. Their philosophy is reflective of all the small business and retail growth strategies identified in our 2011 Northeast Downtown Neighborhoods Plan. We need more of these programs to support our small business community in Denver, and I hope you will support the Five Points Larimer and Lawrence project as much as I do.

--

Sincerely,

Tim Choi  
[Timchoimail@gmail.com](mailto:Timchoimail@gmail.com)  
303-895-8774

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Rob Gray <rob@irlart.com>  
**Sent:** Friday, March 11, 2022 9:06 AM  
**To:** Webb, Andrew - CPD City Planner Senior; Johnson, Kristofer - CPD City Planner Principal  
**Cc:** Tom Kiler  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

Dear Members of the Planning Board

My name is Robert Gray, and I'm a Black entrepreneur in the Five Points neighborhood. My goal is to make art more accessible to the masses. My mission is to engage, educate and inspire. I'm passionate about diversity, equity, and inclusion. I'm excited about this project and what it brings to our neighborhood. I have learned a lot about the Five Points Larimer and Lawrence project through the incredible partnership and dialogue with the EDENS team.

As an entrepreneur, I support concepts that can bring resources, opportunities, and knowledge-sharing to the 5 points neighborhood. Starting a small business means working hard and putting in the effort to be successful. This project will provide opportunities for me and other minority-owned businesses an opportunity to continue to chase our dreams. The incubator programs such as those that will be offered by the Five Points Larimer and Lawrence project will provide an opportunity for businesses to be a part of our growing neighborhood.

Edens is also a tremendous supporter of diverse artists in the neighborhood, and that will continue through programs, like the artist residency exchange program. Eden's has provided me an opportunity to teach creatives about NFTs, the Metaverse, and other creative ideas. I look forward to continuing to build community alongside Edens.

Our city needs to be doing everything it can to support small, independent minority business owners – especially as we begin to recover from the pandemic and emerge stronger than before. Please support this important project not only for my future business aspirations but for all the other small minority-business owners in Denver.

Robert Gray  
2601 Walnut St unit 230, Denver, CO 80205

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Maples, Jason <Jason.Maples@Lockton.com>  
**Sent:** Monday, March 14, 2022 7:39 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Cc:** Nathan Batchelder; Tom Kiler; jodimaples@gmail.com; Maples, Jason  
**Subject:** [EXTERNAL] Five Points Larimer and Lawrence Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Denver Planning Board Members,

As residents in the Curtis Park Neighborhood, I am writing this letter in support of the Five Points Larimer and Lawrence project. This project creates important community benefits for our neighborhood, such as incorporating neighborhood-serving retail, community open space, and enhanced multi-modal connections so people can walk, bike or roll a short distance for every-day needs. Above all else, this project achieves significant neighborhood plan goals by creating a unique, distinct urban neighborhood through small-business retail strategies to meet the needs of our growing population.

But what's most exciting about this project is that it is not just another standard, 5 story development "box" project you see all too often in Denver these days. This project is unique because it incorporates various heights, step backs and superior urban design elements to fold in nicely with the context of the surrounding neighborhood. It achieves the vision set forth in Blueprint Denver, which calls for buildings up to 8 stories along Larimer Street, while also respecting the recommendations in the 2011 Northeast Downtown Neighborhoods Plan by incorporating 3 and 5 story step backs facing Lawrence Street. The variability of heights in this building is what makes the project very unique and valuable to creating a sense of place in our neighborhood, and the variety is what helps makes the project interesting, funky, and unique – a perfect representation of the surrounding RiNo neighborhood.

We're also very excited for the project's ability to incorporate unique open space through the use of paseos, alleys, and other community-gathering spaces for the public to enjoy. We need much more greenery and nature along this corridor, and EDENS' proposal to incorporate nature into their urban design and feel of the building is incredibly important to many residents and businesses in this area.

To conclude, we're very excited for this project to become a reality, and it goes above and beyond many other standard development projects in our city. The project's thoughtful and considerate use of urban design, human-scaled architecture, affordable housing components, and creative space for artists and local retailers is what makes this project stand out above the rest, and I hope you will join us in supporting this incredibly important project for our community. Please don't hesitate to reach out if you would like to discuss further.

Cheers,

Jason & Jodi Maples  
2890 Curtis Street & 2609 Curtis Street

**Jason Maples, CLU, ChFC, CFP®**

Executive Vice President, Executive Benefits  
Lockton Companies  
Lockton Investment Securities, LLC  
Lockton Investment Advisors, LLC

Office 303.414.6101

Mobile 303.519.3163

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March 14, 2022

To: The Members of the Denver Planning Board and Denver City Council

Subject: Larimer and Lawrence PUD-G #28 Letter of Support

We wish to express our support for the redevelopment of the Volunteers of America Property. We have been business owners and property owners in the neighborhood since 1999. We were also founding members of the RiNo Arts District. We have watched many changes occur over the past 24 years and have been staunch supporters of the evolution of our community.

We believe that the revitalization and redevelopment of this block will provide a valuable addition to our neighborhood, especially because of its commitment to retail uses, community open space, and unique urban design. As employers we are grateful for Eden's commitment to more affordable housing that will allow our employees to work, live and play in this vibrant area of the City. In addition we are very supportive of the services that the Volunteers of America has provided to those in need in our neighborhood, and are appreciative of Eden's efforts to remain committed to this vital non-profit organization.

The team at Edens paid particular attention to the Northeast Downtown Neighborhood Plan (NEDN) and worked to ensure this development was doing all that it could to meet the needs of many different communities. This project exemplifies the NEDN plan's vision for urban, distinct neighborhoods that offer housing opportunities for all Denver neighbors. It also incorporates appropriate and thoughtful height transitions to more traditional single-family neighborhoods in the community.

As the owners of two local retail businesses and the landlords to both retail and food and beverage establishments, we welcome the additional retail to the neighborhood and an enhanced-pedestrian realm that supports small business owners and community members alike.

And finally, we want to acknowledge the project's artist exchange program, which will showcase local BIPOC artists both here and nationwide. Art is what makes RiNo so special and we are grateful that Edens will continue to build upon a legacy that began over 20 years ago.

Sincerely,



John Beldock  
Octane Alley  
Erico Motorsports  
[john@ericomotorsports.com](mailto:john@ericomotorsports.com)



Tai Beldock  
Octane Alley  
Embassy London USA  
[tai.b@embassylondon.com](mailto:tai.b@embassylondon.com)

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Justin Anthony <justin@artworkarchive.com>  
**Sent:** Monday, March 14, 2022 10:44 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

Dear Planning Board –

My name is Justin Anthony, and I'm a neighbor and adjacent business owner to the EDENS Five Points Larimer and Lawrence project in RiNo. I hope you will support this project because it is a valuable addition to our neighborhood, specifically because of its commitment to neighborhood-serving retail uses, community open space, and unique urban design. More importantly, this project advances the goals set forth in both the Northeast Downtown Neighborhood (NEDN) Plan and Blueprint Denver by focusing our growth along walkable, mixed-use centers while enhancing and supporting our existing retail corridors.

What is most exciting about this project is it extends the success of our existing vibrant retail node today into an opportunity for Denverites to live within a 15-minute city - where residents can get their day-to-day needs met all within quick and convenient neighborhood access. The project provides a crucially important affordable housing component, while also creating small business incubator opportunities for BIPOC and women-owned business entrepreneurs. These are all incredibly important factors that keep our neighborhood vibrant, thriving and inclusive for all our neighborhood residents and business owners. Combined with the project's artist exchange program, which will showcase local BIPOC artists both here and nationwide, this project is a fundamentally important step forward to foster, support and preserve our local businesses and artists of color – something we need more than ever in Five Points and Denver as a whole.

Thank you for your consideration of this letter of support. I am incredibly excited for this project and all the benefits it will bring to our community, and I hope you will join me in supporting this important step forward in our community.

Justin Anthony

Owner of Matchbox and American Bonded

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Stuart Zall <SZall@zallcompany.com>  
**Sent:** Monday, March 14, 2022 7:36 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Cc:** Morgan Parker; tkiler@edens.com  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

Dear Members of the Denver Planning Board:

Please accept this letter in support of the Five Points Larimer and Lawrence project. As a business owner in the RiNo neighborhood, I'm excited for the potential to create a vibrant, mixed-use center that leverages the success of our eclectic retail shops with a walkable, urban community.

RiNo is a neighborhood that celebrates our unique and distinct urban character. Our neighborhood's small area plan takes great strides to ensure this area remains an eclectic mix of housing, retail and urban setting for all our residents and businesses to enjoy. In fact, on page 10 of the Northeast Downtown Neighborhood Plan the vision statement notes the *"Northeast Downtown area will remain a diverse collection of urban neighborhoods with unique and distinct character."* This project furthers that vision in our neighborhood plan for all of us in RiNo by creating a distinct urban node at this location that brings diversity and character to our already thriving neighborhood.

But more than just creating a unique urban center, this project also brings important built-environment amenities that benefit residents and businesses alike. Our same neighborhood plan mentioned earlier also focuses on supporting existing retail corridors, enhancing multi-modal connectivity, increasing open-space access, and filling gaps in neighborhood services. The Five Points Larimer and Lawrence project checks all of these boxes identified in the Northeast Downtown Neighborhoods Plan, and exceeds the vision even further by providing upper story setbacks and unique urban design elements to provide a gentle transition to adjacent single family neighborhoods.

By further activating the street with more shops and housing it will help enhance the existing neighborhood feel and provide the goods and services that are missing in Five Points.

I hope you will join me in supporting the Five Points Larimer and Lawrence project. It furthers our city's vision for providing a comprehensive, urban neighborhood fabric where residents can walk, bike or roll within an easy distance to neighborhood amenities. It creates a unique, eclectic urban hub that celebrates everything there is to love about RiNo today and I am excited to see it move forward.

Best,

**Stuart Zall**

**The Zall Company**

2946 Larimer Street

Denver, CO 80205

[www.zallcompany.com](http://www.zallcompany.com)

303.804.5656 X 110 (O) | 303.888.9040 (C)

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March 15, 2022

***Re: EDENS/ Volunteers of America Rezoning and Development Proposal***

To Whom it May Concern,

I write this letter in support of EDENS' rezoning and development proposal for our neighborhood. As a local, minority-owned business that supports people of color, I have seen our community grow and evolve into a thriving neighborhood center. I strongly support EDENS' vision for this site, which incorporates women and BIPOC owned businesses, the work of local artists, and much-needed affordable housing to our community. More importantly, EDENS' support and partnership with the Volunteers of America demonstrates their commitment to Denver as a whole – not just real estate projects.

As immediate neighbors to EDENS' existing retail properties and the development site, we have seen EDENS' work in our neighborhood over the last several years, and it shows that they are good partners, and they're committed to social and cultural initiatives that lift our community. This is demonstrated through their everyday efforts to learn, listen, and talk to neighbors and business owners about our needs and vision for the area. This is further demonstrated by their efforts to inform the community through town hall events about their vision for this rezoning and development proposal. At these town halls, EDENS courteously answered questions, addressed the neighborhoods' concerns regarding this proposal, and even offered some striking visual renderings of the proposed development. The architectural design of this proposal is also stunning. As immediate neighbors to this proposed development, we appreciate that the classic architectural style of the Volunteers of America will remain. In addition, the proposed courtyard/plaza will provide another place for our neighbors to relax during their lunch breaks and for tourists to admire the colorful murals that our neighborhood is becoming famous for. Not only does this proposed development add more flare to our neighborhood, but it also remains consistent with the spirit of our neighborhood.

Through their work engaging with the community, EDENS' proposal reflects many of the community's desires for this site, including neighborhood-serving retail with off-street subgrade parking, unique urban design that celebrates our neighborhood's eclectic and diverse environment, and incredibly important affordable housing options for residents in Curtis Park. All of these components help our neighborhood thrive and grow, while also embracing and preserving our important cultural diversity.

I sincerely appreciate EDENS' efforts to work with their neighbors and the surrounding community to create something special for our neighborhood. I fully support the vision and need for this project, and I encourage you to support their rezoning application. Please do not hesitate to reach out to me if you have any other questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'SR' or 'SRR', enclosed in a thin black rectangular border.

Siddhartha Rathod

A handwritten signature in black ink, appearing to be 'Qusair M', enclosed in a thin black rectangular border.

Qusair Mohamedbhai

A handwritten signature in black ink, appearing to be 'Crist Whitney', enclosed in a thin black rectangular border.

Crist Whitney

Rathod | Mohamedbhai LLC  
2701 Lawrence Street, Suite 100  
Denver, Colorado 80205

March 17, 2022

To: Planning Board, Denver City Council  
From: John Hayden  
Re: Letter of Support for Larimer / Lawrence PUD-G #28

I am writing today to offer **my strong support for the re-zoning to a PUD of the properties at 26th and Larimer / Lawrence** that will come before Planning board for consideration on April 20, 2022.

My reasons for support are; **the consistency of the proposal with the Blue Print Denver Plan** for growth in the city of Denver, **the mixed-use and mixed-income nature of the project** and the project design that **integrates into the existing neighborhood and addresses community concerns about traffic, diversity, parking and sustainability.**

Blue Print Denver calls for denser mixed-use development along transportation and commercial corridors in order to bring services and badly needed housing to all parts of the city of Denver. Along this section of the Larimer corridor Blue Print Denver calls for up to 8 stories. This development tops out at 7 stories. Over the past few years Larimer street between 25th and 28th has become a node of community businesses. Bringing more housing and neighborhood servicing businesses to this area, situated between the pedestrian corridor of 27th Street and the neighborhood bikeway along 26th Street, will promote a more walkable, healthy, sustainable community.

Denver desperately needs housing, especially denser mixed-income housing in walkable neighborhoods. Our world is facing a climate crisis and the use of automobiles to get people from single use, income segregated residential districts to work, school, and services is exacerbating that crisis. This development is a model of sustainable development. With robust pedestrian oriented commercial on the first level and multiple levels of mixed-income housing above, the people who live in and around this block will benefit from a more walkable, diverse community where they can easily access what they need on foot and by bicycle. It's exactly the direction more of Denver should be headed.

My years of working on the Mayors Bicycle and Pedestrian Advisory committees and on Blue Print Denver give me an appreciation for Denvers need for the kind of development proposed here. Many neighbors have expressed concern about parking, traffic, building height and displacement threats from large residential project like this. In response, Eden has addressed these concerns. They have provided ample under ground parking in the building for both the residents and businesses planned for the block. They have worked on a parking plan for the neighborhood that envisions using under utilized parking facilities like the Coors Field parking lot to provide more neighborhood parking. They have worked on traffic plans to divert traffic away from the neighborhood streets. They have designed a building that steps up gradually from the adjacent neighborhood and they have provided more income restricted units and made minority owned businesses a cornerstone of the development plan.

For all these reasons I urge your support of this PUD proposal.

Sincerely,

John Hayden  
2418 Champa Street, Denver CO. 80205,  
303-297-3994, haydenpryor@msn.com



## Johnson, Kristofer - CPD City Planner Principal

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**From:** Marian Pulford <[marian@rinoartdistrict.org](mailto:marian@rinoartdistrict.org)>  
**Sent:** Thursday, March 17, 2022 11:15 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Subject:** [EXTERNAL] Fwd: Letter of support for EDENS' Five Points Larimer and Lawrence rezoning project

----- Forwarded message -----

From: **Marian Pulford** <[marian@rinoartdistrict.org](mailto:marian@rinoartdistrict.org)>  
Date: Thu, Mar 17, 2022 at 11:12 AM  
Subject: Letter of support for EDENS' Five Points Larimer and Lawrence rezoning project  
To: <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>, <[Andrew.Webb@denvergov.org](mailto:Andrew.Webb@denvergov.org)>  
Cc: Austin Pulford <[austin.pulford@davispartnership.com](mailto:austin.pulford@davispartnership.com)>

To Whom it May Concern,

I hope you will accept this letter in support of the Five Points Larimer and Lawrence project. As a resident of Curtis Park, I am excited to have a project such as this come to our neighborhood. We live in Curtis Park and both work in RiNo, and believe this project would be an incredible addition to our community.

I support EDENS' vision for creating a sustainable, vibrant community where residents such as myself can easily access day-to-day conveniences within a convenient "15-minute neighborhood". I also deeply appreciate EDENS' commitment to incorporating local art work and spaces for local artists to grow and showcase their talent. Our neighborhood is special because of its support and commitment to creating unique spaces for artists, and the Five Points Larimer and Lawrence project exemplifies the importance of art and expression for our local artist community.

In addition to these important community benefits, the Five Points Larimer and Lawrence project meets many of the goals set forth in our small neighborhood plans for RiNo and Curtis Park. Some of the guiding principles of the Northeast Downtown Neighborhoods Plan of 2011 call for enhancing and supporting existing retail corridors, creating appropriate transitions between neighborhoods, and providing housing options at different socioeconomic levels. Moreover, I fully support the project's use of different heights along Larimer and Lawrence street, so as to create a unique and vibrant mixed-use hub that complements the existing retail center in RiNo while providing context-sensitive heights and neighborhood serving retail on Lawrence Street. I am encouraged by EDENS and their vision to further these important plan principles, and they have been incredibly supportive community partners in our neighborhood.

I am thrilled for this project to be a part of our neighborhood, and I encourage you to support the Five Points Larimer and Lawrence rezoning application.

Thank you for your time,

Marian and Austin Pulford

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**Marian R. Pulford**  
Development Director



**RiNo Art District**  
(c) 303.437.1415  
[RiNo ArtPark](#)

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**Marian R. Pulford**  
Development Director



**RiNo Art District**  
(c) 303.437.1415  
[RiNo ArtPark](#)



Studio 2b  
2527 Larimer St  
Denver, Co  
80205

**March 18, 2022**

To whom this may concern,

Our names are Allen and Samantha Bales, and we own and operate Studio 2B – an *interior design studio* and *modern furniture showroom* located directly across the street from the proposed Five Points Larimer and Lawrence project. We are writing this letter to offer our unwavering support for this project as both residents and business owners who have a vested interest in the thriving arts community here in Rino. We wholly support and appreciate creative approaches such as this proposed project does. It is an “all-inclusive” approach to design and the neighborhood environment, and which is thoughtfully captured within EDENS and the Volunteers of America Colorado’s Five Points Larimer and Lawrence project.

As members and property owners of the RiNo neighborhood for the last 17 years, we’ve experienced so many positive changes and development throughout our creative community. It’s become an energetic, eclectic, urban neighborhood that really stands apart from any other areas of Denver, mainly due its funky and quirky environment, and unique artistic undertones that you cannot experience anywhere else. We’ve also become substantially more pedestrian friendly in our neighborhood due to the elimination of one-way streets, large wide welcoming sidewalks, and safer cross-walks. These improvements have vastly helped to shift the dynamic and movement of people as they are able to walk short distances to get where they need to go - and much more safely than before. The patron’s of Rino have come to love and appreciate our neighborhood’s diversity and mix of restaurants and small scale creative retail with a genuine mom and pop feel, while also incorporating a balance of residential townhomes and apartments in an urban setting that makes this place so special. The Five Points Larimer and Lawrence project blends seamlessly into what Rino has become and it

carries through this evolution with a vision that contributes immensely to the balance of what has already been created here.

After 12 years in our current location, in which we own, we have always hoped for the day that we would see the old decrepit, abandoned buildings across the street (between 25th & 26th st) and adjoining vacant property find new life. In it's current state of disrepair, the property is an eye-sore to all, that to a large extent, attracts illicit behaviors and vandalism. It's time for a new and welcoming change! Eden's vision for the proposed project fulfills everything that this neighborhood needs with it's commitment to local, small-scale retailers and improving the built environment for residents and businesses alike.

Finally, the Eden's proposed project has exceeded all of the neighborhoods expectations. They have been inclusive of all, open and welcoming to new ideas, and completely transparent in meeting the the needs of our neighbors, and our business. They also recently included us in an open invitation to attended one of their virtual community meetings, given last month. Their team was able to answer all our questions, and openly share their vision. Afterward, in speaking to many of the local merchants and residents whom we've come to know through the years, all expressed gratitude, and were excited and appreciative of Eden's commitments to include two levels of underground parking for both residents and business alike. The proposed plan is also consistent with, and meets or exceeds many of the elements of our local small neighborhood plan, including the Northeast Downtown Neighborhood Plan (NEDN) - not only with their commitment to creating and fostering more small-scale retail opportunities, but also because of Eden's desire and commitment to incorporate variable structure heights, set-backs, while also including uniquely different urban design elements that will respect the transition and forward movement of our unique neighborhood, while at the same time, also being respectful, and sensitive of the nearby surrounding homes and neighborhoods.

Speaking as neighbors directly across the street, this project will be a welcome addition to our neighborhood, and we wholeheartedly support the Five Points Larimer and Lawrence proposal. We are immensely excited to see this vision move forward and come to fruition!

Respectfully yours,

Allen & Samantha Bales / Studio 2b

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Ariana Ferwerda <ariana@halfdays.com>  
**Sent:** Friday, March 18, 2022 4:23 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Members of Planning Board and Denver City Council –

My name is [Ariana Ferwerda](#), co-founder and CEO of [Halfdays](#) - a Denver-based ski wear brand made by and for women!

I'm a huge proponent of the EDENS Five Points Larimer and Lawrence project for a multitude of reasons. As a fast-growing digitally native business, our first brick & mortar location was with EDENS in RiNo and we plan to keep our HQ office and flagship retail store in the RiNo neighborhood!

We support the EDENS Five Points Larimer and Lawrence project because of its commitment to creating opportunities and space for women-led retailers and small businesses.

Denver's RiNo neighborhood consists of many smaller, independent businesses and retailers that make the area unique and eclectic. This is what makes this neighborhood special, and it's what makes businesses such as ours successful.

The Five Points Larimer and Lawrence project embraces small, women-led businesses to create unique retail destinations. EDENS exemplifies this approach by creating incubator space, retail pop-up events, and other innovative concepts that give small businesses such as ours opportunities to become successful over time.

I encourage you to support the Five Points Larimer and Lawrence rezoning application. Our small business community – most especially those led by women – appreciate every opportunity to be a part of Denver's economic growth, and we're excited for this project to come to fruition!

Best,

Ariana Ferwerda  
(3101 W. 18th Ave. Denver, CO 80204)

**ARIANA FERWERDA**  
Co-founder & CEO, [Halfdays](#)

social: [@arianaferwerda](#)  
in the press: [Vogue](#), [Forbes](#), [WSJ](#)

Sent via [Superhuman](#)

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Eliane Mathieu <elianemathieu@marinelayer.com>  
**Sent:** Friday, March 18, 2022 1:12 PM  
**To:** Webb, Andrew - CPD CE2159 City Planner Principal; Johnson, Kristofer - CPD City Planner Principal  
**Cc:** tkiler@edens.com  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

To Whom it May Concern –

I am writing this letter to support the Five Points Larimer and Lawrence project. As a small business manager in the RiNo neighborhood (2700 Larimer St.), I support opportunities to bring more neighborhood-serving retail, housing, and spaces for women/BIPOC entrepreneurs. What I enjoy most about working in RiNo is the eclectic, unique and funky atmosphere that places an important focus on art, inclusive communities, and spaces for everyone.

The Five Points Larimer and Lawrence project shares the same focus on local artists and community space, which is really important to the overall success of RiNo businesses these days. It creates a small business incubator space that helps keep our neighborhood unique and exciting, but it also provides important opportunities for women and entrepreneurs of color to become successful over time and learn important business strategies to keep them thriving in our neighborhood. As a woman who works in the local retail industry myself, this is really important to me and other woman-led businesses in Denver so we can share the same opportunities for success as others.

Thank you for considering my letter of support for the Five Points Larimer and Lawrence project. I hope you will support this project as much as I do.

Eliane Mathieu  
Denver | Store Manager  
720.708.4911  
[Marine Layer](#)



2700 Larimer St.  
Denver, CO 80205

Gerald Horner & Robert Price  
2523 California Street  
Denver, CO 80205  
303-653-5664

March 17, 2022  
Denver Planning Board  
Subject: Larimer and Lawrence PUD-G#28 Letter of Support

Dear Planning Board:

We wholeheartedly submit this Letter for Support for the Planned Unit Development G#28 as set forth by EDENS and Volunteers of America. As residents of Five Points, we frequent projects developed by EDENS and have found them thoughtful and authentic to the neighborhood.

The proposed project continues that philosophy of thoughtful development meant to enhance the community and is in line with goals set forth in the Northeast Downtown Neighborhood Plan and Blueprint Denver calling for dense, walkable, mixed-use in our retail corridors.

Further Edens has listened extensively to the neighborhoods that border this project and has been responsive in adjusting the plan to reflect the greater communities' input.

We particularly appreciate the focus on affordable housing and small business development with a focus on BIPOC and women-owned businesses.

We are also deeply interested in reducing reliance on a car to access our daily needs. This project is a significant step toward that goal.

On top of all this, EDENS has submitted a design for the project that is creative and exciting. We're also encouraged that the developer has chosen the PUD process to ensure that promises made will be fulfilled.

Thank you,

Gerald Horner & Robert Price



**To:** The Honorable Members of the Denver Planning Board and City Council

**From:** Brian & Michele Trybus, owners of the commercial property 2516 - 2520 Larimer

**Subject:** Letter of support for "Larimer and Lawrence PUD-G #28"

As long-time commercial property owners & original stake holders with the RiNo neighborhood organization, we are extremely excited to see the project planned for the EDENS properties in Five Points / RiNo on Larimer & Lawrence.

Over the years we have seen good & bad development. In this case, EDENS is *NOT* proposing filling entire city blocks with huge ugly "shoe boxes". Instead, the design is a creative use of vertical & horizontal space that will be a *GREAT* development any city would love to claim. This is exactly what the rapidly growing city of Denver needs! Such a vibrant, inclusive, community oriented project will be absolutely wonderful for our neighborhood.

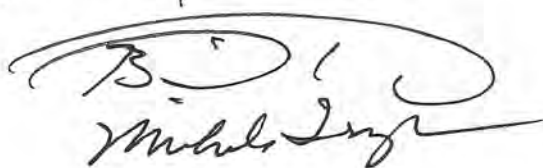
Our property shares that alley intended for activation; hence, we thoroughly investigated how EDENS will apply that concept. In our opinion, the developer is being beyond thoughtful & the idea is simply brilliant. This will convert what was recently considered one of Denver's most dangerous alleys (according to the DPD) & create a safe haven of activity. We look forward to taking advantage of the added benefits & security an activated alley provides.

We attended several public meetings to evaluate EDENS' concept for the neighborhood. They took the time to explain the vision & how it will create opportunities in the local community for everyone; including artists and small business owners. They further described the objectives for mobility, safety and inclusiveness... all excellent objectives. Our favorite part is the "walk-ability" of the entire development where landscaping / greenery & design aesthetics will hint toward a feeling of walking through a "Small European Town"... that entire block will be such a huge WOW for our city!

The single most important aspect of the development is the immediate improvement in safety it will provide for our neighborhood. By creating a comfortable "destination environment" with a little something of interest for everyone, our neighborhood will finally be fully activated as a "community". We've been in the area long enough to see how growth has turned the vacant & underutilized properties around us into magnets for crime & vandalism. Replacing that one negative aspect of the neighborhood with a vibrant community will; of course, improve safety for everyone... neighbors, visitors from other Denver neighborhoods & guests from out-of-town / state. We really look forward to it.

The final thing we wanted to mention is how important it is for the city & neighborhood to take this next step. In addition to safety, this development will create a genuine community, stabilize an important part of town & generate substantial tax revenue for our growing city. All good for Denver & our neighborhood!

BRIAN & MICHELE

The block contains two handwritten signatures. The first signature is a stylized, cursive 'B' followed by a large, sweeping flourish. The second signature is a cursive 'M' followed by a large, sweeping flourish. Both signatures are written in dark ink.

Stephen Bennett  
676 29<sup>th</sup> Street  
Denver, CO 80205

Re: Larimer & Lawrence PUD-G #28 Letter of Support

Dear Kristofer & Andrew:

I'm writing today as a resident of Curtis Park to express my support for the EDENS/VOA project and share my thoughts on why I think this will be a valuable addition to Five Points.

First off, I know there has been a very small contingent of locals that have expressed concerns about increased traffic in the neighborhood and potential parking issues however I feel those concerns are unwarranted. I am very optimistic about EDENS' community outreach regarding the Rockies' parking lot west of Blake St that sits vacant for something like 353 days out of the year.

While I agree that RINO patrons circling Lawrence & Arapahoe Streets looking for on street parking is an issue for Curtis Park residents I feel that this is going to resolve itself in the summertime once the Upper Larimer CAP goes into effect. And while meters could cause the problem to get worse in the short term I am personally not concerned about longer term because the neighborhood will advocate with DOTI for increased parking restrictions, like permitting residents only, on the streets closest to Larimer from 25<sup>th</sup> & 30<sup>th</sup>.

I have seen EDENS' plans for the VOA project and it appears to me that they will provide ample underground parking for residents and retail. That parking structure combined with a campaign to educate the RINO bar/restaurant/retail patrons about the availability of very proximate, and cheap, parking off 26<sup>nd</sup> & Blake should alleviate most parking issues in Curtis Park.

Traffic: what I am most excited about the project are the types of retail proposed in the PUD. Specifically, a small grocery store and perhaps a pet & hardware stores. Assuming that a neighborhood grocery store does come to RINO I think it could cut significantly down on car trips. Currently my household must drive everywhere for groceries (Safeway, Trader Joes, Whole Foods and Sprouts) and that's the case for all of my neighbors. The thought of being able to walk or bike a mere 7 blocks for groceries is very appealing. I realize that the footprint of the retail space would preclude a chain of that size but even a small grocer like Marcyzks (Uptown) or Locavore (Highlands) would be a massive value add for Five Points. We are in a food desert and even though Natural Grocer's is relatively close we rarely go there because it requires traveling on 38<sup>th</sup> or crossing the railroad tracks on foot or bike.

I am very impressed with the way EDENS has engaged the Curtis Park neighborhood the last couple of years and has incorporated most, if not all, of the changes to the design that the CPN sought to make the project more pedestrian friendly and visually appealing.

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Stevenson <farnse4@gmail.com>  
**Sent:** Tuesday, March 22, 2022 12:22 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Cc:** Zender, Jessica M. - CC WW1111 Contingent Worker; District 9; Wedgeworth, Ashlee - CC YA2245 City Council Aide  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

Hello,

My name is Stevenson and I have lived in Five Points since I relocated to Denver in 2009. I moved into my loft at Silver State Lofts (corner of Broadway/Walnut) in 2013. I serve as the Treasurer of the HOA and the Treasurer of the Broadway Viaduct Maintenance District.

During my time in the neighborhood, I have seen a series of changes, some for the good and some for the bad - due to my personal history within this unique part of Denver - I am writing in enthusiastic support of the rezoning project between Edens and the Volunteers of America Colorado, this is a wonderful opportunity for our neighborhood.

While I was skeptical of Edens when they started acquiring property, I have only been impressed with their commitment to the community. They have consistently gone out of their way to address needs of our neighborhood and sought community input in their plans - all of which is demonstrated in their proposal. The collaboration between Edens and VOA is accretive to each of their respective missions - community building & providing help to those who need it most. The path to realizing a better tomorrow for this stretch of Larimer and its reverberations throughout the neighborhood is moving this project forward.

Thank you for allowing me this opportunity to provide my support of an exciting District 9 project.

Best,  
Stevenson Farnsworth, CPA

Silver State Lofts HOA - Treasurer  
Broadway Viaduct Maintenance District - Treasurer

2441 N Broadway #209  
Denver, CO 80205

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Julia Seder <juliamseder@gmail.com>  
**Sent:** Wednesday, March 23, 2022 4:25 PM  
**To:** Webb, Andrew - CPD CE2159 City Planner Principal; Johnson, Kristofer - CPD City Planner Principal  
**Subject:** [EXTERNAL] Five Points Larimer and Lawrence Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern,

I am writing in support of the Edens project in the Five Points Larimer and Lawrence area. As a resident of Curtis Park, this project is a positive addition to our neighborhood, especially with the commitment to neighborhood serving retail spaces, community green space and an eclectic design. This also aligns with the greater goals set forth in both the Northeast Downtown Neighborhood Plan and Blueprint Denver but expanding walkable, mixed-use centers. This area is very much in need of these neighborhood serving spaces as more and more residents are living there to enjoy Downtown Denver. As a resident, I appreciate the thought that Edens put into this project and their consideration of various aspects and points of view in the planning.

I am available to answer any questions or provide further feedback, if needed.

Thank you for your time and consideration in reviewing this letter.

Julia Seder  
3051 Stout Street  
571-581-5159  
[juliamseder@gmail.com](mailto:juliamseder@gmail.com)

**March 23, 2022**  
**Denver Planning Board and Denver City Council**  
**Denver, CO 80202**  
**RE: Larimer and Lawrence PUD-G #28 Letter of Support**

We, the members of the Chroma Homeowners Association Board, would like to express our full support of the application and proposal of Five Points Larimer and Lawrence for their planned redevelopment of properties along the 2500 and 2600 blocks of Larimer and Lawrence Street. Rather than watch properties sit vacant, slowly decline to various (unsafe) states of disrepair and attract unwanted vandalism to the neighborhood; we support moving forward with the plan to continue redeveloping the above blocks of the RiNo neighborhood.

The design of the plan takes into consideration the character of the neighborhood, providing unique urban architecture, while allowing RiNo to continue standing out as not another run of the mill development. As such, we support benefits of the development including, but not necessarily limited to:

- 1) Creating a safer environment for not only residents of the area, but all business and their patrons
- 2) Creating a safer, more predictable environment for pedestrians, bicyclists and vehicles.
- 3) Improving the mixed-use design of the neighborhood where residents can access businesses necessary for everyday living
- 4) Supporting and encouraging current and future small business growth
- 5) Providing units necessary to address the need for affordable housing in the city center

Thank you for the opportunity to express our support of the Five Points Larimer and Lawrence Plan, and we look forward to seeing the exciting changes come to fruition in the coming months and years.

Sincerely,



Joe Wolters  
President  
Chroma HOA



Bill Mushkin  
Vice President  
Chroma HOA



Erik Montes  
Secretary  
Chroma HOA

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Diana Merkel <diana@ps.design>  
**Sent:** Thursday, March 24, 2022 1:01 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Cc:** Tom Kiler  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

This letter is submitted in support of Eden's redevelopment of 2600 and 2700 Larimer St and Lawrence St, and 2550 Lawrence St. As the chair of the RiNo BID board, I have had access to learn about this project on many occasions, and I feel that it will be a welcome addition to our District and very much in line with our Art District mission: RiNo champions local artists, creatives, and businesses to support a vibrant, engaged, and inclusive Art District.

The proposed vibrant, mixed-use community will offer valuable housing and small business development – it also helps our ever-expanding non-profit community grow and evolve through dynamic and creative partnerships. I appreciate that it supports the Volunteers of America in such an impactful way.

I'm excited about the prospects of providing crucially important affordable housing component, while also creating small business incubator opportunities for BIPOC and women-owned business entrepreneurs. These are all incredibly important factors that keep our neighborhood vibrant, thriving and inclusive for all our residents, visitors and business owners.

As an artist and active participant in the neighborhood, I have seen first-hand the huge impact that Tom Kiler and Edens has had in RiNo. Tom has advocated for creating thoughtful, interesting, pedestrian focused areas that encourages visitors, all with safety in mind. This is the type of growth that RiNo needs.

Thank you, please don't hesitate to reach out with questions.

--

**Diana Merkel**  
2921 Walnut Street  
Denver, CO 80205  
[ps.design](mailto:diana@ps.design)  
ph 303.875.0401

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Darrell Watson <darrellbwatson@gmail.com>  
**Sent:** Friday, March 25, 2022 8:25 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Cc:** tkiler@edens.com  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Kristofer Johnson & Andrew Webb,  
Thank you for your service to the City and County of Denver as members of Community Planning and Development. Thank you specifically for your leadership and support of Blueprint Denver and Denver Comprehensive Plan 2040.

My name is Darrell Watson. I am the current chair of the Housing Stability Strategic Advisor board. Our board had a leadership role in co-creating the 5-year strategic plan with the Department of Housing Stability. I am the former co-chair of the Game Plan for a Healthy City. I was honored to co-create with the community a 20-year plan for Denver Parks and Recreation that strategically supports an increase in community health.

I am excited to join other community leaders **in support** of EDENS & Volunteers of America Colorado's planned unit development (PUD-G #28).

My reasons are as follows:

1. The project aligns with the goals in Blueprint Denver and Denver Comprehensive Plan 2040. It exceeds some of Blueprint Denver's economic development goals – specifically creating spaces for locally-owned businesses in areas that may be vulnerable to displacement.
2. This project aligns with HOST's 5-year strategic plan. It provides affordable housing opportunities for residents who may be vulnerable to displacement. Housing developed at 60% AMI allows our community teachers, firefighters, nurses, construction workers, and residents that work in our service industry the opportunity to live where they work, in Denver.
3. The project strategically targets BIPOC artists and businesses in an effort to reduce displacement and increase economic success of these entrepreneurs in Five Points.

EDENS & VOA have demonstrated their interest in a constructive two-way conversation by attending community meetings to discuss the PUD. They have received the support from the primary RNO's in Five Points directly impacted by this PUD.

Thank you, CPD for providing a fair and equitable process that all Denver neighbors can rely on as we collaborate on imagining and building a city for all.

Thank you for supporting PUD-G #28.

Darrell B. Watson  
25-year Whittier Resident  
30-year District 9 Resident  
Denver Affordable Housing and Parks Leader & Advocate



## Johnson, Kristofer - CPD City Planner Principal

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**From:** Matthew Miller <matthewemiller1@gmail.com>  
**Sent:** Friday, March 25, 2022 10:29 AM  
**To:** Webb, Andrew - CPD CE2159 City Planner Principal; Johnson, Kristofer - CPD City Planner Principal  
**Cc:** Tom Kiler  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support  
**Attachments:** M. Miller Letter of Support for Larimer and Lawrence PUD-G #28.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Webb, Mr. Johnson, and Whomever Else It May Concern:

Please see the attached letter, communicating my enthusiastic support for the project proposed for the properties at 26th St and Larimer St / Lawrence St. Do not hesitate to contact me if you have any questions. I plan on additionally voicing my support at the Planning Board meeting on April 20, as well as the City Council meeting at which this project is later taken up.

I also want to thank Mr. Kiler, on behalf of EDENS, for their amazing outreach to, and engagement with, the local community as they listened and collaborated to make this proposal as inclusive and multi-beneficial as possible.

PLEASE APPROVE THIS PROJECT AND SEIZE THIS INCREDIBLE OPPORTUNITY TO BUILD MORE AFFORDABLE HOUSING, INVEST IN SUSTAINABLE ECONOMIC DEVELOPMENT, AND HELP OUR NEIGHBORHOOD GROW AND FLOURISH!

Thank you very much for your time, consideration, and service.

Respectfully,

Matthew Miller  
2528 California St  
Denver, CO 80205

March 25, 2022

To: Denver Planning Board, Denver City Council  
From: Matthew Miller, Five Points homeowner, shopper, diner  
**Re: Support for PUD-G #28, Larimer & Lawrence (EDENS & VOA)**

I write to you today to voice my enthusiastic support for the project proposed for the properties at 26th St and Larimer St / Lawrence St, including any necessary re-zoning to a PUD. I request that the Planning Board approves this proposal when it comes before you for consideration on April 20, and that the City Council subsequently approves it at a later date.

As a homeowner and consumer a short walk away from this area, I frequent this block with my fiancée every week because we wish to spend our money supporting local businesses and their employees. We also walk our dog through the area nearly daily, appreciating both the character that the neighborhood already has—while also hoping that certain, currently neglected blocks' potential to flourish will be realized. We volunteer and invest in this community, where we've chosen to lay down our roots. We want to see deliberate and equitable plans that will allow our neighbors and our neighborhood thrive into the future. I am extremely confident that this proposal is exactly the kind of proposal we need.

I support this balanced, well thought-out proposal for several reasons. First, I want to underscore how well and how much EDENS engaged with us in the community to make this project collaborative and the best it can be. They reached out to us in order to introduce the idea, to solicit feedback from us neighbors on multiple occasions and in multiple ways (I both attended a Zoom meeting and corresponded with EDENS via email), to listen with genuine interest in making the project will serve an array of interests, and to incorporate that feedback dynamically in their planning. I commend and thank EDENS for hitting a home run on the process aspect of this.

As to substance, this proposal is a great example of what's envisioned in local growth and development plans (including Denver's Blue Print Plan and Northeast Downtown Neighborhood's Plan, which I have reviewed), as well as just common sense and what I hear local neighbors and patrons wanting. I was thrilled that local small business owners, including women and people of color


in particular, were centered and lifted up in EDENS's vision. The mixed-use, mixed-income identity of this project is laudable and important: it's that inclusive, balanced approach that will achieve equitable, sustained prosperity here locally into the future. Moreover, residential neighbors (existing and potential future) were kept in mind in regards to traffic flow and parking, and again on the mixed-income guarantee. The project does a terrific job of integrating into existing neighborhood architecture and design. Any questions I had were answered to my full satisfaction. I also think that this project will be very aesthetically pleasing. Last but not least, the outdoor green space is critical to enhancing the physical, mental, and social health of folks of all ages.

There is simply no reason I can think of not to approve this development. Much of the block in question, plus the corner below 26th on Larimer that is included too, is not being utilized to its full potential. Most of it just sitting as an empty lot that attracts nothing but litter. Defunct storefronts are empty and decaying. At a time when Denver is in dire need of more affordable housing, there is no excuse to pass up on this opportunity to build some in a mixed-income, thriving way in a central neighborhood accessible to public transportation. All the more so when the incoming residents will, with this project, have mixed commercial stores right there—without needing to drive (bad for the pocketbook, not to mention the lungs and the climate)—to help meet household and personal needs.

I could go on, but I think you get the picture. Literally every one of the more than a dozen neighbors I have talked to about this, plus another dozen or so friends who visit that same neighborhood to enjoy the dining and retail, all are thrilled with this proposal and are hoping it's approved.

Please serve the interests of our community, seize this opportunity for our future, and approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Miller', written over a horizontal line.

Matthew Miller  
2528 California St  
Denver, CO 80205  
matthewemiller1@gmail.com

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Rachel Horrigan <rachelhorrigan@gmail.com>  
**Sent:** Sunday, March 27, 2022 8:06 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Subject:** [EXTERNAL] Five Points Larimer and Lawrence Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Kristofer & Andrew,

I hope this message finds you well!

My name is Rachel Horrigan and I am a resident of Curtis Park at 24th and Champa. I am writing this email to you both in support of the Five Points Larimer and Lawrence project Eden is working on.

I am a Denver native and have enjoyed watching the city grow and develop. Most especially it has been cool to see the Five Points area expand and become such a desired neighborhood to live in.

There are many reasons why I am in support of this project, however here are the main ones of importance to me:

This project extends the success of our existing vibrant retail node today into an opportunity for Denverites to live within a 15-minute city - where residents can get their day-to-day needs met all within quick and convenient neighborhood access. If this project is successful it will help reduce the frequency many in the area will need to use their cars to travel to purchase items for their daily needs. Personally, going to the grocery stores and running errands is one of the only times I use my car, so if this project is successful I will no longer have a frequent need for my car.

This project brings much-needed affordable housing opportunities for residents who may be vulnerable to displacement. Importantly, the project will serve some of the lower area median incomes in Denver (60% AMI), so it can provide crucial housing options for Five Points' child-care workers, construction workers, teachers, and mechanics to name a few. Affordable housing continues to be a challenge in the Denver area so any opportunity to create more affordable options is easy for me to support.

The Eden's team has done a really great job of connecting with the neighborhood and understanding what is important to people. I trust that they have the best interests of our community as a top priority. I think their idea will create a great use of the space rather than another three story tall apartment complex with zero character.

Please feel free to reach out to me if you have any other questions or would like to discuss why I support this project. I can be reached through email herein or by phone at 720-309-5406.

Thank you,  
Rachel Horrigan

March 29, 2022

To: Five Points Larimer and Lawrence Project Leaders  
Attn: Kristofer Johnson  
Andrew Webb

From: Alexis K. Healy, CPA  
Five Points/Curtis Park Resident (Owner)  
2525 Arapahoe Street, #103  
Denver, CO 80205

To whom it may concern:

I am writing this letter to support EDENS and the development project in Five Points. The Larimer and Lawrence project would be an ultimate “win” for Five Points/Curtis Park. I live, work, and play in downtown Denver. I rarely use my car. I walk to work, yoga, CrossFit, and Safeway. I love the vibrancy of Larimer Street.

This project provides a valuable addition to my neighborhood, most especially because of its commitment to neighborhood serving retail uses, community open space, and unique urban design. More importantly, this project advances the goals set forth in both the Northeast Downtown Neighborhood (NEDN) Plan and Blueprint Denver by focusing our growth along walkable, mixed-use centers while enhancing and supporting our existing retail corridors.

This is a perfect opportunity to not only create a vibrant, mixed-use community offering valuable housing and small business development – it also helps our ever-expanding non-profit community grow and evolve through dynamic and creative partnerships.

The project provides a crucially important affordable housing component, while also creating small business incubator opportunities for BIPOC and women-owned business entrepreneurs. These are all incredibly important factors that keep our neighborhood vibrant, thriving and inclusive for all our neighborhood residents and business owners.

Not only does this project meets critical goals set forth in our neighborhood plan, but it also helps Volunteers of American of Colorado grow and continue to meet the needs of those Denver residents who need it the most.

What is most exciting about this project is it extends the success of our existing vibrant retail node today into an opportunity for Denverites to live within a 15-minute city - where residents can get their day-to-day needs met all within quick and convenient neighborhood access.

This rezoning application advances many important goals and recommendations identified in the 2011 Northeast Downtown Neighborhoods (NEDN) Plan and the 2019 Blueprint Denver, and I am most excited for how the Five Points Larimer and Lawrence project will realize important community achievements for our neighbors and small businesses alike.

The Vision Statement for the Northeast Downtown Neighborhood Plan (NEDN) notes this area “will remain a diverse collection of urban neighborhoods with unique and distinct character”, and that “future zoning should support varied residential forms...that serve households at different socioeconomic levels.” This project exemplifies the NEDN plan’s vision for urban, distinct neighborhoods

that offer housing opportunities for all Denver neighbors. It also incorporates appropriate and thoughtful height transitions to more traditional single-family neighborhoods in the community.

The project aligns with many goals set forth in Denver Blueprint, most especially as it relates to the future place height guidance for both Community Corridors and Residential High-medium. It also exceeds numerous Blueprint Denver economic development goals – especially by creating spaces for locally-owned business in areas that may be vulnerable to displacement

The project creates new retail opportunities while supporting existing small business retailers. In fact, our NEDN plan calls for “Additional retail strategies (to) meet the needs of the growing population. Retail strategies should aim at reinforcing the distinctive character of each and serve complementary retail market niches.” The Five Points Larimer and Lawrence project goes above and beyond in meeting this strategy through its focus on providing neighborhood-serving retail, BIPOC and women-owned business incubator opportunities, an extension of the current retail-node in RiNo, and an enhanced-pedestrian realm to supports our neighborhood’s small business owners and community members alike.

This neighborhood has a long tradition of black and minority small businesses owners, and it has gone through an incredible amount of change of the last couple of decades. But with change comes opportunity – opportunity to continue the incredible success EDENS has already started by partnering with minority business owners and black entrepreneurs to bring back small businesses that make our neighborhood vibrant, colorful and authentic.

There are numerous BIPOC owned businesses that are thriving and succeeding in Five Points today, such as the Museum for Black Girls, Be A Good Person, and False Ego. Not only has EDENS partnered and supported these important black-owned small businesses, but they have seen these businesses grow and succeed in a community that prides themselves on being an economic backbone for small, BIPOC and women-owned businesses in Denver.

Combined with the project’s artist exchange program, which will showcase local BIPOC artists both here and nationwide, this project is a fundamentally important step forward to foster, support and preserve our local businesses and artists of color – something we need more than ever in Five Points and Denver as a whole.

This project brings much-needed affordable housing opportunities for residents who may be vulnerable to displacement. Importantly, the project will serve some of the lower area median incomes in Denver (60% AMI), so it can provide crucial housing options for Five Points’ child-care workers, construction workers, teachers, and mechanics to name a few.

Sincerely,

Alexis Healy

March 29, 2022

**Re: Letter of Support for Larimer and Lawrence PUD-G #28; Edens; Rezoning**

*Members of the Planning Board and Elected Officers,*

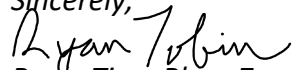
*My name is Ryan Tobin and I am a longstanding member of the community and reside at 2515 Lawrence Street. I have been involved with numerous community open houses and have had direct conversation with the team at Edens so that I am familiar with the plans on the 2500 and 2600 blocks of Lawrence and Larimer. The project will share the alleyway with our single family residence and ADU and in our opinion has included a very thoughtful approach to both the community impact and outcomes.*

*The area proposed for redevelopment has had longstanding challenges with vacancy, obsolete structures and underutilized space. These characteristics have presented numerous safety issues and are limiting factors that preclude our family from enjoying the surrounding block due to safety concerns. In general the existing sites have fallen into disrepair and are in dire need for new investment to help ensure we have appropriate sidewalks, activation of street fronts, lighting and overall activity which are all consistent with the plans we have seen from Edens. I think the opportunity is amazing and will provide much needed services for our neighborhood.*

*More importantly, Edens has taken on a bigger role in the community than would otherwise be expected and Edens has focused on delivering positive outcomes by adding a mix of uses to ensure equitable outcomes are provided. This includes the creation of additional affordable housing, supporting local activities and small businesses and their ongoing commitment to support VOA onsite.*

*We support the rezoning on this effort and believe their request will provide a diversity of uses and building typology that are consistent with the overall neighborhood fabric and will ensure the vibrancy and mix of uses will be achieved.*

*Sincerely,*



*Ryan, Tina, Rhys, Zayne, Ryder, Hudson  
2515/2517 Lawrence Street*



## Johnson, Kristofer - CPD City Planner Principal

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**From:** Charlie Billingsley <info@themuseumforblackgirls.com>  
**Sent:** Wednesday, March 30, 2022 6:21 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; tkiler@edens.com  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

To Whom it May Concern,

My name is Charlie Billingsley, and I created the Museum for Black Girls to celebrate the journeys, stories and beauty of Black women. I support the EDENS' Five Points Larimer and Lawrence project because it shares the same vision of celebrating Black girl magic that I do. Growing up in Denver and graduating as an East High School Angel, I understand the need and importance of creating spaces where people of color have opportunities to be successful and showcase their entrepreneurial talents. Our city needs more spaces for women and BIPOC businesses, and I can vouch first-hand as woman of color who was embraced and lifted up by EDENS' philosophy of enriching communities such as ours. In fact, 50% of EDENS' RiNo small businesses, retailers and artists are BIPOC and women-owned, and this is something we need more of in Denver to keep our neighborhoods culturally rich and vibrant.

We need more spaces for Black girls and women to feel appreciated, celebrated, and honored just for being themselves. The Five Points Larimer and Lawrence project creates just those kind of spaces Black girls need. This includes EDENS' commitment to supporting artists such as myself through their local artist exchange program, where local Black artists have the opportunity to be exposed to other national markets across the nation – something that is so critical to the overall success and vitality of local artists here in Denver. It creates unique, funky and eclectic places where people of all colors are encouraged to come together as one community. In the Museum for Black Girls, everyone's welcome to share in our experience of Black girl beauty, and I'm positive this will be the same approach for everyone else within Five Points Larimer and Lawrence – a community that is accepting, open, and celebrating of everyone's culture and background.

Please support creating more creative spaces for Black artists and business owners in Five Points. This is an incredibly important opportunity in front of us to create even more open and welcoming spaces that celebrate people of all colors, and I ask that you to support this application.

Thanks!

Charlie

**JON W. DWIGHT**  
**2525 CURTIS STREET**  
**DENVER, CO 80205**

April 1, 2022

Planning Board  
City Council  
City and County of Denver

Re: Larimer and Lawrence PUD-G #28 Letter of Support

Dear City and County of Denver City Council and Planning Board Members:

I live at 2525 Curtis Street in Curtis Park directly adjacent to the proposed Eden's development in Rino. I am writing to you in full support of the project and I am very excited to see a project of this caliber coming to the neighborhood. We have seen an incredible transformation of the Rino neighborhood which many forget was a dilapidated industrial area not that long ago. I have been amazed to watch the change while maintaining the character that the Rino Arts District and many others have established over the past 10 years.


My wife and I walk into Rino several times a week to eat at the restaurants, grab a drink or just explore the art and retail in the area. We appreciate the diversity of the Rino neighborhood ranging from the people to the businesses to the street art. It is exciting just to walk into Rino and I feel the Eden's project will only continue this culture.

It has been a pleasure to watch Eden's plan and design a such a thoughtful project that I believe answers many of the questions that have been raised about the project. Retail needs retail to survive and be vibrant. The Eden's plan brings that true live, work and play environment that makes Rino what it is today. Rino is the retail and entertainment core for all the surrounding neighborhoods all the way to Colorado Blvd to the east, E. Colfax to the south, the central business district to the west and Globeville and Elyria Swansea to the north.

Most importantly, the project follows the goals of both the Northeast Downtown Neighborhood Plan and Blueprint Denver. In addition, it helps Volunteers of American of Colorado grow and continue to meet the needs of those Denver residents who need it the most. It also provides much needed affordable housing at 60% AMI instead of the 80% AMI we have seen in the area.

I strongly encourage you to vote in favor of the Eden's PUD. It is only going to make the neighborhood a better place for all.

Best regards,

A handwritten signature in black ink, appearing to read "Jon DW", with a long, sweeping horizontal line extending to the right.

Jon W. Dwight

## Johnson, Kristofer - CPD City Planner Principal

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**From:** McBroom, Leon <Leon.McBroom@am.jll.com>  
**Sent:** Thursday, March 31, 2022 10:01 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Cc:** Tom Kiler  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kristopher & Andrew,

I'm emailing the two of you in support of Eden's proposed project at 27<sup>th</sup> and Larimer. I've been a homeowner in RiNo since 2012. I've seen the neighborhood evolve first hand and these proposed projects provide a sense of place and continue to give the neighborhood identity.

The fabric and community identity of RiNo is very important to me. I've studied the Eden's plans in detail and I've also studied the Vision Statement for the Northeast Downtown Neighborhood Plan (NEDN) in detail. The Eden's project fits right into the mission for the neighborhood to "remain a diverse collection of urban neighborhoods with unique and distinct character." The rezone that Eden's is proposing allows for much needed housing opportunities for all Denver residents. Further, Eden's is willing to provide much needed affordable housing by factoring 60% AMI residential units, of which the neighborhood is desperately in need of.

the years I always wanted to create more walkability to facilitate daily needs and services. As the neighborhood grows we need thoughtful retail concepts that fit the daily needs and services of the neighborhood and the surrounding neighborhoods (Cole and 5 Points). Eden's has a very well curated retail concept that would provide retailers that will provide essential daily needs and services. Their grocery store and hardware store concepts greatly excite me and are options that all homeowners and business owners in the neighborhood will benefit from for years to come.

Lastly, Eden's is already a valued member of our neighborhood and continues to provide retail concepts that fit flawlessly into the RiNo ecosystem. This isn't just some developer trying to jam a square peg into a round hole. This is a member of our community that wants to continue its involvement and continue to make it better.

I'm in full support of Edens and this project.

Please feel free to reach out to me if you would like to discuss in more detail.

Best,

Leon McBroom  
3400 Larimer St, Unit #107

**Leon McBroom**  
Senior Managing Director  
Denver Office Co-Head  
JLL Capital Markets  
1225 17th Street, Suite 1900  
Denver, CO 80202  
T +1 303 515 8008  
M +1 303 717 9902  
[Leon.McBroom@am.jll.com](mailto:Leon.McBroom@am.jll.com)

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April 2, 2022

Dear Kristofer Johnson and Andrew Webb,

I am writing to you both to share the Montessori Academy of Colorado's whole hearted support for the Edens Larimer and Lawrence project in Curtis Park. The Academy has been in Curtis Park since 2007 and I have been the head of the school since 2009. There have been such positive changes to the Rino Curtis Park neighborhood during my 13 year tenure and many of these wonderful changes are due to the investment of the Edens team. My students use the neighborhood as a classroom and we have partnered with companies that the Edens group have brought to the neighborhood and made introductions to our students.

I am thrilled to see the designs for Larimer and Lawrence street. The Edens group will bring the Curtis Park Rino community closer with their thoughtful plans and I look forward to the impact it will have on our school, neighborhood and city.

On behalf of the Trustees, Parents and Faculty of the Montessori Academy of Colorado

Nancy James  
Head of School  
2500 Curtis street  
Denver, Co 80205  
303.623.2609  
Nancy@tmaoc.com



## Johnson, Kristofer - CPD City Planner Principal

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**From:** Chris Riedl <chris@communityfirstcommercial.com>  
**Sent:** Monday, April 4, 2022 4:52 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; Webb, Andrew - CPD CE2159 City Planner Principal  
**Cc:** Jennifer Riedl  
**Subject:** [EXTERNAL] Larimer and Lawrence PUD-G #28 Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kristofer & Andrew,

I write this letter in support of EDENS' rezoning and development proposal for our neighborhood. As a long-time local resident and active community member, my wife and I have seen our area grow and evolve into a thriving community corridor. We strongly support EDENS' vision for this site, which incorporates a diverse mix of businesses, neighborhood-serving retail within walking distance with off-street subgrade parking, and much-needed open space and nature. More importantly, EDENS' support and partnership with the Volunteers of America will benefit our City greatly.

We have seen EDENS' work in our neighborhood over the last several years, and it shows that they are good partners and involved in the community. All of these components help our neighborhood thrive and grow, with quality urban design.

We sincerely appreciate EDENS' efforts to work with their neighbors and the surrounding community to create something special for our neighborhood. We fully support the vision and need for this project, and encourage you to support their rezoning application. Please do not hesitate to reach out to me if you have any other questions.

For the Record, our current address is:

2880 Curtis St  
Denver, CO 80205

Previously we lived at 2560 Blake St, one block from the VOA site and the homeless activity, drug use and feces in that alley and around the sidewalks was unbearable for our daughter. We spent 5 years there and moved to Curtis Park where we have been for 3 years and love it.

Chris Riedl  
Broker | Owner | Construction Manager  
Community First Commercial Real Estate

Tenant Representation | Corporate Services  
[Chris@CFFirstCRE.com](mailto:Chris@CFFirstCRE.com) | 917.261.1730  
[www.CommunityFirstCommercial.com](http://www.CommunityFirstCommercial.com)

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"Never, never, never give up"  
-Winston Churchill

<http://www.linkedin.com/pub/chris-riedl/5/b5/b3>

<http://www.communityfirstcommercial.com/>

# Planning Board Comments



Submission date: 6 April 2022, 1:05PM

Receipt number: 176

Related form version: 2

## Your information

Name ameen

Address or neighborhood

ZIP code

Email codingwithameen@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning 2534-2623 Larimer st, 2609, 2635, 2641 Lawrence St

Case number 2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

the city, state and nation are all facing housing crises fueled by lack of supply. we need to build more housing of any kind if we want younger people to become home owners. we need to build more dense housing if we mean to tackle climate change and reduce our greenhouse emissions. studies show denser neighborhoods are healthier and happier neighborhoods. people want density. studies show that surging housing costs are the number one driver in increase cost of living in denver for people across ALL income levels. homeowners and renters are both suffering from this. if we want this city to be affordable to the cops, nurses, teachers, garbage people and service industry personnel that make this city run, then we have to start building more housing. otherwise who will buy your artificially inflated single family home?

If you have an additional document or image that you would like to [HigherDensity\\_MythFact.ashx\\_.pdf](#) add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 5 April 2022, 6:00PM  
Receipt number: 170  
Related form version: 2

## Your information

Name	Jacob Dickinson
Address or neighborhood	2429 Lawrence St.
ZIP code	80205
Email	dickinsonj@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer St
Case number	2021-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I strongly support this rezoning to help increase density. Increasing density in this highly desirable neighborhood will have many positive effects on the city and neighborhood. Most importantly, changing zoning to increase density is the best way to counter high home prices. I am a Denver native, and have lived in this neighborhood for 5 years.**

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.

# Planning Board Comments



Submission date: 6 April 2022, 11:56AM  
Receipt number: 175  
Related form version: 2

## Your information

Name	Jon Montague
Address or neighborhood	CBD
ZIP code	80202
Email	jonmontague@comcast.net

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer St, 2635,2641 Lawrence ST
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**There is no reason an area so close to downtown should be limited to 3 stories, especially when we are fighting so hard for affordable housing in Denver. Land is expensive, we need to grow UP as well as out.**

**I live 5 blocks from this address and would love to see a seven story multi use structure out my window.**

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.



April 2, 2022

Dear Kristofer Johnson and Andrew Webb,

I am writing to you both to share the Montessori Academy of Colorado's whole hearted support for the Edens Larimer and Lawrence project in Curtis Park. The Academy has been in Curtis Park since 2007 and I have been the head of the school since 2009. There have been such positive changes to the Rino Curtis Park neighborhood during my 13 year tenure and many of these wonderful changes are due to the investment of the Edens team. My students use the neighborhood as a classroom and we have partnered with companies that the Edens group have brought to the neighborhood and made introductions to our students.

I am thrilled to see the designs for Larimer and Lawrence street. The Edens group will bring the Curtis Park Rino community closer with their thoughtful plans and I look forward to the impact it will have on our school, neighborhood and city.

On behalf of the Trustees, Parents and Faculty of the Montessori Academy of Colorado

Nancy James  
Head of School  
2500 Curtis street  
Denver, Co 80205  
303.623.2609  
Nancy@tmaoc.com



# Planning Board Comments



Submission date: 6 April 2022, 8:55AM  
Receipt number: 172  
Related form version: 2

## Your information

Name	Ryan Servas
Address or neighborhood	2935 N Marion Street
ZIP code	80205
Email	Rgservas@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	Larimer Street/ Lawrence Street
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**This neighborhood is a beautiful area that gets better every day. The height of residential buildings should be increased to further accelerate the improvements being made to the area through increased capital, space and people. The suburban sprawl in Denver has to stop and this is the only logical solution.**

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.

# Planning Board Comments



Submission date: 6 April 2022, 8:57AM

Receipt number: 173

Related form version: 2

## Your information

Name William m silvia

Address or neighborhood 2207 N Emerson St

ZIP code 80205-5126

Email wmsilvia@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning

Case number 2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I am writing in support of the proposed 7-Story structure, and in support of upcoming generally.**

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.

# Planning Board Comments



Submission date: 5 April 2022, 9:13PM  
Receipt number: 171  
Related form version: 2

## Your information

Name	Max stackhouse
Address or neighborhood	1446 Gilpin St
ZIP code	80218
Email	Maxstackhouse@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	Larimer and Lawrence addresses
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Im In strong support of adjusting the zoning regulations for this project in RiNo. This is a growing part of the city and is in high demand for more homes.**

**I do have concerns about reduction in green spaces in these areas and want to make sure that we still have some public parks and spaces.**

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.

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Rezoning - CPD  
**Sent:** Thursday, April 7, 2022 7:56 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Subject:** FW: [EXTERNAL] 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St Comments

Hi Kristofer,

I think this one is for you!

Libbie

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**From:** Mitch Vogel <mitchellv6293@gmail.com>  
**Sent:** Wednesday, April 6, 2022 11:45 PM  
**To:** Rezoning - CPD <Rezoning@denvergov.org>  
**Subject:** [EXTERNAL] 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St Comments

Hello,

As a neighbor and property owner of a home near the proposed location of the rezoning case 2021I-00175, I want to add a note of support. Affordable housing requires lots of new housing, and the area in question is already developing with high density. This is a good thing for public transit and walkability, and will allow further improvement of the thriving Rino area.

Sincerely,

Mitch Vogel  
3447 Lawrence St

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors for more than 15 years. As a board member, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,000 vulnerable Coloradans each year.

Our growth in serving the needs of thousands of individuals each year has brought us to a point where we need to expand and grow into a facility that can accommodate increased operations with a larger footprint. In partnership with EDENS, VOAC has an incredible opportunity before us to expand our operations to a larger, more accommodating operations facility offsite, while keeping our administrative headquarters in this neighborhood as part of the Five Points Larimer and Lawrence project.

This partnership benefits both the Five Points community and those we serve every day. It allows for a mixed-use neighborhood hub with affordable homes serving those making no more than 60% area median income. It creates a small business incubator program that provides opportunities for women/BIPOC-owned businesses and local artists, so they can continue to thrive and succeed in the Five Points neighborhood. And importantly, this project allows the VOAC operations to grow and expand responsibly so we can meet the growing needs of our services across the metro area – all while preserving our important administrative and headquarters building in the same neighborhood we have called home for more than 20 years.

**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

Rick Bruno



Board Member  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors for 25 years. As both a board member, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

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**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

Carol James



Board Member  
Volunteers of America Colorado

To Whom it May Concern –

As a business owner directly across the street from the Five Points Larimer and Lawrence project, I am writing this letter to support this rezoning application – the EDENS/Volunteers of America team has taken great lengths to be positive, contributing members of our community, and I wholeheartedly support their vision for this exciting project.

Third Space Yoga – our studio on the corner of 26<sup>th</sup> and Lawrence Streets – is a woman and veteran owned business that serves many of the nearby residents just across the street. I understand the need and importance for creating spaces for women and BIPOC entrepreneurs in our communities. We need more neighborhood-serving retail and community space in RiNo and Curtis Park, and I am excited for this project's ability to create a vibrant, mixed-use hub of activity where residents and small business owners can come together in a convenient, 15-minute neighborhood. More importantly, this project advances so many critical components of our neighborhood plan, such as creating additional retail strategies to meet the needs of the growing population, along with the creation of a distinct, urban neighborhood that offers housing opportunities for all our Denver neighbors.

What makes this little part of our neighborhood so special is its funky, eclectic connection between small business owners and the residents who live here – including new neighbors just moving in and those who have been here for a long time. We celebrate and appreciate everything that makes this place such a thriving, dynamic neighborhood. This includes the walkability, local artwork, restaurants, retailers and people who bike and stroll to where they want to go and the Five Points Larimer and Lawrence project perfectly complements everything positive we have in our neighborhood today. Finally, this project creates vitally important affordable homes for the community at 60% AMI, which keeps our neighborhood accessible to those who want to call Curtis Park and RiNo their home for decades to come.

Thank you for supporting this important project in our community, and I am very much looking forward to seeing the Five Points Larimer and Lawrence project move forward.

Sincerely,

Madeleine Page  
Owner, Third Space Yoga



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors for 30 years. As a board member, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

Our growth in serving the needs of thousands of individuals each year has brought us to a point where we need to expand and grow into a facility that can accommodate increased operations with a larger footprint. In partnership with EDENS, VOAC has an incredible opportunity before us to expand our operations to a larger, more accommodating operations facility offsite, while keeping our administrative headquarters in this neighborhood as part of the Five Points Larimer and Lawrence project.


This partnership benefits both the Five Points community and those we serve every day. It allows for a mixed-use neighborhood hub with affordable homes serving those making no more than 60% area median income. It creates a small business incubator program that provides opportunities for women/BIPOC-owned businesses and local artists, so they can continue to thrive and succeed in the Five Points neighborhood. And importantly, this project allows the VOAC operations to grow and expand responsibly so we can meet the growing needs of our services across the metro area – all while preserving our important administrative and headquarters building in the same neighborhood we have called home for more than 20 years.

**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

Sharon Magness-Blake



Board Member  
Volunteers of America Colorado

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I proudly serve as the chairman of the Board of Directors. I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

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**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,  
Charles Maguire



Chairman of the Board of Directors  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors for several years. As a board member and Denver resident, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

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**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

Marjorie Mauldin

  
Board Member

Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors at VOAC for 16 years. As both a board member and Denver resident, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

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**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

Vivian Mount



Board Member  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors at VOAC for 16 years. I live in the Hilltop neighborhood in Denver. As both a board member and Denver resident, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

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**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

Glenn Rippey



Vice Chairman  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors for several years. As both a board member and a Denver resident in the Park Hill neighborhood, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

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**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,



Michael Schaarschmidt

Board Member  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I proudly serve as the President and CEO of VOAC. I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

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**It is for these reasons and more that as the CEO of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

David Schunk



President & CEO

Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors for many years. As both a board member and a Denver resident, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

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**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

Mike Sweeney



Board Member  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors at VOAC for 5 years. As both a board member and Denver resident, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

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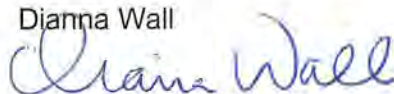
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**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

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Sincerely,

Dianna Wall



Board Member  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors for many years and am the past board-chair. As both a board member, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

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Sincerely,

Faye Washington



Board Member  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I proudly serve on the Board of Directors. As a board member and Denver resident, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

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This partnership benefits both the Five Points community and those we serve every day. It allows for a mixed-use neighborhood hub with affordable homes serving those making no more than 60% area median income. It creates a small business incubator program that provides opportunities for women/BIPOC-owned businesses and local artists, so they can continue to thrive and succeed in the Five Points neighborhood. And importantly, this project allows the VOAC operations to grow and expand responsibly so we can meet the growing needs of our services across the metro area – all while preserving our important administrative and headquarters building in the same neighborhood we have called home for more than 20 years.

**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

Bridgett Woods

  
Board Member  
Volunteers of America Colorado



Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors at VOAC for several years. I live in the Hilltop neighborhood in Denver. As both board member of VOAC and a Denver resident, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

Our growth in serving the needs of thousands of individuals each year has brought us to a point where we need to expand and grow into a facility that can accommodate increased operations with a larger footprint. In partnership with EDENS, VOAC has an incredible opportunity before us to expand our operations to a larger, more accommodating operations facility offsite, while keeping our administrative headquarters in this neighborhood as part of the Five Points Larimer and Lawrence project.

This partnership benefits both the Five Points community and those we serve every day. It allows for a mixed-use neighborhood hub with affordable homes serving those making no more than 60% area median income. It creates a small business incubator program that provides opportunities for women/BIPOC-owned businesses and local artists, so they can continue to thrive and succeed in the Five Points neighborhood. And importantly, this project allows the VOAC operations to grow and expand responsibly so we can meet the growing needs of our services across the metro area – all while preserving our important administrative and headquarters building in the same neighborhood we have called home for more than 20 years.

**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,



Justin Cooper

Board Member  
Volunteers of America Colorado



April 12, 2022

Blair E. Lichtenfels

Attorney at Law

303.223.1190 tel

blichtenfels@bhfs.com

City and County of Denver  
Planning Board and City Council  
c/o Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Application for Rezoning for those certain parcels of real property set forth on Schedule A attached hereto (Application No. 21i-00175)

Ladies and Gentlemen:

On behalf of the parties set forth on Schedule A attached hereto (collectively, the “**Applicant**”), which include the contract purchaser and the owner of those certain properties generally bordered by 25<sup>th</sup> Street to the southwest, Larimer Street to the northwest, 27<sup>th</sup> Street to the northeast, and Lawrence Street to the southeast (“**Property**”), located in the City and County of Denver, Colorado (“**City**”) with respect to the Applicant’s pending application (“**Application**”) to rezone the Property (“**Rezoning**”) to a Planned Unit Development (“**PUD**”) Zone District under the Denver Zoning Code with an effective date of June 25, 2010, as restated in its entirety on July 1, 2021 and amended on July 26, 2021 (as amended and restated, the “**Zoning Code**”), please find this letter requesting approval of the Rezoning based on the Application’s satisfaction of the criteria for the same.

## REQUEST FOR REZONING

This letter is intended to supplement the Application and provide Planning Board and City Council with additional information to aid those bodies in reviewing and approving (or recommending for approval) the requested Rezoning.

The Application meets and exceeds the criteria for approval under the Zoning Code. As such, on behalf of the Applicant, we respectfully request that the Planning Board recommend approval of, and the City Council approve, the Rezoning.

### **DESCRIPTION OF PROJECT: COMMUNITY-SERVING MIXED-USE**

The Applicant plans to develop the Property into a mixed-use development consisting of: a renovated headquarters facility for the Volunteers of America of Colorado (the “VOA”), a diverse range of market-rate and affordable housing options, publicly accessible private open space, retail uses (including ground-level retail units for community-serving commercial uses) and market-rate multi-family residential units (collectively, the “Project”), all to encourage a mixed-use community that will support the surrounding neighborhoods and allow residents to enjoy a more diverse and livable city.

### **THE REZONING IS RESPONSIVE TO THE UNIQUE NATURE OF THE PROPERTY AND THE LONG TERM COMMUNITY VISIONING PROCESS AND PLAN GUIDANCE FOR THE PROPERTY**

As noted on Schedule A attached hereto, the various parcels comprising the Property are zoned as either: C-MU-30 zone districts under the Former Chapter 59 zoning code, or I-MX-3 or G-MU-3 zone districts in the Zoning Code. The Property is currently operated as a headquarters and kitchen facility for the VOA, with much of the Property being used as a vacant and under-utilized fenced parking lot. The Property is specially characterized by its unique location—within the Five Points neighborhood at the intersection of the Ballpark and Curtis Park Historic Districts; at the convergence of both commercial and residential neighborhoods and situated as a currently under-activated central accessibility node within the existing transportation network hubs of Union Station and 38th & Blake light rail station, along the community corridor of Larimer Street which provides bus line access, and between the identified pedestrian and cycle connections to the Welton Street Corridor on 26<sup>th</sup> and 27<sup>th</sup> Streets.

*The Unique Nature of the Property Requires a Customized Zoning Approach.* If the Property were rezoned to a form-based zone district under the Zoning Code, structures such as drive-thru building forms, which would be completely out of context for this unique location, would be allowed. A custom zoning approach is necessary to address this unique location because a form-based zone district will not include enhanced shopfront building form and building setback requirements that mandate development of the Property in a manner that stitches together neighboring historic commercial and historic residential neighborhoods and provides for sensitive and appropriate transitions between those two neighborhoods.

Rezoning the Property under the current form-based zoning would also not require compliance with the specific height and design articulation detailed in the proposed Rezoning, which are responsive to the unique position of the Property as a transition point from the high street commercial corridor along Larimer Street to the mixed-residential uses along Lawrence Street, and integration of the uniquely positioned Property into the surrounding existing and envisioned

neighborhood street-front networks and bike mobility networks, as well as providing publicly-accessible open space.

Further, the Rezoning requires repair of and integration of existing buildings and improvements at the Property, together with imposition of certain upper and lower story setbacks – neither of which would otherwise be required in a form-based zone district – all allowing for transitions from the retail commercial environment along Larimer Street to the mixed-residential along Lawrence Street.

*The Rezoning Application is Responsive to the Long Term Visioning Process and Plan Guidance for the Property.* This Property has been the subject of several long term community visioning processes. Blueprint Denver 2040 (“**Blueprint**”) designates the Property as a combination of the Urban Center and General Urban Future Neighborhood contexts, and the proposed Rezoning provides for a mix of multi-unit residential with regular block patterns and varied scale of buildings. With respect to Future Place Type, the Property is designated as Community Corridor and High-Medium Residential, which provide for a blend of mixed uses (residential and commercial), with neighborhood-serving retail – all suggested to be up to eight (8) stories, which is consistent with the development objectives for the Project, the Rezoning, and the Application. The Rezoning strikes an ideal balance between the Blueprint Future Neighborhood contexts of Urban Center and General Urban, and the Future Place Types of Community Corridor and High-Medium Residential, with multi-story multifamily residential and larger scale on Larimer Street and scaled-down transitions to less density on Lawrence Street.

The Property is also subject to the Northeast Downtown Neighborhood Plan (the “**NDNP**”), which was adopted in May 2011, over a decade ago. Since the adoption of the NDNP, the population of Denver has grown in a rapid and consistent manner, and Larimer Street has evolved from a less populous industrial street into a primary commercial high street and a transit priority corridor. The NDNP set forth guiding principles for the development of Northeast Downtown Neighborhood, including the fostering of neighborhood connections.

While the Property is located in a zone designated by the NDNP for the development of up to three (3) stories, the varied maximum heights, as set forth in the proposed Rezoning and the PUD, more generally is consistent with the totality of guidance set forth for the Property by the NDNP, and would function to create appropriate transitions between neighborhoods to foster stronger neighborhood connections, and an amenity node that stitches together the surrounding neighborhoods. Blueprint contemplates that circumstances may exist where building heights taller than those prescribed under applicable small area plan guidance may be appropriate, and considers factors such as guidance from a current small area plan, surrounding context, transitions, adjacency to transit (especially mobility hubs), satisfaction of plan goals for community benefits (including affordable housing), and the furtherance of design goals. The Rezoning is responsive to ten (10) of the guiding principles in the NDNP, some of which include: sensitivity and accretion to

the surrounding unique neighborhood context, honoring the transitions and integration of the uses around Larimer Street and Lawrence Street, providing an opportunity to connect various multimodal transportation improvements in and around the Property, including enhanced design requirements intended to honor the existing fabric of the Neighborhood, and providing significant affordable housing and other community benefits.

Further, the community has expressed support for the height increases under the Rezoning, as part of Project's delivery of community and public benefits, such as:

- 1) adaptive reuse of existing structures,
- 2) affordable housing,
- 3) urban design enhancements (including two required upper story building setbacks above Levels 3 and 5),
- 4) more publicly accessible open space with integrated nature,
- 5) community-serving retail, with a private restriction limiting the operation of bars along Lawrence Street,
- 6) large scale public realm improvements,
- 7) enhanced retail corridors and activated streets,
- 8) access to neighborhood services,
- 9) delivery of incubator commercial space for small BIPOC-owned and women-owned businesses, and
- 10) exchange residency programs for local artists.

Along Lawrence Street, the PUD is based on the G-RX zoning district, which would provide limited retail opportunities in a primarily urban residential setting to appropriately transition from predominantly residential areas on Lawrence Street to the mixed-use development along Larimer Street. The proposed transition in scale and use is made more appropriate by the fact that the adjacent residential fabric on Lawrence Street is comprised of a denser 3-4 story apartment superblock and attached townhomes rather than the detached single-family homes of historic Curtis Park.

The NDNP emphasizes the promotion of economic development and opportunity, and capitalization on transit with respect to development in the area. In 2011, the NDNP described Larimer Street as an "emerging commercial corridor." More than a decade after adoption of the

NDNP, the spirit of Larimer Street as a lively retail corridor is firmly rooted, in large part due to the commitment of the Applicant to this vision, and also in part due to denser mixed-use development along Larimer Street in excess of three (3) stories. The Rezoning will enable the continued development of Larimer Street as an increasingly vibrant corridor featuring an eclectic mix of uses and an ecosystem of well-known retailers and best-in-class local favorites, thereby enhancing and supporting the overall neighborhood north of downtown.

The Applicant carefully considered the desired land uses described in the NDNP for the Property when developing the Rezoning, and drafting the PUD. The Rezoning is consistent with the NDNP as a whole, meeting ten (10) of the core guiding principles set therein, notwithstanding the over 10-year-old height recommendations. Further, as evidenced by both the Blueprint recommendations and the neighborhood support for strong urban design and increased heights in this area, the Rezoning is consistent with the totality of guidance in and furthers the goals and objectives of the NDNP, and other applicable plan guidance.

**THE REZONING IMPLEMENTS BOTH VOLUNTARILY-PROVIDED AFFORDABLE HOUSING AND  
OTHER PUBLIC BENEFITS TO SUPPORT THE COMMUNITY**

In connection with the Rezoning, the Applicant will memorialize its desire and commitment to voluntarily provide affordable housing options for residents of the Property, which commitments are not required pursuant to the Denver Revised Municipal Code (“**DRMC**”) Chapter 27 Article V Dedicated Funding for Affordable Housing or from the Affordable Housing Permanent Funds Ordinance Administrative Rules and Regulations adopted July 7, 2017 and amended December 18, 2019 (the “**Rules**”). The Applicant’s voluntary commitment will be memorialized by Applicant’s voluntary execution of an Agreement to Build Affordable Units (“**Affordable Unit Agreement**”) with HOST, which will obligate the Applicant to lease 10% of all residential units at the Property to income-restricted households earning 60% or less of the AMI.

In addition to providing voluntary affordable housing, the Applicant is committed to providing small business incubator space for BIPOC, veteran, and/or women-owned businesses, together with a local artist residency exchange program, and entering into separate community partnership agreements with three separate non-profits/community partners (collectively, the “**CPAs**”). The CPAs will establish the terms and conditions of Applicant’s commitments to, among other things: (i) provide commissary kitchen space at no more than 50% of market rent to a non-profit heritage food incubator that supports female immigrants and refugees as entrepreneurs in the City by operating a training program, (ii) provide business incubator space and live-work units, each at below market rents for incubation of small businesses owned by women, BIPOC, and veterans, together with programmatic support to a community partner/leader, for creation and operation of a small business incubator program in the Neighborhood, and (iii) provide financial resources and studio space to facilitate an artist residency exchange program intended to allow local artists to gain experience and exposure in Denver and other markets. Further, the Applicant desires to

and is willing to enter into a written agreement(s) with the City requiring the Applicant to enter into the CPAs with the community partners and to report to the City on the outcomes of the various community partnerships.

If the requested Rezoning is approved, the proposed Project would help Denver meet its goal of becoming an equitable and inclusive city that benefits all community members with an expansion of existing housing options for the underserved community of Denver households earning no more than 60% of the AMI, and an expansion of incubator and kitchen space for small businesses operated by underrepresented groups, along with supporting Denver's local artists to gain exposure to other cities to further their careers. While the redevelopment of the Property will likely be exempted from Denver's soon to be adopted expanding housing affordability initiative, the Applicant is committed to exceeding what would have been the requirements for the Property, pursuant to that initiative, by providing affordable units in an amount equal to what would be required for a "high cost market" even through the Property is located in a "low cost market."

**THE APPLICANT HAS UNDERTAKEN EXTENSIVE EFFORTS TO SOLICIT AND INTEGRATE  
NEIGHBORHOOD FEEDBACK WITH RESPECT TO THE REZONING**

The Property is located within the Five Points and Curtis Park neighborhoods (collectively, the "Neighborhood"). Applicant has spent the last 15 months gathering community and neighborhood feedback with respect to the Rezoning and the Application. Applicant has met with a variety of community stakeholders to address any and all concerns and to ensure that the Neighborhood is not only comfortable with, but actively support the Project and the use of the Property as a community-serving mixed-use development. To achieve this goal, Applicant has already met with a number of community organizations and leaders, often multiple times, as listed below:

- City Council Representatives, including meetings with District 9 Office/Chief of Staff (providing written updates and email correspondence to Councilwoman CdeBaca as requested)
- Curtis Park Neighbors Registered Neighborhood Organization (8 meetings)
- RiNo Arts District Registered Neighborhood Organization
- Heart of Five Points Registered Neighborhood Organization

The development team held multiple community town hall meetings throughout the process on July 21, 2021, January 26, 2022, and February 16, 2022 (in both in-person and virtual formats to ensure accessibility and inclusivity) to discuss the Rezoning with neighbors. Meeting attendees were given Applicant's contact information, in case these community members have requests for additional information. Adjacent property owners were notified of the outreach meetings through Curtis Park Neighbors newsletter, RiNo Art District member email distribution as well as door-to-



door canvassing with leave-behind flyers (as shown in Schedule B attached here) to almost 400 houses within the blocks immediately surrounding the Property.

In addition, Applicant continues to work with the following community stakeholders to gather additional feedback:

- Immediate neighbors
- Immediate surrounding businesses
- Neighborhood residents

Attached as Schedule C is a list of community outreach undertaken by the Applicant. Applicant has been successful in gaining community support, evidenced by numerous community support letters (sixty (60) as of the date of this letter) and approximately 100 petition signatures delivered concurrently with this letter to the Planning Commission.

In response to ongoing discussions and feedback from residents and registered neighborhood organizations of the Neighborhood, the Project will utilize integrated nature and biophilic design and incorporate sustainable-building design, while providing enhanced open space/public realm, and exemplary urban design to advance climate goals. The Project will also respond to community concerns by providing affordable housing and numerous retail/neighborhood service options desired by the community, and deliver incubator commercial space and artist programs to advance equity. As previously noted, the Applicant has voluntarily agreed to execute the Affordable Unit Agreement and the CPAs, which agreements will obligate the Applicant to deliver desired affordable housing and commercial retail space, as well as targeted community benefits to the Neighborhood and the City.

#### **THE UNIQUE AND EXTRAORDINARY CIRCUMSTANCES JUSTIFY USE OF PUD ZONE DISTRICT**

The Denver Zoning Code sets forth a non-exhaustive list of “unique and extraordinary circumstances” that justify the use of a PUD District, including (A) where a development site has special physical characteristics, (B) where a customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district, (C) where a development site is subject to an existing PUD, and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans, and (D) where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development. The unique and extraordinary circumstances inherent to the Property and Neighborhood demand both the enhanced flexibility and greater predictability of the proposed PUD, all as described below.

(A) Special Physical Characteristics. As discussed above, the Property is specially characterized by its unique location at the intersection of historic districts and the convergence of commercial and

residential neighborhoods, and situated at a central accessibility node within the existing transportation network of Union Station and 38<sup>th</sup> & Blake light rail station and along the community corridor of Larimer Street (which maintains bus service), as well as a bikeway and pedestrian way along 26<sup>th</sup> and 27<sup>th</sup> Streets, respectively. The Rezoning will mandate development of the Property in a cohesive manner that provides context for sensitive and appropriate transitions between adjacent neighborhoods.

(B) Protection and Preservation of Historic Character. Each of the existing buildings on the Property has received a Certificate of Demolition Eligibility from the City. As such, without the requirements in the Rezoning for (1) retention and integration of certain existing buildings, and (2) enhanced design articulation through mandate of varied heights, along with lower story setbacks and upper story setbacks, a standard form-based zone district from the Zoning Code would ignore the unique and extraordinary circumstances presented by the Property's location between two existing historic districts, as well as the Project's adjacency to renovated and repurposed existing buildings. In fact, without approval of, and implementation of the Rezoning, existing buildings could be eliminated or disfavored. A custom zoning solution will facilitate development of the Property in a manner that stitches together and transitions between neighboring historic commercial and historic residential neighborhoods, because a custom zoning approach protects and retains the character of certain elements of existing improvements at the Property such as reusing portions of the existing building façades in whole or in part, which are representative of the neighborhood's historic character.

(C) Bringing Closer to Conformance with Current Zoning Regulations and Adopted Plans. Currently, much of the Property is subject to a zoning designation under the Former Chapter 59 zoning code, and the Rezoning will bring the Property closer to conformance with current zoning regulations under the current version of the Zoning Code, as the PUD is based on zone districts in the Zoning Code.

(D) Phased Development. The Property is also unique because of its connection to a wide variety of existing complementary buildings, uses, and outdoor space across multiple nearby properties – many of which were redeveloped, adaptively reused or otherwise upgraded by the Applicant over the last 4 years. The development of the Property is the next phase in creating a unique, active, sustainable, and equitable project encompassing the entire node along this part of the Community Corridor and will provide critically-important affordable housing options while fueling a robust retail ecosystem including BIPOC, veteran, and women-owned small businesses and opportunities for local artists, and neighborhood-serving retail to create a 15-minute livable city. The Property is unique in that its redevelopment directly relates to other adjacent and proximal properties, which are not subject to the Rezoning. However, the Rezoning mandates integration of historical buildings, use of one shopfront building form, enhanced design overlay requirements, and increased open space, all of which link to the surrounding neighborhood, creating a more vibrant community. The Rezoning requires incorporation of open space that will connect to the adjacent

existing commercial and residential properties to create a more integrated system of activated sidewalks and public realm for the surrounding properties and neighborhoods, bringing safety and vibrancy to the Neighborhood. The Rezoning will deliver a phased development responsive to the Applicant's other projects on multiple adjacent properties as well as thoughtful transitions to the surrounding neighborhood, imposing design overlays, design and height articulation, varied setback and build to requirements and open space requirements. A form-based zone district would not provide the same parameters and thus would not respond to the extraordinary opportunity presented to redevelop this Property as a critical piece of a larger, phased redevelopment effort.

### **THE APPLICATION AND THE REZONING MEET AND EXCEED CRITERIA FOR APPROVAL**

An application for a rezoning must satisfy the criteria for approval applicable to all zone map amendments and the criteria applicable to non-legislative rezonings. Zoning Code, Sections 12.4.10.7 and 12.4.10.8. What follows is an analysis of how the Application for the Rezoning satisfies each of these criteria.

#### **I. Criteria for Zone Map Amendments**

The City Council may approve a zone map amendment if the proposed rezoning complies with specified criteria. Zoning Code, Section 12.4.10.7. The Rezoning meets and exceeds the required approval criteria explained in detail below.

A. The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the City's plan.

The Rezoning is consistent with the City's adopted plans, as follows:

1. Comprehensive Plan 2040. The City's Comprehensive Plan 2040 ("**Comprehensive Plan**") is the vision for Denver and its people for the next twenty years. The vision is composed of six elements that set long-term, integrated goals to guide the future of the City and provide guidance for City leaders, institutions and community members to shape the City. The Rezoning aligns closely with these six elements in several ways, including, but not limited to:

a) Equitable, Affordable and Inclusive: The Project will provide significant public benefits that are consistent with the equity and climate goals established by the Comprehensive Plan, including: (i) provision of affordable housing, inclusion of numerous retail/neighborhood service options desired by the community, and delivery of incubator commercial space and artist programs to advance equity, and (ii) use of integrated nature and biophilic design, incorporation of sustainable-building design,

enhanced open space/public realm, and exemplary urban design to advance climate goals. Lastly, the Project will connect to the surrounding neighborhood network of bikeways and pedestrian ways to enhance the multimodal character of the City, in a manner prescribed by Blueprint.

b) Economically Diverse and Vibrant: Not only does the Project help ensure a mix of housing types, but it provides an opportunity for quality employment opportunities via the Project's numerous retail/neighborhood service options desired by the community to serve a diverse population. A unique benefit of the Project is the redevelopment of the existing headquarters of the VOA, which will include a lobby that also serves as a heritage museum. Redevelopment of this space will allow the VOA to remain in the Neighborhood and to continue serving the same Neighborhood population.

c) Connected, Safe and Accessible Places: The Property's existing location is nestled between the envisioned bikeway along 26th Street, envisioned pedestrian way along 27th Street, existing bus lines along Larimer and Lawrence Streets, existing two-way bike paths on Larimer Street, and existing pedestrian access opportunities to nearby transit hubs (e.g., 27th & Welton and 30th & Downing light rail stops, along with mass transit at Union Station and 38th & Blake Street (which are equidistant from the Property)). This extraordinary transportation opportunity requires a custom zoning approach to impose requirements related to setbacks, build to lines, building form and connected and integrated publicly available open space – all of which will serve and accentuate the Property's existing location as a hub of transportation opportunities. In fact, the open space areas afforded by the Rezoning, which would not be required under form-based zone district, will function to enhance accessibility between the Property and the Applicant's existing development across Larimer Street to encourage visitors to traverse from the Property to explore neighboring properties along the Larimer Corridor and to and through 27th & Welton and 30th & Downing.

d) Environmentally Resilient: The Rezoning will increase access to open space and guide growth to maintain connections to the outdoors, respond to climate change, and protect the environment and natural resources, as well as promote diversity by providing a diverse range of affordable housing options and quality employment opportunities to serve a diverse population. Examples of the foregoing include enhanced open space with integrated nature and pollinator gardens, sustainable buildings featuring biophilic design, and exemplary urban design to advance climate goals.

e) Healthy and Active: Applicant's Project will provide residents the opportunity to enjoy an activated public realm featuring open space and integrated natural elements. The Project's design will facilitate social interactions that foster a stronger community.

f) Strong and Authentic Neighborhoods: The Project is a quality development that will incorporate elements of existing structures to ensure consistency with the surrounding Neighborhood and offers opportunities for increased amenities. The Project helps ensure that the Neighborhood offers a mix of housing types and services for a diverse population as well as providing publicly accessible open space for that population to gather together.

2. Blueprint Denver. Blueprint provides further structure around the six elements that comprise the vision for Denver set forth in the Comprehensive Plan and sets forth the recommendations and strategies for growing an inclusive City. The Project aligns closely with many of the strategies and recommendations in Blueprint, including, but not limited to:

a) Future Neighborhood Context Map: Blueprint designates the Property as a combination of the Urban Center and General Urban Future Neighborhood contexts, and the proposed Rezoning provides for a mix of multi-unit residential with regular block patterns and varied scale of buildings. The Rezoning strikes an ideal balance between the Blueprint Future Neighborhood contexts of Urban Center and General Urban, with multi-story multifamily residential and larger scale on Larimer Street and scaled-down transitions to less density on Lawrence Street.

b) Future Places Designation: The Future Place type for the Property includes both Community Corridor and High-Medium Residential, which provide for a blend of mixed uses (residential and commercial), with neighborhood-serving retail – all suggested to be up to eight (8) stories, which is consistent with the development objectives for the Project and the Rezoning. Further, the Blueprint Future Place intent is honored with neighborhood-serving mixed uses on Lawrence Street and a mix of higher-density uses on Larimer Street.

c) Growth Areas Strategy: Blueprint contemplates predominantly retail job growth in the neighborhood where the Property is located, and the Project will provide job growth via numerous retail/neighborhood service options desired by the community.

d) Plan Policies and Strategy: The Rezoning contemplates higher-density, mixed-use development along Larimer Street, which is designated as a Community Corridor under Blueprint where transit priority streets are planned and where Blueprint advises that regulations should encourage higher-density, mixed-use development. The Applicant's plans for redevelopment of the Property will foster exemplary urban design and the creation of authentic places that thoughtfully integrate streets, public spaces, and private property while increasing access to open space which Blueprint identifies as being increasingly in demand. Finally, as a Residential Collector in Blueprint's Future Street types,

Lawrence Street is planned for primarily residential uses with small nodes of community-serving retail and other similar uses, and Larimer Street is intended as a mixed-use collector with retail, office, residential, and restaurants.

e) Equity Concepts: Further, as shown in the Rezoning and the Applicant's submittals, the Project provides for the construction of affordable housing, inclusion of numerous retail/neighborhood service options desired by the community, and delivery of incubator commercial space and artist programs to advance equity, as well as urban design enhancements, more publicly accessible open space, community-serving retail, and large scale public realm improvements.

Approving the Rezoning would allow the kind of responsible development envisioned in Blueprint. The Project will serve important needs in the community, at a site that is compatible with the surrounding Neighborhood. Applicant has shown that, through neighborhood outreach and its commitments to providing public recreational spaces, the Project will be integrated into the community and enhance the overall character of the Neighborhood. The Project is directly responding to Denver's need for a more diverse range of affordable housing options and greater access to a wider variety of services, amenities, and jobs. For these reasons and those described above, the Project matches the vision for the Property in Blueprint.

3. Housing An Inclusive Denver. The requested Rezoning would allow Applicant to develop the Property with mixed-income housing. According to *Housing An Inclusive Denver, Setting Housing Policy, Strategy & Investment Priorities (2018-2023)* ("**Housing an Inclusive Denver**"), the facilitation of strategic acquisition of land through development partners is an essential element of Denver's long-term housing pipeline. The Rezoning will help meet the goals of Housing An Inclusive Denver by providing much needed market rate and income restricted housing in the City of Denver.

4. Northeast Downtown Neighborhood Plan. As previously discussed, the NDNP emphasizes the importance of livability and the provision of quality public realm and promotion of economic development. The Rezoning will enable continued promotion of economic development through the continued development of Larimer Street as a vibrant commercial corridor, filling in any lingering gaps in neighborhood services, while also increasing density to capitalize on the bike lanes and bus transit along Larimer Street, envisioned pedestrian corridor along 27th Street, planned bikeway along 26th Street, existing medium-capacity transit corridor on Welton Street, and existing mass transit stations at Union Station and 38th & Blake. The Larimer Street side of the Property includes mixed uses with higher density, maximizing the employment base and providing enhanced and varied housing options.

Lawrence Street reflects the Urban Residential land use designation with complementary commercial uses, like neighborhood-serving retail, and density consistent with the transition to



the adjacent new multi-family apartment superblock and attached townhomes, and the single-family homes of the more historic Curtis Park neighborhood on blocks further to the southeast – the NDNP specifically intends for these blocks to be more dense residential land uses than what is seen in the Curtis Park neighborhood to the southeast. The NDNP emphasizes the importance, with respect to Lawrence Street and the neighborhood as a whole, of the redevelopment of surface parking lots to mitigate blight and abrupt transitions.

The Rezoning is consistent with all of the following guiding principles of the NDNP:

- Complete and enhance the public realm
- Enhance and support existing retail corridors
- Create a development-friendly atmosphere
- Protect neighborhood fabric
- Create appropriate transitions between neighborhoods – Five Points, RiNo/Ballpark, Arapahoe Square, and Curtis Park
- Increase open space access
- Fill gaps in neighborhood services
- Promote diversity
- Enhance Multimodal Connectivity
- Capitalize on Transit

While the Property is located in a zone designated by the NDNP for the development of up to three (3) stories, the varied maximum heights set forth under the Rezoning are consistent with the totality of guidance set forth for the area by the NDNP, and would function to create appropriate transitions between neighborhoods to foster stronger neighborhood connections. Further, Blueprint contemplates that circumstances may exist where building heights taller than those prescribed under applicable small area plan guidance may be appropriate, and considers factors such as guidance from a current small area plan, surrounding context, transitions, adjacency to transit (especially mobility hubs), satisfaction of plan goals for community benefits (including affordable housing), and the furtherance of design goals. The Rezoning is responsive to ten (10) of the guiding principles in the NDNP, sensitive and accretive to the surrounding unique neighborhood context, honors the transitions and integration of the uses around Larimer Street and Lawrence Street, provides an opportunity to connect various multimodal transportation

improvements in and around the Property, includes enhanced design requirements intended to honor the existing fabric of the Neighborhood and provides significant affordable housing and other community benefits. Additionally, and as previously discussed in this letter, the community has expressed strong support for the height limitations in the Application, as part of Project's delivery of overall community and public benefits.

The PUD utilizes the G-RX zone district along Lawrence Street, which would provide limited retail opportunities in a primarily urban residential setting to appropriately transition from predominantly residential areas to the mixed-use development along Larimer Street. The proposed transition in scale and use is made more appropriate by the fact that the adjacent residential fabric on Lawrence Street is comprised of a denser 3-4 story apartment superblock and attached townhomes rather than the detached single-family homes of historic Curtis Park.

The Rezoning is consistent with the NDNP as a whole, notwithstanding the over 10-year-old height recommendations. Because it is consistent with the totality of guidance in and furthers the goals and objectives of the NDNP, as evidenced by recommendations promulgated by Blueprint, and by neighborhood support for the Project.

For the reasons outlined above, the Rezoning is consistent with the City's adopted plans, specifically the Comprehensive Plan, Blueprint, Housing an Inclusive Denver and the NDNP, and therefore satisfies the first criteria for official zone map amendments.

B. The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

The Rezoning would take the Property out of the purview of the Former Chapter 59 zoning code and put the Property closer into compliance with the current Zoning Code in a manner that is compatible with the surrounding Neighborhood. Currently the majority of the properties surrounding the Property along Larimer Street are commercial, and those along Lawrence Street are mixed-residential. The Rezoning allows a variety of uses similar and compatible to that of the surrounding community. The Rezoning would make the Property more compatible with the surrounding area, and would result in regulations and restrictions that are uniform for each kind of building throughout each zone district having the same classification and bearing the same symbol or designation on the official map.

C. The proposed official map amendment furthers the public health, safety and general welfare of the City.

Applicant's Project will provide residents the opportunity to enjoy an activated public realm featuring open space and integrated natural elements. The Project's design will facilitate social

interactions that foster a stronger community. Additionally, the Project will promote connectivity to enhance the multimodal character of the City, and will provide affordable housing to promote a mixed-income neighborhood featuring numerous retail/neighborhood service options desired by the community. For these reasons and those described in detail throughout this letter, the Rezoning furthers the health, safety and welfare of the City.

II. **Criteria for Non-Legislative Rezoning.** In order for City Council to approve an official map amendment that the City Attorney has determined is not a legislative rezoning, the application must also meet both of the following criteria (Zoning Code, Section 12.4.10.8):

- A. *Justifying Circumstances.* *One* of the following justifying circumstances must exist:
1. The existing zoning of the land was the result of an error;
  2. The existing zoning of the land was based on a mistake of fact;
  3. The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage;
  4. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
    - a) Change or changing conditions in a particular area, or in the city generally, or
    - b) A City adopted plan, or
    - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.
  5. It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of the Zoning Code.

The Rezoning is a non-legislative rezoning and the circumstances described in Nos. 4(a) and 4(c) above exist with respect to the Property. In connection with justification 4(a), the City has seen significant population growth over the last decade, and the Neighborhood has experienced a rapid transition from Larimer Street's days as a predominantly industrial corridor to the vibrant commercial corridor in existence today. The City-wide growth, coupled with the evolution of the

Neighborhood, has led to increased demands for housing (market-rate and affordable) and quality economic opportunities in the Neighborhood. The proposed Rezoning would permit the development of mixed-income housing and the creation of quality employment opportunities. In addition, justification 4(c) applies because much of the Property retained Former Chapter 59 zoning and the proposed Rezoning would bring the Property closer into compliance with the current Zoning Code.

B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements.

The Zoning Code characterizes the Urban Center Neighborhood Context as consisting of multi-unit residential and mixed-use commercial strips and commercial centers, while General Urban Neighborhood Context is classified as consisting of multi-unit residential uses in a variety of building forms, together with low-scale commercial areas embedded within residential areas. Developments in either Neighborhood Context should improve compatibility with and respect for the existing character and context of the neighborhood and to arrange uses to be compatible with each other.

The Rezoning is a natural fit for the Property, which straddles two Neighborhood Contexts, because it will feature mixed-use commercial along Larimer Street, which is designated as having the Urban Center Neighborhood Context, and will feature predominantly multi-unit residential uses with low-scale commercial uses along Lawrence Street, which is designated as having the General Urban Neighborhood Context, and the entirety of the Project will feature retail and neighborhood services which are compatible with the surrounding Neighborhood. Additionally, the Project will incorporate spaces within the Neighborhood that promote multi-modal transportation through its provision of publicly available private open space at the Property. These uses are compatible with the residential uses and increase connectivity for the existing Neighborhood.

Because portions of the Property retained Former Chapter 59 zoning and the proposed Rezoning would bring the Property closer into conformance with the current Zoning Code and because the Rezoning is consistent with the description of the General Urban and Urban Center Neighborhood Contexts and the stated purpose of the zone district, the Rezoning satisfies both criteria for approval of a non-legislative rezoning.

III. **Additional Review Criteria for Rezoning to a PUD District.**

The Application meets and exceeds the additional criteria for rezoning to a PUD District, described in Section 12.4.10.9 (A) through (E) of the Zoning Code, all as more particularly described below.

- A. The Rezoning is Consistent with the intent and purpose of PUD zone districts stated in Article 9, Division 9.6 of the Zoning Code (Section 12.4.10.9(A)) and the Rezoning complies with all applicable standards and criteria stated in Division 9.6 of the Zoning Code (Section 12.4.10.9(B)).

Sections 9.6.1.1(A) through (D) describe the general purpose and intent of a PUD District, and the Rezoning is consistent with such general purpose and intent statements, as noted below:

1. 9.6.1.1.(A). The proposed Project and Rezoning incorporates more prescriptive requirements related to 1) height, 2) building setbacks requirements, 3) permeability through the block, 4) intentional retail uses on Lawrence Street, 5) connection to the surrounding public realm, transportation network and adjacent properties, and 6) retention of existing buildings in whole or in part – in response to the unique and extraordinary circumstances inherent in the existing property in order to redevelop in a manner sensitive to the existing and historical context of this neighborhood. The surrounding Neighborhood includes a mix of industrial and commercial mixed-use zone districts from Larimer Street heading towards the Ballpark neighborhood and RiNo Art District, all consistent with the Urban Center Neighborhood context, which is the basis of the Rezoning on the Larimer Street side of the Property. The Urban Center Neighborhood context is intended for multi-unit residential and mixed-use commercial centers. The General Urban Neighborhood context – imposed on the Lawrence Street side of the Property heading towards Curtis Park and Welton Street – is characterized by immediately adjacent dense multi-unit residential building and attached townhomes with less dense commercial areas embedded within the residential uses. The Property is uniquely positioned to create a significant node along the Larimer Street corridor that stitches together the surrounding neighborhoods, along with representing a key location within the adjoining transportation network to link several initiatives that make the City more accessible, while providing the opportunity to adaptively re-use existing buildings and the historic aspects of the Property, in whole or in part ensuring that the buildings remain relevant and vibrant. The Rezoning and PUD includes prescriptive requirements related to design overlays, building height, building setback requirements, shopfront building forms, and open space to connect the different existing contexts surrounding the Property. It also provides a more predictable and customized zoning approach for the partially vacant lot, while bringing the Property, which is currently zoned under the Former Chapter 59 zoning code, into further conformance with existing zoning under the Zoning Code. The form-based zone districts available under the Zoning Code do not allow for the desired outcome of

the Project without using numerous disfavored waivers and conditions. Further, the design and scale of the Project is directly connected to the adjacent properties creating more substantial and activated public realm and open space for the community, and preserving the character and historic nature of the corridor. Use of a PUD District to rezone the Property is exactly the more predictable and more flexible vehicle needed to address the existing unique characteristics of the Property and redevelop this partially vacant lot to enhance the existing neighborhood context and character.

2. 9.6.1.1.(B). The Project is not feasible under any form-based Zone Districts, and would require an unreasonable number of variances or waivers and conditions. As discussed above, the Rezoning is justified by unique and extraordinary circumstances established by the Zoning Code, including (A) where a development site has special physical characteristics, (B) where a customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district, (C) where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans, and (D) where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development.
3. 9.6.1.1.(C). Use of a PUD District to rezone the Property and deliver the Project is exactly the more predictable and more flexible vehicle needed to redevelop this partially vacant lot to be consistent with the existing neighborhood context and character. Use of the PUD District does not make this project more economically feasible; in fact, it would likely be more feasible to develop the Property under a form-based zone district under the Zoning Code. However, as discussed in this letter, such form-based zone district would not permit the Project to be integrated into the Neighborhood in a manner consistent with the existing fabric, and would not allow for delivery of the significant community benefits intended to honor the unique and ordinary circumstances inherent to the Property.
4. 9.6.1.1.(D). The Rezoning provides significant public benefits, such as affordable housing, sustainable and biophilic design with integrated nature, enhanced open space/public realm, exemplary urban design, and numerous retail/neighborhood service options desired by the community that help advance equity and provide services within a convenient distance of the



immediate neighborhoods – all of which are not achievable under the Zoning Code’s existing form-based zone districts.

The Rezoning complies with all applicable standards and criteria stated in Division 9.6 of the Zoning Code (Zoning Code, Section 12.4.10.9(B)), as the Rezoning is a general PUD District Plan in compliance with Section 9.6.1.3(A)(1), includes the permitted uses and procedures in Section 9.6.1.3(B) and the required PUD District Plan elements in Section 9.6.1.3(C)(1) of the Zoning Code.

- B. The Project is Not Feasible Under any Other Zone District and Would Require an Unreasonable Number of Variances or Waivers and Conditions.

As required under Section 12.4.10.9 (C) of the Zoning Code, the unique and extraordinary circumstances inherent to the Property and Neighborhood (discussed above in detail) demand both the enhanced flexibility and greater predictability of a PUD zone district. Without use of the PUD zone district, the Project would have to be developed under a current form-based zone district under the Zoning Code, as modified by a significant number of waivers and conditions.

- C. The PUD District and PUD District Plan Establish Permitted Uses Compatible with Existing Land Uses Adjacent to the Property.

The surrounding properties include a mix of uses – office, retail, multifamily and single-family residential – all of which are consistent with the permitted uses in the Rezoning. The PUD district allows the development to provide more specific uses to meet the community goals. The Application for the PUD establishes permitted uses compatible with the existing land uses adjacent to the Property in compliance with Section 12.4.10.9(D) of the Zoning Code.

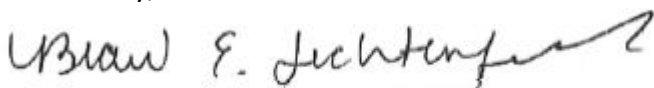
- D. The Rezoning Establishes Permitted Building Forms Compatible with Adjacent Existing Building Forms and Renders the Permitted Building Forms Compatible Through Appropriate Transitions at the Boundary of the Property.

As discussed in this letter, the PUD establishes more appropriate shopfront building forms consistent with adjacent buildings to the Property, and more prescriptive lower and upper setbacks and decreasing height requirements from Larimer Street towards Lawrence Street, along with decreasing height requirements toward adjacent properties on the north and south – all of which provide appropriate transitions to surrounding neighborhood buildings in compliance with Section 12.4.10.9(E) of the Zoning Code. This compatible building form is accomplished through more defined building setbacks, innovative design, and variability in building heights – all consistent with adjacent and proximate properties.

## CONCLUSION

The foregoing information provides a comprehensive explanation for the Planning Board and City Council's review and approval of the proposed Rezoning. As discussed in detail above, the Rezoning meets or exceeds all three (3) criteria in the Zoning Code for approval of a map amendment, and meets or exceeds the two (2) criteria for a non-legislative rezoning and meets and exceeds the general purpose and intent criteria for rezoning to a PUD zone district. The Rezoning would result in an incredible benefit for the Neighborhood and for the City by satisfying a great need for affordable housing and retail opportunities for the City's underserved populations, continue to make Denver an economically inclusive City, while providing a full spectrum of neighborhood services to promote a connected, 15-minute community in the Neighborhood. Additionally, the Applicant has actively engaged with community stakeholders and organizations to ensure that the Project will be a welcomed benefit to the Neighborhood bringing sustainable vibrancy to the north side of downtown. The Applicant has listened to and addressed the community's feedback, and will continue to engage with stakeholders throughout the development process. The Rezoning is actively supported by the many Neighborhood organizations and stakeholders who see the benefit the Project will bring to the community. Finally, the Applicant has voluntarily committed to providing affordable housing units and incubator retail space at the Project so that the Project can offer material community benefits to the Neighborhood. Therefore, for these reasons, and those described above, we respectfully request that the City Council recommend approval of the proposed Rezoning.

Sincerely,

A handwritten signature in dark ink, appearing to read "Blair E. Lichtenfels", with a stylized flourish at the end.

Blair E. Lichtenfels

**Schedule A**

**PROPERTY INFORMATION, OWNERSHIP, CURRENT ZONING, AND PROPOSED NEW ZONING**

<b>PROPERTY ADDRESS</b>	<b>OWNER</b>	<b>ASSESSOR'S PARCEL NUMBER</b>	<b>CURRENT ZONING</b>	<b>NEW ZONING</b>
2534 Larimer St	2534 Five Points RINO, LLC	0234207004000	I-MX-3, UO-2, DO-7	PUD-G 28
2550 Larimer St	2550 Five Points RINO, LLC	0234207021000	I-MX-3, UO-2, DO-7	PUD-G 28
2524 - 2532 Larimer St	2550 Five Points RINO, LLC	0227635005000	C-MU-30, UO-1	PUD-G 28
2600 Larimer St	Volunteers of America of Colorado	0227635007000	C-MU-30, UO-1	PUD-G 28
2620 Larimer St	Volunteers of America of Colorado	0227635019000	C-MU-30, UO-1	PUD-G 28
2634 Larimer St	Volunteers of America of Colorado	0227635004000	C-MU-30, UO-1	PUD-G 28
2640 Larimer St	Volunteers of America of Colorado	0227635003000	C-MU-30, UO-1	PUD-G 28
2644 Larimer St	2644 Five Points RINO, LLC	0227635002000	I-MX-3	PUD-G 28
2660 Larimer St	Volunteers of America of Colorado	0227635001000	C-MU-30	PUD-G 28
2609 Lawrence St	Volunteers of America of Colorado	0227635020000	G-MU-3, UO-3	PUD-G 28
2623 Lawrence St	Volunteers of America of Colorado	0227635012000	G-MU-3, UO-3	PUD-G 28
2641 Lawrence St	Volunteers of America of Colorado	0227635022000	C-MU-30, UO-1	PUD-G 28

## Schedule B

### RESIDENTS NOTIFIED OF COMMUNITY MEETING

Applicant provided outreach and notification to approximately 400 residences within a 4-block radius of the site. This outreach included the below “leave-behind” community flyer with details of each community meeting in January and February of 2022. Additionally, community meeting details were provided on the project’s website landing at [www.FivePointsLarimerandLawrence.com](http://www.FivePointsLarimerandLawrence.com).



*You're invited to participate in our*

# COMMUNITY MEETINGS

Join us to learn more about Volunteers of America Colorado and EDENS' future project. Visit us in-person February 16th at **2700 Walnut Street** from **4:30-6:00pm**, or join the virtual meeting by scanning the QR code below.

**WED, FEB 16**  
**6:30-8:00PM**



For more information visit us at [FivePointsLarimerAndLawrence.com](http://FivePointsLarimerAndLawrence.com)

## Schedule C

### **COMMUNITY OUTREACH**

Applicant conducted the following outreach meetings in the Five Points and Curtis Park neighborhood over the last 15 months:

- 4/10/2022 – Community presentation at Third Space Yoga (corner of 26<sup>th</sup> and Lawrence Streets)
- 4/7/2022 – Hartley Flats Apartments Community Meeting
- 3/24/2022 – Modera River North Community Meeting
- 2/16/2022 – Community outreach town hall presentation (in-person and virtual)
- 2/9/2022 – Heart of Five Points RNO Presentation
- 2/3/2022 – Curtis Park RNO Update Presentation
- 1/26/2022 – Community outreach town hall presentation (in-person and virtual)
- 10/21/2021 – Curtis Park RNO presentation
- 10/7/2021 – Curtis Park RNO presentation
- 9/30/2021 – S\*Park HOA open house
- 7/21/2021 – Neighborhood open house (invited all of Curtis Park Neighborhood and RiNo Art District)
- 7/8/2021 – Curtis Park Neighborhood Design Subcommittee meeting
- 6/14/2021 – Curtis Park Neighborhood Design Subcommittee meeting
- 6/3/2021 – Curtis Park RNO Presentation
- 5/17/2021 – Curtis Park Neighborhood Design Subcommittee meeting
- 4/8/2021 – RiNo District RNO Presentation
- 3/23/2021 – Curtis Park RNO Presentation

In addition to the above-mentioned community outreach meetings, Applicant conducted dozens of meetings, presentations and briefings with individual residents, businesses and other stakeholders in the neighborhood. This includes numerous tours of Applicant's existing retail site and next phase development with members of the Five Points and Curtis Park community. Applicant has also gathered (as of the date of this letter) sixty (60) letters of support and (as of the date of this letter) approximately 100 petition signatures from residents and businesses in support of the application.

Finally, Applicant has coordinated closely with the City of Denver's Department of Transportation and Infrastructure, RiNo Business Improvement District, and the Denver Metropolitan Major League Baseball Stadium District on a parking information campaign to better utilize the existing parking structure at 27<sup>th</sup> and Blake – just two blocks from the Property. This parking structure has close to 2,000 available parking spots, and Applicant has worked closely with the entities involved to encourage patrons of the RiNo shopping area to utilize the parking structure to minimize impacts to residential parking within RiNo and Curtis Park. The public information campaign, which is expected to kick off in mid-late Spring, includes a localized social media campaign, in-person business flyers, and geo-targeted marketing for patrons located directly in the RiNo corridor to

bring awareness of the easy, convenient, and inexpensive parking options available at the adjacent parking lot during non-game days.

### RiNo Parking Campaign Materials

#### INSTAGRAM STORY SEQUENCE



#### INSTAGRAM POST CAROUSEL







**April 12, 2022**

Dear Members of the Denver Planning Board and Denver City Council,

I'm writing to offer the support of the Denver Streets Partnership for the Five Points Larimer and Lawrence project, and to encourage you to support their rezoning application. The Denver Streets Partnership is a coalition of community groups advocating for people-friendly streets where walking, rolling, biking and transit are the first choices of transportation for all people. We support building equitable communities and public spaces that connect us to jobs, schools, services and each other.

We are encouraged by the vision of the Five Points Larimer and Lawrence project to enhance public spaces and create key multi-modal connection points and facilities that help people connect to destinations by walking, biking or rolling. This includes constructing wider, more people-friendly sidewalks with pedestrian amenity zones, while also committing to installing on-street bike parking corrals to create more efficient, convenient bicycle parking facilities. It also supports more efficient land uses through the creation of neighborhood-serving retail, affordable homes at 60% AMI, and locally-owned businesses to create a vibrant, thriving community that embraces active transportation and multi-modal connections.

As an example, the Five Points Larimer and Lawrence project sits along the existing 26<sup>th</sup> Street Neighborhood Bikeway, which once completed later this summer, will provide an important north/south connection from Washington Street to Blake Street to improve the comfort of biking and walking in the Curtis Park and RiNo neighborhoods. Importantly, the EDENS team has committed to ensuring their project works cohesively within the design of the 26<sup>th</sup> Street bicycle facility, and they are committed to enhancing this neighborhood bikeway through additional on-street bike parking and engagement through the building's design so it can be successful and comfortable for all users. Not only does this project enhance multi-modal facilities such as 26<sup>th</sup> Street, but it also provides important neighborhood serving retail uses, so residents can walk, bike or roll to every day needs and conveniences without driving into other neighborhoods.

EDENS' commitment to creating safe, pedestrian-friendly experiences was demonstrated through their collaboration and partnership with the City to install crosswalks and stop signs at 27<sup>th</sup> and Walnut – a much needed piece of infrastructure that prioritizes the safety of pedestrians within active business corridors such as RiNo. We're also pleased with EDENS' commitment to working with the area BID to increase usage of the existing parking garage along 27<sup>th</sup> and Blake through a robust public information/marketing campaign. This prevents cars from constantly circling the neighborhood looking for parking, and creates a more safe, person-centered environment in RiNo that prioritizes multimodal connections..

Finally, we appreciate the extensive neighborhood feedback and input from community members that EDENS incorporated into the project. Support for the project from groups like Curtis Park Neighbors is based on a broad sense that this node is a "special place" as identified in the pedestrian and bike priority recommendations in the neighborhood plan connecting to transit on Larimer. The proposed project is 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. We encourage you to join us in supporting the rezoning application.

**Sincerely,**

A handwritten signature in black ink that reads "Jill Locantore". The signature is fluid and cursive, with the first name "Jill" and last name "Locantore" clearly distinguishable.

Jill Locantore

Executive Director, Denver Streets Partnership

# Peter J Gozar, Five Points Resident

3121 California St. Denver 80205

April 11, 2022

Dear Planning Board,

I am writing to you today to support the rezoning of the entire city block of 26th-27th from Lawrence to Larimer and a portion of the 2500 block of Larimer.

This rezoning will be to a PUD-G #28.

The applicant has done significant community outreach, it has been above and beyond that of a typical application. The applicant has listened to the community and their concerns and has incorporated that feedback into the proposed PUD.

The applicant could have gone with just rezoning to a 5 and 8 story CMX but that did not capture what the applicant wanted nor the community. The community worked with the applicant and settled on a PUD so there would be greater control and specifics on how the block and a half would be developed and relate to the surrounding neighborhoods.

This project advances the goals set forth in both the Northeast Downtown Neighborhood (NEDN) Plan and Blueprint Denver by focusing our growth along walkable, mixed-use centers while enhancing and supporting the existing retail corridor.

This application advances the goals and recommendations identified in the 2011 Northeast Downtown Neighborhoods (NEDN) Plan and the 2019 Blueprint Denver plan, I am excited for how this proposed project on Larimer and Lawrence will realize important community goals and aspirations for our neighbors and small businesses alike.

The project will include small business incubator opportunities for BIPOC and women owned business entrepreneurs. These are all incredibly important factors that keep our neighborhood vibrant, thriving and inclusive for all our neighborhood residents and business owners.

The proposed development will bring much-needed affordable housing opportunities for residents who may be vulnerable to displacement. Importantly, the project will serve some of the lower area median incomes in Denver (60% AMI), so it can provide crucial housing options for Five Points' child-care workers, construction workers, teachers, and mechanics to name a few.

In conclusion, the Vision Statement for the Northeast Downtown Neighborhood Plan (NEDN) notes this area "will remain a diverse collection of urban neighborhoods with unique and distinct character", and that "future zoning should support varied residential forms...that serve households at different socioeconomic levels." This project exemplifies the NEDN plan's vision for urban, distinct neighborhoods that offer housing opportunities for all Denver neighbors. It also incorporates appropriate and thoughtful height transitions to the more traditional single-family neighborhoods in the community.

I urge you to support this application and vote yes on this proposed rezoning.

Thank you for your consideration .

Sincerely,

Pete Gozar

3121 California

Five Points Resident

505.795.1691

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

The undersigned residents of the RiNo neighborhood support the rezoning application of Five Points Larimer and Lawrence for a Planned Unit Development (PUD) along the 2500/2600 blocks of Larimer and Lawrence Street for the following reasons:

- 1) We support the rezoning to create a walkable, mixed-use neighborhood hub where residents can have quick and easy access to neighborhood-serving retail, community open space, and thoughtful urban design. This includes the project's support for creating safe, multi-modal connections through improved sidewalks, increased bicycle facilities, and enhanced ground-level pedestrian activation to help slow vehicle traffic.
- 2) We support the project's creation of new retail uses and connectivity within existing transportation and pedestrian corridors to provide everyday goods and amenities to surrounding residents while supporting local businesses.
- 3) We support the project's use of variable heights throughout the building design, ensuring this project does not simply become another "box" in the community – it incorporates mixed heights, step backs and open alleys to create a unique and innovative project that provides distinct urban architecture and design.
- 4) We support the project's commitment to providing underground parking for residents and customers, while also coordinating closely existing parking lot owners in the area via a public information campaign to ensure parking and transportation impacts are adequately mitigated.

Name	Address	Date
Nicole Barbera	3235 Larimer St. #422	4/11/22
Shea Wagnitus	3235 Larimer St. #422	4/11/22
Drew Doedman	3235 Larimer St. #422	4/11/22
Zach Perks	2225 16th St.	4/11/22

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

The undersigned residents of the Curtis Park neighborhood support the rezoning application of Five Points Larimer and Lawrence for a Planned Unit Development (PUD) along the 2500/2600 blocks of Larimer and Lawrence Street for the following reasons:

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- 4) We support the project's commitment to providing underground parking for residents and customers, while also coordinating closely existing parking lot owners in the area via a public information campaign to ensure parking and transportation impacts are adequately mitigated.

Name	Address	Date
Thomas Demody	1028 28 <sup>th</sup> St. <sup>Denver</sup> CO 80205	3/18
Katherine Haley	1028 28th St Denver, CO 80205	3/18/22
Louis M. Groh, Jr	2809 Champa St Denver CO 80205	3/18/22
Kia Price	2155 Champa St	3/18
Benjamin Siegel	2954 Arapahoe St	3/18/22
Judson McKinney	1080 27 <sup>th</sup> St.	3/18/22
Elizabeth De la Rosa	2660 Arapahoe St	3/4/1/22
Stephanie Avarezani	2652 Arapahoe St	4/1/22

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

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- 4) We support the project's commitment to providing underground parking for residents and customers, while also coordinating closely existing parking lot owners in the area via a public information campaign to ensure parking and transportation impacts are adequately mitigated.

Name	Address	Date
Jeff Roy	3377 Blake St.	4/8/2022
Aleen Erren	#2511 Tremont	4/8
Dani Meng	3235 Larimer St.	4/8/22
Rob Rigby	2929 Lawrence St. #2	4/11/22
Tyler Thedorff	1025 25th St	4/11/22
ANNIE THEDORFF	1025 25TH ST	4/11/22
Jessica Williams	2495 Lawrence St.	4/11/22
Haim Goldstein	2929 Lawrence St unit 1	4/11/22



# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

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- 2) We support the project's creation of new retail uses and connectivity within existing transportation and pedestrian corridors to provide everyday goods and amenities to surrounding residents while supporting local businesses.
- 3) We support the project's use of variable heights throughout the building design, ensuring this project does not simply become another "box" in the community – it incorporates mixed heights, step backs and open alleys to create a unique and innovative project that provides distinct urban architecture and design.
- 4) We support the project's commitment to providing underground parking for residents and customers, while also coordinating closely existing parking lot owners in the area via a public information campaign to ensure parking and transportation impacts are adequately mitigated.

Name	Address	Date
Raj Shah	2600 Lawrence Str	3/4/10
Stevenson Farnsworth	2441 N. Broadway	4/10/22
Bryan Solero Cartagena	2600 Lawrence St	4/10/22
Amy Pulver	2441 Broadway	4/10/22
Ashlynn Bryant	2600 Lawrence St	4/10/22
Jessica Moore	2600 Lawrence St	4-10-22
EDGAR JIMENEZ	2600 Lawrence St	4.10.22
Katherine Schmachtenberger	2672 Arapahoe St	4.10.2022
Victoria Kony	1012 30th St	4/11/22

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

The undersigned residents of the RiNo neighborhood support the rezoning application of Five Points Larimer and Lawrence for a Planned Unit Development (PUD) along the 2500/2600 blocks of Larimer and Lawrence Street for the following reasons:

- 1) We support the rezoning to create a walkable, mixed-use neighborhood hub where residents can have quick and easy access to neighborhood-serving retail, community open space, and thoughtful urban design. This includes the project's support for creating safe, multi-modal connections through improved sidewalks, increased bicycle facilities, and enhanced ground-level pedestrian activation to help slow vehicle traffic.
- 2) We support the project's creation of new retail uses and connectivity within existing transportation and pedestrian corridors to provide everyday goods and amenities to surrounding residents while supporting local businesses.
- 3) We support the project's use of variable heights throughout the building design, ensuring this project does not simply become another "box" in the community – it incorporates mixed heights, step backs and open alleys to create a unique and innovative project that provides distinct urban architecture and design.
- 4) We support the project's commitment to providing underground parking for residents and customers, while also coordinating closely existing parking lot owners in the area via a public information campaign to ensure parking and transportation impacts are adequately mitigated.

Name	Address	Date
Sasha Fekula	2749 Walnut St. #223	4/7/22
Sophia Zaporoshan	2749 Walnut St. #223	4/7/22
Brendan Doherty	2749 Walnut St #412	4/7/22
Tyler Ziskin	2749 Walnut St #412	4/7/22
Geoffrey Chiapella	2749 Walnut St. #336	4/7/2022
Cara Shapkausk	699 W. 29th Ave #3329	4/8/22
Becca Rowe	1412 Steele St. Apt. #206	4/8/22
Grant Philipin	5059 Vinton St	4/8/22
Jackie Meng	6200 East 16th Ave pkwy	4/8/22

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

The undersigned residents of the Curtis Park neighborhood support the rezoning application of Five Points Larimer and Lawrence for a Planned Unit Development (PUD) along the 2500/2600 blocks of Larimer and Lawrence Street for the following reasons:

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Name	Address	Date
John Howell	2840 Blake St #410	3/24
Leilani Webb	2840 Blake St	3/24
Dallas Erwin	2840 Blake 131	3/24
Kayla Mesidor	2840 Blake 423	3/24
Ralph Mesidor	2840 Blake 423	3/24
Norman Metzger	2570 Lawrence St	4/10/2022
Brandon Harrison	2600 Lawrence St	4/10/2022
Oksana Nicholls	2600 Lawrence St 1008	4/10/22
Ashley Garcia	2600 Lawrence St, Unit 3102	4/10/22

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

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- 4) We support the project's commitment to providing underground parking for residents and customers, while also coordinating closely existing parking lot owners in the area via a public information campaign to ensure parking and transportation impacts are adequately mitigated.

Name	Address	Date
MACKENZIE KLOSTERMANN	3241 LAWRENCE ST	3/4/22
PATRICK LEVY	2525 ARAPAHOE ST	3/4/22
Paul Attkisson	2931 Lawrence St. paulattkisson3@gmail.com	4/1/2022
Jacob Carlevr	1082 27 <sup>th</sup> St	4/1/2022
MEGAN BURKE	1092 27 <sup>TH</sup> STREET	04.01.2022
Marshall Flara	2600 Lawrence St.	4/10/22
Ever Beattie	2441 N Broadway	4/10/22
LAURA BETH BEATTIE	2441 N Broadway	4/10/22
Molly Lincoln	2441 N. Broadway	4/10/22

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

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Name	Address	Date
Alex Butvinik	3188 Blake St #501	03.24
Chris Ortiz	2840 Blake St	3/24
GARRY GILLINATHAN	2840 BLAKE ST 515	3/24
Guy Burt	2840 Blake	3/24
Trent Kearns	2840 BLAKE 300	3/24
Katie May	2840 BLAKE STREET 300	3/24
Katrina Kim	2840 Blake Street	
Caroline Old	2840 Blake St	3/24
Laura Bawys	2600 Lawrence St 3006	3/24/10

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

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- 4) We support the project's commitment to providing underground parking for residents and customers, while also coordinating closely existing parking lot owners in the area via a public information campaign to ensure parking and transportation impacts are adequately mitigated.

Name	Address	Date
Matt Connors	2840 Blake St	3/24/21
Brenden Guthrie	2840 Blake St	3/24/21
Ashin Ward	2840 Blake St	3/24/21
Em/ Gtnt	2840 Blake St.	3/24/22
Stetson Grinnell	2840 Blake St.	3/24/22
Daniel Diaz	2840 Blake St.	3/24/22
Claire Choinacky	2840 Blake St	3/24/22
Mike Nall	2840 Blake St.	3/24/22
Meghann Lange	2840 Blake St	3/24/22

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

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Name	Address	Date
AUSTIN CADUSKY	2680 Blake St	3/4/22
Beckell Chmura	2680 Blake St. unit 10	3/4/22
Maureen Robbs	2680 Blake St #9	3/4/22
Brock Haft	2680 Blake St. #5	3/4/22
Casey Connolly	2706 Blake St <del>10</del>	3/4/22
Elizabeth Lester	2706 Blake St	3/4/22
David Wimmer	2680 Blake St #22	3/4/22
Joseph Carroll	2680 Blake St	3/4/22
Mike Ruggenberg	2680 Blake #16	3/4/22



# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

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- 4) We support the project's commitment to providing underground parking for residents and customers, while also coordinating closely existing parking lot owners in the area via a public information campaign to ensure parking and transportation impacts are adequately mitigated.

Name	Address	Date
Joe Larson	2525 Apache St.	3/4/22
Meredith Zelenka	2525 Apache St.	3/4/22
Austin Donnelly	2530 Lawrence St, 105	3/4/22
Julia Waldinger	2570 Lawrence St. 201	3.4.22
Rob Morz	2702 Blake St	3/4/22
Steve Talman	2815 Lawrence St	3-11-22
Michael T. Gural	2933 Lawrence St.	3-18-22
Jon Bell	2530 Lawrence St #101	3/15/22
Madeline Page (Third Space Yoga)	2590 Lawrence St.	3/18/22

# PETITION IN SUPPORT OF FIVE POINTS LARIMER AND LAWRENCE

The undersigned residents of the RiNo neighborhood support the rezoning application of Five Points Larimer and Lawrence for a Planned Unit Development (PUD) along the 2500/2600 blocks of Larimer and Lawrence Street for the following reasons:

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Name	Address	Date
Mark Byers	2720 Blake St Denver, CO 80205	3/4/22
Ryan Brodsky	2718 Blake St Denver CO 80205	3/4/22
Natalie Ryden	2712 Blake St. Denver CO. 80205	3/4/22
Melissa Cooley	2680 Blake St. Unit 12 Denver, CO 80205	
CHRIS GAMBLE	2749 Walnut St. #411 Denver Co 80205	3/4/22
Alicia Arnold	2511 Larimer St Denver CO 80205	3/11/22
Erik Montes	2513 Larimer St DENVER CO 80205	3/11/22
Corrianna Roellig	2519 Larimer St Denver, CO 80205	3/11/22
Katie Walters	2521 Larimer St Denver CO 80205	3/11/22

April 11, 2022

Dear Planning Board,

I would like to express my, and my family's, support for the rezoning and development of the 2600 and 2700 blocks between Lawrence and Larimer, plus the portion off the 2500 block.

This rezoning will be to a PUD-G #28.

Eden, the applicant, worked hard to reach out to the community and address concerns expressed by families and neighbors. The feedback has been incorporated into the PUD.

This project advances the goals set forth in both the Northeast Downtown Neighborhood (NEDN) Plan and Blueprint Denver by focusing our growth along walkable, mixed-use centers while enhancing and supporting the existing retail corridor.

This project is consistent with goals and recommendations outlined in multiple neighborhood development studies and strategic plans.

The project will include small business incubator opportunities for BIPOC and women owned business entrepreneurs. These are all incredibly important factors that keep our neighborhood vibrant, thriving and inclusive for all our neighborhood residents and business owners.

Additionally, the proposed development will bring much-needed affordable housing opportunities for residents who may be vulnerable to displacement. Importantly, the project will serve some of the lower area median incomes in Denver (60% AMI), so it can provide crucial housing options for Five Points' child-care workers, construction workers, teachers, and mechanics to name a few.

I urge you to support this application and vote yes on this proposed rezoning.

Thank you for your consideration

John Pirkopf and Meghan Quinlivan  
2663 Champa Street  
Denver, CO 80205  
303 219-0044  
Jpirkopf@gmail.com

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors at VOAC for five years and live in the Sloan's Lake neighborhood in Denver. As a board member of VOAC, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,000 vulnerable Coloradans each year.

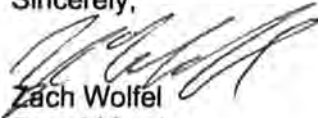
Our growth in serving the needs of thousands of individuals each year has brought us to a point where we need to expand and grow into a facility that can accommodate increased operations with a larger footprint. In partnership with EDENS, VOAC has an incredible opportunity before us to expand our operations to a larger, more accommodating operations facility offsite, while keeping our administrative headquarters in this neighborhood as part of the Five Points Larimer and Lawrence project.

This partnership benefits both the Five Points community and those we serve every day. It allows for a mixed-use neighborhood hub with affordable homes serving those making no more than 60% area median income. It creates a small business incubator program that provides opportunities for women/BIPOC-owned businesses and local artists, so they can continue to thrive and succeed in the Five Points neighborhood. And importantly, this project allows the VOAC operations to grow and expand responsibly so we can meet the growing needs of our services across the metro area – all while preserving our important administrative and headquarters building in the same neighborhood we have called home for more than 20 years.

**It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.**

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,



Zach Wolfel  
Board Member  
Volunteers of America Colorado

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Letter of support for Edens  
**Date:** Tuesday, April 12, 2022 8:24:27 AM  
**Attachments:** [image001.png](#)

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**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

[311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org/CPD](http://denvergov.org/CPD) | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Heidi Cox <[heidi@theheidicoxteam.com](mailto:heidi@theheidicoxteam.com)>  
**Sent:** Monday, April 11, 2022 12:52 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>  
**Cc:** Ryan Cox <[ryan@mintmortgage.com](mailto:ryan@mintmortgage.com)>  
**Subject:** [EXTERNAL] Letter of support for Edens

Dear Planning Board,

I am writing to you today to support the rezoning of the entire city block of 26th-27th from Lawrence to Larimer and a portion of the 2500 block of Larimer.

This rezoning will be to a PUD-G #28.

The applicant has done significant community outreach, it has been above and beyond that of a typical application. The applicant has listened to the community and their concerns and has incorporated that feedback into the proposed PUD.

The applicant could have gone with just rezoning to a 5 and 8 story CMX but that did not capture what the applicant wanted nor the community. The community worked with the applicant and settled on a PUD so there would be greater control and specifics on how the block and a half would be developed and relate to the surrounding neighborhoods.

This project advances the goals set forth in both the Northeast Downtown Neighborhood (NEDN) Plan and Blueprint Denver by focusing our growth along walkable, mixed-use centers while enhancing and supporting the existing retail corridor.

This application advances the goals and recommendations identified in the 2011 Northeast

Downtown Neighborhoods (NEDN) Plan and the 2019 Blueprint Denver plan, I am excited for how this proposed project on Larimer and Lawrence will realize important community goals and aspirations for our neighbors and small businesses alike.

The project will include small business incubator opportunities for BIPOC and women owned business entrepreneurs. These are all incredibly important factors that keep our neighborhood vibrant, thriving and inclusive for all our neighborhood residents and business owners.

The proposed development will bring much-needed affordable housing opportunities for residents who may be vulnerable to displacement. Importantly, the project will serve some of the lower area median incomes in Denver (60% AMI), so it can provide crucial housing options for Five Points' child-care workers, construction workers, teachers, and mechanics to name a few.

In conclusion, the Vision Statement for the Northeast Downtown Neighborhood Plan (NEDN) notes this area "will remain a diverse collection of urban neighborhoods with unique and distinct character", and that "future zoning should support varied residential forms...that serve households at different socioeconomic levels." This project exemplifies the NEDN plan's vision for urban, distinct neighborhoods that offer housing opportunities for all Denver neighbors. It also incorporates appropriate and thoughtful height transitions to the more traditional single-family neighborhoods in the community.

I urge you to support this application and vote yes on this proposed rezoning.

Thank you for your consideration

Heidi Cox  
1010 29th Street Denver, CO, 80205

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Rezoning application 21i-00175  
**Date:** Tuesday, April 12, 2022 8:23:36 AM  
**Attachments:** [image001.png](#)

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**DENVER**  
THE MILE HIGH CITY

**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

[311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org/CPD](http://denvergov.org/CPD) | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Sent:** Monday, April 11, 2022 11:43 AM  
**To:** Webb, Andrew - CPD CE2159 City Planner Principal <[Andrew.Webb@denvergov.org](mailto:Andrew.Webb@denvergov.org)>  
**Cc:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>  
**Subject:** FW: [EXTERNAL] Rezoning application 21i-00175

---

**From:** Derek Bowden <[derek.bowden10@gmail.com](mailto:derek.bowden10@gmail.com)>  
**Sent:** Saturday, April 9, 2022 8:49 PM  
**To:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Subject:** [EXTERNAL] Rezoning application 21i-00175

Hello, I am a resident and homeowner in the neighborhood in which this rezoning and subsequent development has been proposed, and live only a couple of blocks away. I therefore have a clear and enduring interest in the proposed rezoning.

I strongly support the rezoning of this area. Being a mile away from Downtown Denver and along a rapidly developing and walkable corridor, increased density in a currently underutilized block will be a transformative link in what is currently a gaping hole in the fabric of the neighborhood, and an anchor for the entire southeast portion of this rapidly changing but diverse neighborhood.

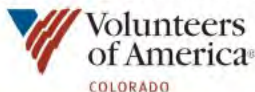
Maximizing density here is essential for filling in services and amenities for residents, which have historically been lacking, to say the least. Already street level retail in many buildings around this area has proven extremely welcome. However, many of these businesses do not serve important needs of residents - such as the lack of even a small grocery store. Per the developers' stated plans, these deficits are to be remedied with the new development, and allowing both new residences along with space for commercial and community interests is absolutely vital for the long-term health and vibrancy of the neighborhood.



Of course, concerns such as affordability, loss of green space, and increased traffic surround any proposed development. I firmly believe that increasing dense, quality housing and supporting walkable patterns of development will help to minimize the impact of these factors on the residents of the neighborhood. I would like to emphasize that, in the course of redevelopment, continuing to push private developers for affordable housing and preserved green space is vital, and we depend on our city leaders for this.

However, by allowing dense, mixed use, neighborhood-oriented, and forward thinking development, we are taking a great first step with this block, and I am excited to see the future of this neighborhood.

Regards,  
Derek Bowden



**A Ministry of Service**

Charles D. Maguire, Jr., Board Chair  
David K. Schunk, President & CEO

2660 Larimer Street  
Denver, CO 80205  
Phone: 303.297.0408  
Fax: 720.264.3306  
[www.voacolorado.org](http://www.voacolorado.org)

Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Members of Denver Planning Board and City Council,

Volunteers of America Colorado (VOAC) is a nonprofit, faith-based organization dedicated to helping those in-need transform their lives. I have served on the Board of Directors at VOAC for 4 years. I work in the Golden Triangle neighborhood in Denver. As both board member of VOAC, I am writing to support the rezoning application for the Five Points Larimer and Lawrence project.

VOA Colorado serves those in need of emergency shelter while providing important hunger and nutrition services to those experiencing hardship every day. Our administrative headquarters and operations facility at 2660 Larimer Street in the Five Points neighborhood has seen tremendous growth over the last several years. Across Colorado, we change the lives of more than 140,00 vulnerable Coloradans each year.

Our growth in serving the needs of thousands of individuals each year has brought us to a point where we need to expand and grow into a facility that can accommodate increased operations with a larger footprint. In partnership with EDENS, VOAC has an incredible opportunity before us to expand our operations to a larger, more accommodating operations facility offsite, while keeping our administrative headquarters in this neighborhood as part of the Five Points Larimer and Lawrence project.

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It is for these reasons and more that as a board member of Volunteers of America Colorado, I ask you to support the rezoning application for the Five Points Larimer and Lawrence project.

VOAC is committed to serving even more residents that need our help and assistance, and we ask for your support of this rezoning application so we can continue serving thousands of individuals and families for many years to come.

Sincerely,

DocuSigned by:

*Tessa Boufante*

REF:2A7EDC78140E

Board Member

Volunteers of America Colorado

William Mushkin  
Ashtanga Yoga Denver  
2501 Larimer st  
Denver CO 80205

Denver Planning Board and Denver City Council  
Re: Larimer and Lawrence PUD-G #28 Letter of Support

I am both a business owner and a homeowner directly across the street from the newly proposed Edens mixed-use project. I've been disappointed in many of the new developments in Denver and the way they are put together both aesthetically as well as how they relate to their neighbors. Having said that, I am so excited to have seen the proposal from Edens with their incredibly interesting use of space and architecture along Larimer street.


From what I gather, the project provides very important affordable housing while also helping small businesses like my own create a vibrant footprint in an exciting area. We've lived with unkempt housing and vacant lots across the street since I purchased a building and moved our yoga studio in to the neighborhood almost 10 years ago. I will say I prefer those empty lots to monolithic apartment blocks that take no notice of the neighborhood. Fortunately, I believe Eden's is doing the opposite. They have both been involved in creating the neighborhood and they continue to work towards building both an intimate and an intricate setup of streetscape, retail, and housing. They set a good example of how we may use automobiles to get to a neighborhood without making them define a neighborhood. I'm also excited about the variable building heights of 3, 5, and 7 stories. I think they will create more interesting urban design and transition better to the surrounding neighborhoods off the Larimer St corridor.

Rino is a vibrant and fun neighborhood. My preferred transportation through the neighborhood is my bike. Many days of the year I have ridden up and down Larimer, Walnut, Blake, and Lawrence watching new project after new project begin, rise, finish, and hopefully in the best scenarios actually become part of the real community fabric. I think Edens vision of this new development is by far the most interesting and thoughtful new project that I've seen in the area. I hope you, as a planning board and the city council, see the thoughtfulness that's gone into their project. They are creating a streetscape that will continue to make Denver itself and in particular the neighborhood a destination. They also seem to value many longtime and local businesses that make our neighborhood home.

I believe rezoning this property is the correct thing to do for the community. I'm quite lucky to have multiple perspectives as both one who works in the neighborhood as well as being a homeowner here. I do believe that this project really does advance the 2011 Northeast downtown neighborhoods plan as well as the new Denver Blueprint that was created in 2019. I think our neighborhood can be an example to other communities in Denver of how cars, bikes, and pedestrians can work together well and how people of all walks of life can gather, enjoy, and live well together in a neighborhood.

Architecturally I think the group is putting together a winner. It's been too easy in the past for developers to create large monolithic boring structures that impede street life. The EDENS/Volunteers of America Colorado project has really put the life of the street and the area first. I also know that they believe in an interesting, strong and thoughtful mix of locally owned businesses along with a sprinkling of brands that we love. My yoga studio has no corporate presence nor any plans to expand beyond our current location at 25th and Larimer, it is our home. We're excited that the Edens plan makes room for more businesses like ours. I think we're very lucky to have this proposal moving forward, creating what I hope to be the next 10 years for my yoga studio across the street from this development.

Sincerely,



William Mushkin

Dear Planning Board —

My name is Teresa Ortiz, and I've been a resident of the Five Points/RiNo Art District neighborhood for 26 years. I grew up in the heart of RiNo off 36<sup>th</sup> & Delgany St, which means I have seen a lot of change over the last few decades — much of this change being in the form of positive, neighborhood development that helps our city grow and thrive. I still live in the RiNo neighborhood today, and I am writing this letter to offer my support of the Five Points Larimer and Lawrence project proposed by EDENS. I can vouch that EDENS has been an integral member of our neighborhood, and their purpose of enriching communities is demonstrated every day by how much they contribute to our community in RiNo.

EDENS' Five Points Larimer and Lawrence project keeps our neighborhood moving forward. It complements the funky, eclectic neighborhood vibe that centers on art and celebrating everything that makes our neighborhood different and unique. As a Latina and business entrepreneur of my own, I also understand and appreciate the importance of creating opportunities for people of color like myself to succeed. EDENS shares this commitment to create spaces for women-owned/BIPOC entrepreneurs. In fact, half of their existing retailers are small, women and BIPOC owned businesses in Denver today. This approach to supporting small, women-owned/BIPOC businesses is so important to maintaining our neighborhood's cultural fabric character.

As a longtime resident of RiNo, I know it's also important to continue building homes for our neighbors at different income levels. This project sets aside a certain number of homes for Denver residents earning no more than 60% area median incomes, and that's really important for us as our city deals with a such a tremendous housing shortage that impacts everyone in Denver. We need to support projects like Five Points Larimer and Lawrence in RiNo, because it provides homes at affordable income levels our community while also supporting the growth of woman-owned/BIPOC entrepreneurs embedded in the same neighborhood.

I'm very excited to see the Five Points Larimer and Lawrence project in the RiNo neighborhood move forward and thank you for your consideration of this letter of support.

Sincerely,



Teresa Ortiz

3624 Delgany Street Denver, CO. 80216

Age: 26

(303)482-7703

toritz320@gmail.com

## Johnson, Kristofer - CPD City Planner Principal

---

**From:** aurelio@insideboxing.com  
**Sent:** Thursday, February 24, 2022 6:23 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Cc:** jrubsam@aol.com; 'William West'  
**Subject:** [EXTERNAL] EDEN PUD opposition submittal  
**Attachments:** pud Letter to City of Denver.docx; Submittal Cover ltr.pdf; pud opposition flyer.pdf; Signed petitions (107).pdf; Basis of Petition.pdf; On line local residents signatures.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Kristofer Johnson  
City Planner Principal  
Community Planning and Development  
Department 205  
201 West Colfax Street  
Denver, CO 80202

February 24, 2022

Mr. Johnson,  
Thank you for the update on EDENS proposed development project in our neighborhood.  
Now that EDENS proposed Official Map Amendment (rezoning) for 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St. has been applied for and is active we are submitting our concerns and a petition signed by residents living in Curtis Park, in objection to EDENS request for any zone change.  
My personal letter of opposition is also included [attached], please include to the comments of opposition.

Please direct any question or clarifications to either myself, Julie or Bill

Thank you,

Aurelio Martinez  
(720) 297-7654

Julie Rubsam  
(303) 921-1194

William West  
(303) 295-6284

**Attachments:**

- EDEN PUD Letter to the City of Denver.docx – My personal letter dated December 7
- Submittal Cover Letter
- PUD opposition flyer
- Signed petitions
- Basis of petition
- On line local residents signatures



December 23, 2021

Kristofer Johnson  
City Planner Principal  
Community Planning and Development  
Department 205  
201 West Colfax Street  
Denver, CO 80202

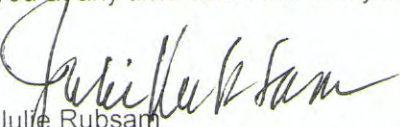
Dear Mr. Johnson:

We are writing on behalf of our neighbors who stand in opposition to the proposed development of the 2600 (partial) and 2700 blocks of Larimer and Lawrence Streets. The developer wanting to build this project is EDENS which is represented in Denver by Tom Kiler. It is our understanding that EDENS will present Community Planning and Development a plan for a PUD to govern this property. We are confident that our opposition will serve to quell the work necessary to study and potentially recommend this PUD. We have attached our petitions of opposition which have been gathered by going door to door within the Curtis Park boundaries. The signators - 107 of them - are representative of the rich diversity of our neighborhood - Anglo, Chicanos, long-time residents and newcomers.


For many years, the neighbors in Curtis Park have worked diligently to protect our fragile and beautiful historic neighborhood. We have landmarked a very large area of Curtis Park; we have worked on the parks and created, through our consistent stewardship, a village of which we are all proud. We feel that we are "at the ready" when anyone or any institution threatens our way of life. We feel that the EDENS proposal does just that. The amount of density proposed (350 units of apartments) as well as an unspecified amount of retail development is lacking in any justification. The amount of traffic, lack of street parking and not having adequate garage parking will increase the fragility of our historic space. But much more concerning is the desire on the part of EDENS to increase the heights along these blocks to five stories on Lawrence (and change the usage from residential to commercial ) and seven stories on Larimer. This move is unprecedented and completely out of sync with Blueprint Denver (2019); the Northeast Downtown Neighborhoods' Plan (2011); and the Citywide new zoning code.

If this PUD were to succeed, we would not have a leg to stand on for all of Larimer Street and then, one by one, the historic buildings on Larimer would become a homogeneous mix of siding, glass and sun-blocking structures. Currently the street has a very open and airy feeling and, obviously, is attractive to many Denver residents who populate the former warehouses and funky buildings in droves. Further, the neighborhood is circled by new, tall and dense buildings - appropriately constructed on the arterial streets such as Downing, upper Blake Street near the RTD train line, and to the east, the Welton Corridor which once again is a TOD area and creates a "wall" to our east; and, with the development of Arapahoe Square, the circle and heights are complete.

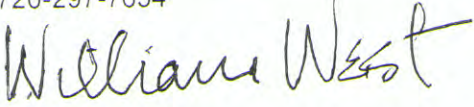
We urge you to help us protect our beautiful neighborhood and deny the request for this PUD. We are happy to meet with you at any time convenient to you. Thank you.



Julie Rubsam  
2800 Curtis Street, Denver, CO 80205  
303-921-1194



Aurelio Martinez  
2841 Curtis Street, Denver, Co 80205  
720-297-7654



William West  
2826 Curtis Street, Denver, CO 80205  
303-295-6284



Attachments:

- "Sorry we missed you"
- Signed petitions - 107 signatures
- "Basis of petition - zoning" (research by Sue Glassmacher)
- Online local resident signatures

TO: Kristofer Johnson, Senior Planner, Community Planning Department, City & County of Denver

FROM: Opponents to P.U.D. And Height Increases For 2600 blocks of Lawrence and Larimer Streets  
by Edens, Inc.

DATE: December 20, 2021

The accompanying petition is to express the neighborhood residents' opposition to proceeding with the PUD and rezoning of the 2600 blocks of Larimer and Lawrence Streets as envisioned by Edens. Our priority is to keep the Curtis Park neighborhood residential, zoned for three stories or less and Larimer Street zoned for three stories as it exists now. The basis of our position are below:

- **Blueprint Denver 2019.** Residents and property owners of both Curtis Park and RiNo participated in forming these plans and revisions. We stand by and support this plan. Curtis Park is an Area of Stability. Blueprint Denver consistently shows Arapahoe and Lawrence Streets as being high-medium residential, transitioning from low-medium residential area to the higher density commercial area. This includes the Future Map. An overall theme of Blueprint Denver is to put growth and height in concentrated areas and to preserve existing neighborhoods. RiNo wants to preserve the human scale, traditional buildings and character of Larimer Street. Curtis Park wants to preserve the historic and residential quality, and density of the neighborhood. From Blueprint Denver as it applies to re-zoning: **“All rezoning applications must be approved by city council, who evaluate the request against required criteria, including whether the proposed rezoning is consistent with the city’s adopted plans. As an adopted plan, Blueprint Denver will play an important role in Blueprint Denver components to consider in rezoning requests: guiding rezoning decisions.”** The Edens vision violates Blueprint Denver and the Northeast Downtown Neighborhoods Plan.
- **The Northeast Downtown Neighborhoods Plan 2011.** During the adoption of the new zoning code and rezoning Curtis Park and RiNo, much in-depth study had been given to the Five Points neighborhoods. Our thirty year old neighborhood plan had served us well in justifying the rezoning but it needed to be updated to reflect the changes. The City sought to capture that engagement and knowledge of the zoning process into a new neighborhood area plan. Curtis Park is very clear about the use and heights of the neighborhood which is also reflected in Blueprint Denver. From the plan:  
“....Larimer supporting three [stories] to aid in the transition between RiNo and Curtis Park.”  
“In contrast to lower density, more family-oriented neighborhood like Curtis Park and San Rafael, Ballpark and RiNo are favored by young, urban singles and couples, as well as emptynesters, and are seen as two of the city’s new, hip neighborhoods.”
- **City wide New Zoning Code 2009-2010.** Curtis Park Neighbors used this opportunity to correct our vastly over-zoned neighborhood zoning to zoning that reflects the actual use of the neighborhood as medium density urban residential. We worked for a year, working closely with Courtland Hyser, Senior Planner for Denver CPD, meeting twice a month. We championed



ADUs to be included as a way to protect the character of the neighborhood while adding density and opportunity. The odd numbered side of Arapahoe St. and both sides of Lawrence Street zoning was deemed an area of transition, allowing more height, greater density and use of the general form but still all residential. The transition was from low-medium density to high medium residential to low height commercial on Larimer Street. Our then 30 year old neighborhood plan supported those zoning changes. The few commercial areas in Curtis Park are well defined with low impact commercial zoning. The neighborhood edge along Park Ave. West allows mixed use and five stories to transition to the denser Arapahoe Square area. The mixed use edge along Downing St has attracted wonderful uses: a 27 unit micro unit development, an Italian deli, an urgent care facility and a townhome development. All add to the quality of the neighborhood. The 2600 Block of Lawrence St contains two types of zoning. The small portion was rezoned to G-MU-3 like most of Lawrence. The other larger parcel was not part of the new zoning code and there was no opportunity to match that parcel's zoning with the zonings on Lawrence. However, the current zoning for that parcel is very low density with a 1:1 FAR and the area on Lawrence St. was as left open space so that a two story office building for VOA could be built on Larimer St. The commercial building was built on a commercial corridor.

River North also sought new zoning to fit the changing use and growth in RiNo. The goal was to keep the industrial characteristics of the neighborhood but allowing mixed use and greater density. Larimer Street has charming storefront buildings, mostly two story commercial, built between 1890-1910, as well as, old brick warehouses with loading docks, mostly one story. To encourage reuse rather than demolition, the building height on Larimer was kept low at three stories. The scale of the buildings, the sunshine and openness makes for a very inviting commercial strip. Larimer is also used as a transition street from medium density residential to low height mixed use to higher density and additional height mixed use. Later, the uppermost 1½ blocks of Larimer were part of a height amendment for the TOD area that allowed five or twelve stories if incentive requirements were met.

Past rezonings on Lawrence and Larimer show the commitment of neighbors, RNOs and the City to abide by the city plans. In early 2015 the then current owner of the 2500 and 2600 blocks of Arapahoe and Lawrence, Denver Housing Authority filed for a change of zoning for three separate parcels to be zoned G-RX-5 **with height waivers**. The height was limited to three stories and 45' maximum height with commercial areas only on the first floor. These parcels are on the even numbered side of Lawrence at the corner of 25<sup>th</sup> and Lawrence and the two corners at 26<sup>th</sup> and Lawrence Streets. These areas were to provide discreet space for residential support. This was prior to the development boom on Larimer. Although much changed in the development as promised, Curtis Park basically got what we wanted.

2701 Lawrence, an old commercial laundry building was rezoned to U-MX-2. The old Fire Station at 32<sup>nd</sup> and Curtis was rezoned from a PUD to U-MX-2X. The property owner of 1215 29<sup>th</sup> St, on the corner of Lawrence and 29<sup>th</sup> Streets asked Curtis Park Neighbors to support a rezoning to five stories. CPN declined to support that. Owners of 3354 Lawrence St., zoned I-MX-3 went to the Board of Adjustment to request additional height and a fourth story. The application was denied by BOA. CPN supported a denial of the application. These examples all show the determination to keep Curtis Park



and Larimer St. to three stories or under and to keep Curtis Park residential.

In addition to the content of City plans, we are opposed to the PUD, upzoning and the vision of EDENS based on quality of life and safety issues and experience. The redevelopment of RiNo has had negative effects on Curtis Park. RiNo has become a destination entertainment district. The Curtis Park streets carry the greatly increased traffic to RiNo. The Larimer businesses are not required to provide parking. Although the Coors parking lot is open for parking, it sits empty. Arapahoe, Lawrence and the numbered streets are the parking for the workers and patrons. In the pre-auto Curtis Park neighborhood, residents rely on street parking that becomes very scarce when the RiNo employees and patrons take all the parking. Larimer has closed blocks for outdoor entertainment and dining. That traffic now uses Lawrence St. which is narrow and not configured for the volume and the speeds of the current traffic. The traffic is such a danger to our young families. Lawrence and all Curtis Park streets are still very much family residential streets. And in nice weather, for blocks, the air is filled with loud music from the bars on Larimer. We certainly do not want more traffic, less parking, more noise and RiNo expansion into Curtis Park this Edens project would bring.

Curtis Park is Denver's first streetcar neighborhood. The core of the neighborhood is Landmarked and protected. It also has non-Landmarked residential areas and old, adaptively reused commercial buildings. CP has its own identity that is vastly different from RiNo. RiNo is ever expanding, taking over parts of other neighborhoods and imposing its identity on them. From RiNo's own website: "Our district is inclusive of the historical neighborhoods of Globeville, Elyria-Swansea, Five Points and Cole." We do not want RiNo in Curtis Park. We do not want to be on RiNo's list! We want to preserve our neighborhoods and character.

Experience has taught us many times that once an upzoning occurs more follows. The predominant mindset of developers is more is better. Lawrence Street is an important edge for Curtis Park as is Larimer St. for RiNo. The heights and usages of these streets were carefully thought out. Both streets represent the character of our neighborhoods.

Curtis Park is surrounded on all sides by commercial streets and is recognized as a medium density residential neighborhood. We strongly object to the retail and commercial space with the accompanying density and auto traffic this project would bring. There is no reason for this intrusion of Edens/RiNo into Curtis Park when we are surrounded by commercial corridors. We fear for the low rise projects and buildings on Larimer.

Finally we object to the position of support by Curtis Park Neighbors, RNO. We feel the process to get that support was tainted and tilted. Tom Kiler, Edens representative, was invited and spoke at board meetings and three general meetings. His presentations were uninterrupted and without any presentation from an opposing view. At his last presentation he was allowed one hour and forty minutes of time (1:40) to present uninterrupted and without any voice of opposition. Opposition requested many times for the opportunity to present but was ignored by CPN officers. In addition, the CPN President held private presentations for Edens. Those private meetings were also one sided for Edens. The private meetings were unannounced. The one opportunity for any opposition to speak was at an irregular special meeting to vote for the support for the PUD with the increased height and commercial/retail uses. We were reduced to two minute sound bites..

Our petitions demonstrate that there is plenty of opposition to the PUD, increased heights and density, and Edens' vision for this project which includes high volume retail on a residential street. We stand by the Plans adopted by Denver City Council. We would be open to a three story residential project on Lawrence and a three story mixed use project on Larimer.



Sorry we missed you

**A PUD [Zone change] has been requested for the block surrounded by Lawrence, Larimer, 26th, & 27th Streets that will allow seven and five story structures. The impact on our neighborhood will be devastating.**



**Please join us in keeping our neighborhood free from the negative impacts it will have on our beautiful Historic neighborhood by signing the opposing petition.**

*Call us to sign a physical petition or go online to <https://chnng.it/2wDhppPK> you can also scan the qr code*

**Aurelio Martinez - (720) 297-7654**

**Julie Rubsam - (303) 921-1194**

**Bill West - (303) 295-6284**





## PETITION

The undersigned, residents of the Curtis Park neighborhood, are opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. We object to a zone change on the Lawrence side of the block which would change its usage from residential to commercial because doing so, in addition to setting a dangerous precedent, would certainly produce heavier traffic and parking problems on Lawrence which could easily spill over and have an adverse effect on the Curtis Park streets of Arapahoe and Curtis.

2. We also object to the heights proposed for buildings on both the Lawrence and Larimer sides of the block which are conspicuously higher than those currently allowed and which will disrupt the streetscapes now in place, will cast shadows on adjacent buildings, and will set a precedent that other developers will want to emulate.

	Name	Address	Date
1.	Cole Wilson	2545 Stout St	12/22/21
2.	Trenecy Sewald	2635 Stout St	12/22/21
3.	Roxanne Lorato	2713 Stout St	12.22.21
4.	Artanna Schwab	2741 Stout St.	12.22.2021
5.	Edward Vargas	2751 Stout st	12.22.2021
6.	Eric Ensey	2755 Stout St.	12/22/2021
7.	Ashley Falcone	<del>2805</del> 2805 Stout St	12/22/2021
8.	Grant Dunkelman	2813 Stout St	12/22/21
9.	Alex <del>Wright</del> Wright	2813 Stout St	12/22/21
10.	Demetra Gastouniotis	2817 Stout St	12/22/21
11.	Katie Paffel	2825 Stout St	12/22/21
12.	Laura Carrillo	2711 Stout St	12/22/21
13.	Olivia Carrillo	2826 Stout St	12/22/21
14.	BRADLEY DAZAR	2658 Stout St	12/22/21



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Name	Address	Date
1. Christine Adams	2815 Curtis St, 80205	12/12/2021
2. Mary Van Zex	2921 Champa Unit C 80205	12/12/21
3. RYAN PHILBECK	2937 CHAMPA UNIT A 80205	12/12/2021
4. LIZ PHILBECK	<del>294</del> 2937 CHAMPA ST UNIT A 80205	12/12/2021
5. LINDA OBrien	2937 Champa St Unit B 80205	12/12/21
6. THOMAS OBRIEN	2937 Champa St Unit B 80205	12/12/21
7. Rory Marino	2947 Champa St 80205	12/12/21
8. John Pacione	2947 Champa St 80205	12/12/21
9. Julie Huk Sam	2800 Curtis St 80205	12/12/21
10. Dan Kelley	2757 Curtis St 80205	12/12/21
11. Laura Schmatzke	2757 Curtis St 80205	12/13/21
12. Louise Marzano	2350 Arapahoe St 80205	12/21/21
13.		
14.		



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	Name	Address	Date
1.	Alejandro Santistevan	2515 Curtis St.	12/14/2021
2.	Alexandra Iseman	2537 Curtis St.	12/14/2021
3.	Mica Bucher	1007 26 <sup>th</sup> St	12-14-21
4.	Jose Rocio	2610 Arapahoe St	
5.	Ross Bovalassi	2029 26 <sup>th</sup> St	
6.	Jana Abuya	2618 Arapahoe St	12-14-2021
7.	Rafael Montoya	2554 Arapahoe St.	12-14-2021
8.	Isaac Ramirez	2524 Arapahoe St	12-14-2021
9.	Roxanne Johnson	1031 26 <sup>th</sup> St	12-14-2021
10.	Kelsey Clarke	2643 Curtis St	12-14-2021
11.	Erik Vellody	2639 Curtis	12-14-21
12.	Hugh Brown	2903 Champ St	12-18-21
13.	Lynne Brown	2903 Champ St	12.20.21
14.	Marcia Heceta	2951 Curtis St	12.20.21



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	Name	Address	Date
1.	<del>William West</del> WILLIAM WEST	2826 CURTIS	12/11/21
2.	<del>Susan Glassmacher</del> SUSAN GLASSMACHER	1037 29 <sup>th</sup>	12/11/21
3.	<del>Jannette Murnetta</del> JANNETTE MURNETTA	2916 Arapahoe St	12/12/21
4.	<del>Richard Espinoza</del> RICHARD ESPINOZA	2938 ARAPAHOE ST	12-12-21
5.	<del>Lydia Espinoza</del> LYDIA ESPINOZA	2938 Arapahoe St	12-12-21
6.	<del>Amber Denmon</del> AMBER DENMON	1022 29th St	12-12-21
7.	<del>Matthew Aschermann</del> MATTHEW ASCHERMANN	2938 Arapahoe St	12/12/21
8.	DAVID KATZ	2752 Arapahoe St	12/12/21
9.	MACKENZIE MCKAY	2748 ARAPAHOE ST	12/12/21
10.	Shelby Sheridan	2738 Arapahoe ST	12/12/21
11.	Peter Fahmy	2810 Arapahoe St	12/12/21
12.	Barbara Fahmy	2810 Arapahoe St	12/12/21
13.	Richard O. Magnum	2655 Stout St	12/14/2021
14.	Mar-lynn Frazer	2655 Stout St	12/14/2021



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Name	Address	Date
1. Kellen Casement	2840 Curtis St	12/15/2021
2. Shawn Young	" "	12/16/2021
3. Dan Grucella	2611 Stout St.	12/17/2021
4. BILL BOUMANS	Bill Boumans 2611 Stout	12/17/21
5. Ken Miller	2626 CURTIS	12/18/21
6. Scott Gordon	2827 Champa St.	12.18.21
7. Dawn Gordon	2827 Champa St.	12/18/21
8. Michael L. Ritchie	2605 CALIFORNIA St.	12/18/21
9. Eileen Feltman	Feltman 2534 Arapahoe St	12/19/2021
10. Rob Morrill	2833 Champa St	12/19/21
11. LeeAnn Morrill	2833 Champa Lane	12/19/21
12.		
13.		
14.		



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	Name	Address	Date
1.	Carthia Smith	2757 Curtis St.	12/16/21
2.	<del>Paula</del> W. [unclear]	2523 Curtis St.	12/16/21
3.	DANIEL GARCIA QUAY	2441 Champa St	12/16/21
4.	Christina Graziano	2441 Champa St	12/16/21
5.	Timothy [unclear]	2757 CURTIS ST APT 2	12/16/21
6.	Ken [unclear]	2631 Curtis St	12/19/21
7.	MARK Hoiriis	2631 Curtis St	12/19/21
8.	SCOTT NIBLACK	2630 Curtis St	12/19/21
9.	TANIA VAN PELT	2630 Curtis St	12/19/21
10.			
11.			
12.			
13.			
14.			



## PETITION

The undersigned, residents of the Curtis Park neighborhood, are opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. We object to a zone change on the Lawrence side of the block which would change its usage from residential to commercial because doing so, in addition to setting a dangerous precedent, would certainly produce heavier traffic and parking problems on Lawrence which could easily spill over and have an adverse effect on the Curtis Park streets of Arapahoe and Curtis.

2. We also object to the heights proposed for buildings on both the Lawrence and Larimer sides of the block which are conspicuously higher than those currently allowed and which will disrupt the streetscapes now in place, will cast shadows on adjacent buildings, and will set a precedent that other developers will want to emulate.

Name	Address	Date
1. Lupita W. Dantley	2841 Curtis	12-12-21
2. Miranda Medina	2841 Curtis St.	12-12-21
3. James Martinez	2841 Curtis St.	12-12-21
4. Aurelio b Martinez	2841 Curtis ST	12.12.21
5. Olivera	2841 Curtis St	12/12/21
6. Carlos M. [Signature]	2855 Curtis St	12/12/21
7. Raymond Darcis	2937 CURTIS ST.	12/12/21
8. Whitney Schadelee	2849 Curtis St.	12/12/21
9. D. Hagerman	2849 Curtis St	12/12/21
10. Anna Raming	2943 Stout St.	12/12/21
11. Mercedes J. [Signature]	2831 Curtis St.	12-18-21
12. Rosali [Signature]	2831 CURTIS ST	12/18/21
13. Tony Hernandez	2728 Arapahoe St.	12/18/21
14.		



## PETITION

The undersigned, residents of the Curtis Park neighborhood, are opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

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	Name	Address	Date
1.	Antoinette D. Sandaval	2825 Curtis St.	12/18/21
2.	John L. Sandaval	2825 Curtis St	12/18/21
3.	Leo Hernandez	2656 Curtis	12-18-21
4.	CELESTINO G. DEHERRERA	2656 CURTIS	12-18-21
5.	LIONIRES MONTAÑA	2752 Champa St.	12-19-21
6.	James C. Jomay	2924 Champa St	12-20-21
7.	Revelio MARTINEZ	2841 Curtis	12-20-21
8.			
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13.			
14.			



## PETITION

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	Name	Address	Date
1.	LENIN ALARCON	1030 29 <sup>TH</sup> ST.	12-18-21.
2.	Carla Alarcon	1030 29 <sup>TH</sup> ST	Dec 18 <sup>th</sup> 2021
3.	Rebecca Mibbarri	3220 Curtis	Dec 19, 2021
4.	Alexandria Alarcon-Ortega	3220 Curtis	Dec 19, 2021
5.	Darren McMichael	3211 Champa	12-19-21
6.	Linda McMichael	3211 Champa	12/19/21
7.	THOMAS McMichael	3215 Champa	Dec-19-21
8.	Lauren DeLinda	3211 Champa	12-19-21
9.	Irene Castro	3215 Champa	Dec-19-21
10.	Mario Quintana	3205 Champa	12-19-21
11.	ERIKO SALANO	3205 Champa St	12-19-21
12.	Layette Estrada	3205 Champa St	12-19-21
13.	Madison Estrada	3205 Champa St	12-19-21

14.



Kristopher Johnson  
City Planner Principal  
Community Planning and Development, Dept. 205  
201 West Colfax Street  
Denver, CO 80202

## On-line local resident signatures as of 12-23-2021

In addition to the physical signatures obtained by personally visiting and collecting signatures from Mestizo Curtis Park neighbors in opposition to EDENS PUD application and request, an on-line petition has currently garnered over 100 signatures to date.

I, Aurelio Martinez have sorted the on-line signatures showing local residents (below) and have removed any duplicates that may have appeared on the physical petition submitted to you.

On-line signatures in opposition to a PUD [Zone change] request for the block surrounded by Lawrence, Larimer, 26th, and 27th Streets. The on-line petition currently has over 100 signatures and can be viewed at <https://chnng.it/GZSJhcPH>

Tammy Chavez	Denver	CO	80205	US	12/7/2021
Kim Nytes	Denver	CO	80205	US	12/8/2021
susan berkley	Denver	CO	80205	US	12/9/2021
Jane Davis	Denver	CO	80205	US	12/9/2021
Dana Reiland	Denver	CO	80205	US	12/13/2021
Lisa Gissen	Denver	CO	80205	US	12/13/2021
Kathleen Leedom	Denver	CO	80205	US	12/14/2021
Mark Hoiriis	Denver	CO	80205	US	12/15/2021
Sydney Sewald	Denver	CO	80205	US	12/16/2021
Tyler Dune	Denver	CO	80205	US	12/16/2021
Bailey Bulls	Denver	CO	80205	US	12/18/2021
Lala Saragosa	Denver	CO	80205	US	12/18/2021
Lisa Padilla	Denver	CO	80205	US	12/18/2021
Luz Adriana Lara	Denver	CO	80205	US	12/19/2021
Elizabeth De La Rosa	Denver	CO	80205	US	12/19/2021
Angela Gonzales	Denver	CO	80205	US	12/20/2021
Scott Holder	Denver	CO	80205	US	12/20/2021
Shamira Garcia	Denver	CO	80205	US	12/21/2021
Justine Sandoy	Denver	CO	80205	US	12/21/2021
Vanessa Quintana	Denver	CO	80205	US	12/21/2021
Joseph Nelson	Denver	CO	80205	US	12/22/2021
Megan Wade	Denver	CO	80205	US	12/23/2021
Nancy Almeida	Denver	CO	80205	US	12/23/2021
Julia Mendiolea	Denver	CO	80205	US	12/23/2021



Aurelio Martinez

Kristofer Johnson  
City Planner Principal  
Community Planning and Development  
Department 205  
201 West Colfax Street  
Denver, CO 80202

December 7, 2021

Re: Edens PUD Application

My name is Aurelio Martinez and I live in Mestizo-Curtis Park at 2841 Curtis Street. The reason for this letter is to let you know I oppose granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup>. Streets, a PUD application submitted by EDENS. I'm not alone in opposing this PUD application as a petition of opposition is being circulated in the neighborhood.

As a person and homeowner that has lived in Mestizo-Curtis Park all my life and have been part of and have seen the resurrection of the neighborhood, from a condemned state to a historic beauty. Denver has to be very proud of its first neighborhood and what's become of it.

I also understand zoning rules, and regulations play the most important part of neighborhood protection. Therefore, any request for zone change has to be looked at very carefully to make sure it becomes an asset to the neighborhoods that will be impacted by such a change. In this case, the development will have a negative influence to Mestizo-Curtis Park.

Mestizo-Curtis Park has always looked at Lawrence and Larimer streets as "buffer" streets protecting the neighborhood from large and high-density development.

The requested 5 and 7 story structures will devastate Mestizo-Curtis Park residents in more ways than one. For starters:

- The height of the proposed development will bury the beauty of this historic neighborhood looking from outside-in, as it will obstruct the view of residents to the gorgeous Rocky Mountains and contaminate the panoramic sight looking from inside-out.
- The development as planned will change Lawrence Street from residential traffic to constant commercial flowing traffic. The everyday traffic that this development will demand will further become a burden on all Mestizo-Curtis Park residents as it will compound the already stressed parking situation.
- The 'through' traffic Mestizo-Curtis Park is currently witnessing will increase 2-to-5 fold adding to already un-safe traffic flow of non-residential vehicles passing through the neighborhood.

Approving the highly condensed development [building space to land space] will invite other developers to infiltrate the area.

I hope and pray that the city of Denver will deny this application and continue to protect its neighborhoods through zoning and land usage rules and regulations.

Respectfully submitted,



Aurelio Martinez  
2841 Curtis Street  
Denver, CO 80205  
(720) 297-7654

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Upper Larimer SE HOA President <upperlarimerse.president@gmail.com>  
**Sent:** Friday, February 25, 2022 11:29 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Subject:** [EXTERNAL] RE: Notice of Opposition - (rezoning) for 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St  
**Attachments:** Signed Petition in Opposition - EDENS Development Project - 1.13.22.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Mr. Johson,

On behalf of the homeowners of Upper Larimer SE HOA in RiNo Arts District, I would like to formally submit our opposition to the proposed zoning changes and development at 2524-2660 Larimer Street, and 2609, 2623, and 2641 Lawrence Street. We oppose this project for the following reasons:

1. We object to the heights being proposed as they are conspicuously higher than those currently allowed (I-MX-3, or 3 stories maximum). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will surely want to emulate along these corridors.
2. We object to a zoning change on the Lawrence side of the development, which would change its usage from residential to commercial, because doing so would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Please find our signed petition of opposition, attached.

Thank you for your review and consideration.

Sincerely,  
Kevin LaFleur  
President, Upper Larimer SE HOA  
3400 Larimer Street Units 101-108  
3402 Larimer Street Units 109-111  
Denver, CO 80205



Virus-free. [www.avast.com](https://www.avast.com)



## PETITION

The undersigned, homeowners in RiNo Arts District neighborhood, are opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. We object to the heights proposed for buildings on both the Lawrence and Larimer sides of the block which are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings, and will set a terrible precedent that other developers will want to emulate.
2. We object to a zone change on the Lawrence side of the block which would change its usage from residential to commercial because doing so would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Name	Address	Date
1. Kevin LaFlare	3400 Larimer St #101 80205	1-10-22
2. Nick Burns	3402 Larimer St # 109 80205	1-11-22
3. Scott Salzman	3400 Larimer St #106 80205	1-11-22
4. David Sheetz	3400 Larimer St. 108 (405-406-8163)	1-11-22
5. Anthony Menzies	3400 Larimer St 101 80205	1-11-22
6. Mary Chambers	3400 Larimer St 102 80205	
7. Matt Chambers	3400 Larimer St. 102 80205	
8. Gunnar Greenlee	3402 Larimer St 111	1/12/22
9. Scott Jones	3400 Larimer St, 105 80205	1/12/22
10.		
11.		
12.		

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Daniela BorjaLarimer <danielalarimerrowhoa@gmail.com>  
**Sent:** Sunday, February 27, 2022 7:08 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Cc:** LarimerRowBoardOfDirectors@googlegroups.com; Upper Larimer SE HOA President  
**Subject:** [EXTERNAL] Opposition to Eden's Proposal  
**Attachments:** Borja -Letter of Opposition - EDENS Proposed Development .pdf; Rosenthal -Letter of Opposition - EDENS Proposal.pdf; JKweller Letter of Opposition - EDENS Proposed Development.pdf; O'Brien Letter of Opposition - EDENS Proposed Development.pdf; Solow - Letter of Opposition Edens development.pdf; Eason\_Letter\_of\_Opposition\_-\_EDENS\_Proposed\_Development.pdf; Kimball - Letter of Opposition - EDENS Proposed Development.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hello Mr. Johnson,

My name is Daniela Borja, I am a Board Member of the Larimer Row HOA representing 28 homes on Larimer between 34<sup>th</sup> and 35<sup>th</sup> St, and I am writing to you on behalf of the HOA and our community members to oppose the proposal for EDENS development with buildings reaching 5 – 7 stories in height which significantly differ from the three stories maximum height zoning on Larimer St in the neighborhood.

The community of 28 homeowners elected the HOA Board for Larimer Row HOA to represent the community's best interests and manage joint investments and community operations. The HOA board unanimously opposes the development because of its disproportionate building heights versus the rest of the neighborhood. We welcome development in our area but believe the lot should be kept at the same I-MX-3 Zoning, or three stories maximum limitation as the rest of the stretch on Larimer St between Broadway and 34<sup>th</sup> St to be consistent with the neighborhood look and feel and previous zoning analysis done by the city considering the residential neighborhood Larimer St serves. We believe it is essential for the livelihood of the neighborhood to keep its look and feel, protect the correct scale for pedestrians, and not overpower the other properties in the vicinity. We also believe this proposal, if accepted, creates a negative precedent for buildings and heights in our street.

I am also attaching individual letters from various property owners from our community who wanted to share their views and opposition in addition to the opposition letter from the HOA.

We appreciate your consideration.

Thank you,

Daniela

Daniela Borja  
Board Member  
Larimer Row HOA  
3415 Larimer St Units 101 to 107  
3425 Larimer St Units 101 to 107  
3435 Larimer St Units 101 to 107  
3445 Larimer St Units 101 to 107

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> / 27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development Board,

As a homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.

Sincerely,



Name: Daniela Borja

Address: 3435 Larimer St Unit 101, Denver CO 80206

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> / 27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development Board,

As a resident of, and homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.



Sincerely,

Name: Elaine Eason

Address: 3415 Larimer St Apt 105

Denver, CO 80205

\_\_\_\_\_

January 6, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> / 27<sup>th</sup> / Lawrence / Larimer Streets)


Dear Members of the Community Planning and Development Board,

As a resident of, and homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.

Sincerely,

  
Joshua & Melissa Kweiler  
3415 Larimer St., #107  
Denver, CO 80205

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> / 27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development Board,

As a resident of, and homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.

Sincerely,

Name:   
Tara A. Kimball

Address: 3445 Larimer St #101  
Denver, CO 80205



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January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> /  
27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development  
Board,

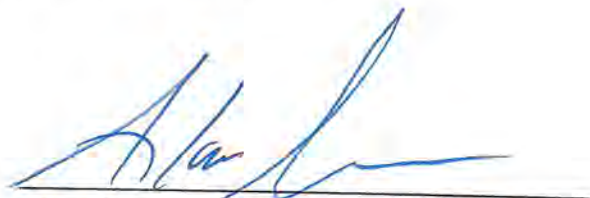
As a resident of, and homeowner in, RiNo Arts District I am  
opposed to granting the block surrounded by Lawrence,  
Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

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and Larimer sides of the block are conspicuously higher  
than those currently allowed (I-MX-3). This will disrupt  
the streetscapes now in place, will cast shadows on adjacent  
buildings and homes, and will set a terrible precedent that  
other developers will want to emulate.
2. The Lawrence side of the block would change its usage  
from residential to commercial. In doing so, this would set  
a dangerous precedent for all future developments in Curtis  
Park. This is a historical neighborhood and its residential  
zoning should be maintained.

Thank you for your consideration.

Sincerely,

Name:

  
3435 Larimer #103

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> /  
27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development  
Board,

As a resident of, and homeowner in, RiNo Arts District I am  
opposed to granting the block surrounded by Lawrence,  
Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence  
and Larimer sides of the block are conspicuously higher  
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other developers will want to emulate.
2. The Lawrence side of the block would change its usage  
from residential to commercial. In doing so, this would set  
a dangerous precedent for all future developments in Curtis  
Park. This is a historical neighborhood and its residential  
zoning should be maintained.

Thank you for your consideration.

Sincerely,

Name:

Joy Solow  
3435 Larimer #103

February 28, 2022

Kristofer Johnson, City Planner Principal  
Community Planning and Development. Dept. 205  
201 West Colfax Street  
Denver 80202

Dear Mr. Johnson:

When I bought my house in Curtis Park in 1975, the B-8 and R-3 zones assigned to the neighborhood at the time had been created without regard to the actual residential nature of the area or its remarkable historic value. Had they remained permanently in place, those zones would eventually have led to the destruction of the Curtis Park its residents are able to enjoy today. Fortunately, however, in the 47 years since I moved here, great efforts and strides have been made to rectify the zoning mistakes of the past and to put in place zoning laws intended to save and protect our beautiful neighborhood.

In the fairly recent past, new efforts have been made to clarify and confirm the established usages and height limits already deemed appropriate for this part of Denver. For a year in 2009-2010, members of the community met twice a month with city officials and other neighborhood representatives and succeeded in having the landmarked heart of Curtis Park designated a low medium density residential area. At the same time, the even-numbered side of Arapahoe and odd-numbered side of Lawrence, as well as the public houses of DHA between Arapahoe and Lawrence, were given a separate classification, namely a high medium density residential area, which allowed for slightly higher buildings of up to three stories. It was also designated a transitional area, a kind of buffer zone, separating the main part of the Curtis Park neighborhood from the commercially zoned Larimer Street. A three-story height limitation for Larimer was left in place.

As recently as Blueprint Denver in 2019, the zoning changes just mentioned were confirmed again as appropriate for this part of the city. Just two years later, however, Edens, a real estate and development company based in Washington D. C., came forward with a plan for a PUD for land they had put under contract on one and a half blocks of Larimer and Lawrence, a PUD that totally disregards the zones put in place over the years through the careful thought and hard work of members of the Curtis Park community and others.

Those of us who object to Edens application for the PUD now under consideration have the following reasons for our opposition.

1. We object to the intrusion onto the Lawrence side of the PUD, currently zoned for residential usage, a full block of commercial enterprises, including grocery and hardware stores, among others. Lawrence is a two-way street, one lane in each direction. It is our contention that the Edens plan would produce a considerable increase in traffic volume on Lawrence Street, along with parking problems, that would spill over and have adverse effects on the neighboring and parallel streets of Arapahoe and Curtis. Why the proposed commercial activities proposed for the Lawrence side of the 2700 block couldn't be located on the Larimer side of the block, which is zoned for commercial uses, isn't clear.
2. We also object to the heights of the buildings proposed for both the Lawrence and the Larimer sides of the development. Their PUD would allow Edens to erect a seven-story

building on Larimer and a five-story building on Lawrence. Such buildings would not only be totally out of scale for the streetscapes in which they would stand, they would also set a dangerous precedent that could be used to destroy the current visually harmonious character of the built environment already in place.

For these reasons, we hope the Edens plan for a PUD will be rejected.

Sincerely yours,

William West  
2826 Curtis Street

## Johnson, Kristofer - CPD City Planner Principal

---

**From:** jrubsam@aol.com  
**Sent:** Tuesday, March 1, 2022 4:46 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Subject:** [EXTERNAL] Opposition to proposed PUD for 2524-2660 Larimer; 2609, 2623, 2640 Lawrence

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Johnson,

I am writing in opposition to the EDENS PUD submission. One of the issues that is not adequately discussed in the application is the impression that the submission gives that Lawrence Street is only vaguely related to the Curtis Park Historic District. In fact Lawrence Street is part of the Historic District and has been designated as residential because of it. The EDENS' proposal clearly ignores this. Retail and commercial must remain on Larimer or the fabric of residential will be eternally compromised.

Secondly, the heights of all the buildings are unacceptable - and will block the precious sunshine and views that Denver so desires. The implicit density is also an unacceptable problem - if this were to proceed, we would have a minimum of 600 new residents in a little more than one square block.

The proposed parking and loading dock also ignores the reality of what is needed. There is absolutely no way that a loading dock on 27th Street will service a business on 26th Street.

The proposed PUD is replete with the buzzwords that most developers find necessary - affordable housing (which is sometimes affordable to the middle class only), artists's studios and minority businesses....all lovely things to say but very difficult to follow through.

Since the first discussions of this project, there was some talk about 350 units. The article in the Denver Post most recently said there would be 380 units.

The PUD stresses that 26th will be a connector street to Welton - GREAT - cars, scooters and pedestrians traversing our neighborhood all day and all night - we already have so much traffic!

I urge you to follow your posted guidelines for rezoning - there is not ONE guideline that this proposal meets. You are the stewards of maintaining reasonable growth and protecting our fragile neighborhood. I appreciate your expertise and your willingness to post and follow your own guidelines. I fear for our precious neighborhood and way of life.

Thank you,

Julie Rubsam  
2800 Curtis Street  
Denver, CO 80205

303-921-1194



# Planning Board Comments



Submission date: 8 March 2022, 11:48AM

Receipt number: 154

Related form version: 2

## Your information

Name	Richard Koseff
Address or neighborhood	1230 26th Street
ZIP code	80205
Email	richardlyon@me.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St
Case number	2021i-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

The proposed change to zoning would completely block mountain views for everyone who lives to the south of Larimer St. People in this neighborhood have spent hundreds of thousands of dollars IN GOOD FAITH building rooftop decks, windows, etc. to take advantage of one of Denver's best PUBLIC attributes. This builder proposes to block those views with a change to zoning, which was not planned when citizens of Denver made those changes. This neighborhood has a history of builders fooling the city council with big promises for human scale design, which NEVER pan out when money is short and the property is sold to someone else. We have a new big UGLY block across the street now, which was supposed to be gardens and town houses in the rezoning application. Please do not make that mistake again.

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.

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Ken Miller <cosmomiller3@gmail.com>  
**Sent:** Thursday, March 10, 2022 12:19 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Subject:** [EXTERNAL] PUD Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Johnson: I am writing in regard to the PUD for Edens situated between 25<sup>th</sup> and 26<sup>th</sup> Avenues on Larimer and Lawrence Streets in the Curtis Park Neighborhood. I am a 40+ year resident of the Curtis Park Historic District. I wish to register my **OPPOSITION** to Edens application for the new development between Larimer and Lawrence Streets in the RiNo Commercial area. The guidelines set years ago regarding heights and set-backs of any new developments was approved by the majority of residents at the time the plan was given to the City. First, I absolutely oppose the full-scale Commercial build-out on Lawrence Street. It pushes a high density commercial element onto a street, now primarily **RESIDENTIAL**. Similarly, allowing additional floors on Larimer impacts an already densely build-out section (with insufficient on-site parking). What abuts the Historic District needs to function as **transitional**. The anticipated traffic that this expanded proposal will encourage, will exacerbate a worsening relationship between residential and commercial interface. Furthermore, the design of Edens most recent proposal does not acknowledge or resonate the architectural design sensibility of the Historic District in any way whatsoever. The developer should work within the guidelines approved by the Neighborhood and on record with the City. Ken Miller/2626 Curtis Street/Denver, CO 80205

Sent from [Mail](#) for WindOws

Comments by area resident Eileen Feltman, sent on March 22, 2022

3. Please put me on record as being in OPPOSITION to this re-zoning request for all parcels... both on Larimer Street and along Lawrence Street.

4. As well, I am in strong opposition to vacating the alley between Lawrence and Larimer Streets on the 2600 block, allowing the developer to both build on any portion the alley, and control access to the alley area to the general public. Claiming to allow access “during business hours” is not sufficient. The alley is a public right-of-way and an important public and community serving asset that should not be given over to a developer.

...As well.. the pattern in our neighborhood is to have free and open alleys. The open sky view and natural light, and quiet other place to walk with minimal auto traffic that runs through our whole neighborhood is critical to maintaining and providing healthy community space.

For many of us it is our vision and goal to enhance and beautify these alley spaces to increase their importance and sense of place in our community.. that is welcoming and open to all.

The fact that one developer (Ava RiNo) was able to exploit a re-zoning and alley vacation in a way not originally presented to, or supported by the community should not be allowed to be used as a precedent for future development along the 2600 block of Lawrence Street.

( DHA had originally proposed an additional 100+ units of “cutting edge” S\*Park for-sale home ownership opportunities for our neighborhood that would include an urban agricultural and enhanced green space in the area that was formerly the alley. NO buildings were to be placed on that open green space).

Unfortunately, DHA left too many loopholes for the developer they inexpensively sold the land to initially, and allowed that developer to flip it to another developer for almost 5x's the \$ they paid.

It was sold it to a for profit corporate rental entity (Avalon) which built a super block of high priced rental housing... as well as building over and blocking the previous alley that was to be open green space. This exploitation, deceit, and misuse of community trust... should absolutely NOT be allowed to be used as precedent setting for any future development along Lawrence Street.

A developer can still have alley beautification, alley facing accessible storefronts and residential entrances and beautification improvements without turning a public alley into a private amenity.

5. I have sent previous letters outlining in more detail the reasons for my opposition ( prior to the formal re-zoning application).

My reasons for opposition are well covered in the letter sent along with the opposition petition. Please refer to the letter sent with the opposition petition.

5. I will continue to support development along Larimer Street ( including both the 2500 and 2600 blocks) that is consistent with the current I-MX-3 zoning...and I believe the 40'-45' height limit, as well as aesthetically and functional appropriate adjustments and variances ... such as those that were given to the hotel on the 2400 block of Larimer Street.

6. I am in support of appropriate development along the 2600 block of Lawrence street that maintains the G-MU-3 zoning and 40-45' maximum heights on the 5-7 parcels currently zoned G-MU-3.

6. The existing parcels on the 2600 block of Lawrence Street were formerly Residential zones prior to VOA having them re-zoned to the current C-MU-30 ( with a 1:1 FAR that has already been fully utilized as a way to build their 3 story administration building on Larimer Street). VOA/Edens should not be allowed to double-dip...so to speak).

7. The only appropriate re-zoning of the 2600 block of Lawrence Street parcels would be to re-zone back to Residential. G-MU-3 or U-RH-3.

8. I possibly could be open to a very small node of G-RX-3 along Lawrence Street that doesn't exceed 50'-75' street frontage (or the maximum equivalent of 2-3 25' lots) for an embedded business that directly serves the residents of a future residential development and would also be open to the general public.

Integrated in such a manner as the small integrated businesses on the first floor of the North Easterly building at the S\*Park development on the 2500 block of Lawrence Street.

9. I am in strong opposition to a grocery store and hardware store, as well as any medical business, or any eating/dining/etc, MMJ...establishments for both sit down and to go.

As well, I am in strong opposition to any form liquor or etoh beverage license, whether in conjunction with a retail store or dining/entertainment, etc...

10. Lawrence needs to stay primarily residential, should be limited in heights to the equivalent of current existing U-RH-3, G-MU-3 and existing C-MX-2 and\*\*\*

\*\*\*\* should not be allowed to expand any commercial footprint beyond what currently exists.\*\*\*

11. The parcels along the 2600 block of Lawrence Street that were re-zoned by VOA from previously zoned residential zoning ( solely for the purpose of having more land to allot to the 1:1 FAR for the purpose of allowing VOA to build a taller multi-floor structure on Larimer Street)... need to re-zoned back to residential zoning similar to the existing residential pattern that currently exists from the 2400-3400 blocks of Lawrence Street ( U-RH-3 and G-MU-3).

Thank you  
eileen feltman  
denver colorado 80205



# Planning Board Comments



Submission date: 5 April 2022, 11:02AM

Receipt number: 169

Related form version: 2

## Your information

Name	Alicia Arnold
Address or neighborhood	2511 Larimer St
ZIP code	80205
Email	alicia.lael@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer
Case number	202211-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Please do not increase the structure height to 7 stories. This end of RINO/Five Points has historical structures and a neighborhood aesthetic due to that history. Anything over 3/4 stories would damage that community feel. As an almost 10 year resident of this neighborhood, please keep the development appropriate and historically sensitive to what has been here for decades.**

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.

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: Concerns re: Five Points Development  
**Date:** Tuesday, April 12, 2022 8:09:35 AM  
**Attachments:** [image001.png](#)

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**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

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**From:** Morales, Alexander S <ALEXANDER.MORALES@UCDENVER.EDU>  
**Sent:** Friday, April 8, 2022 2:27 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <Kristofer.Johnson@denvergov.org>; District 9 <District9@denvergov.org>; aurelio@insideboxing.com  
**Subject:** [EXTERNAL] Concerns re: Five Points Development

Good afternoon,

I received notification that there will be a new development by Edens Real Estate Agency for the 2600 block of Lawrence and Larimer.

I strongly believe that this development will bring harm to the Five Points community.

Please follow the area plans and the established rezoning processes.

I am strongly opposed to this project.

This is our home, and we want to preserve the culture and history of our hometown of Denver.

Thank you,

Alexander Morales  
Five Points Resident

# Planning Board Comments



Submission date: 7 April 2022, 5:30PM

Receipt number: 178

Related form version: 2

## Your information

Name	Breann Griffin
Address or neighborhood	2525 Lawrence St
ZIP code	80205
Email	Breann.griffin@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St
Case number	021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Moderate opposition**

Your comment:

I would like to submit my comments in regards to the proposed rezoning at 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St (case number 2021I-00175). These comments and concerns have been shared to Tim Kiler as part of the Edens community outreach, and responses have not sufficiently alleviated my concerns.

In general, I am supportive of the development proposal, overall. I do believe the addition of the mixed use space, community space, and housing will bring a net positive to the neighborhood. My concern is specific to the development activity on the 2500 block of Larimer, and the placement of the underground parking garage entrance/exit in the alley between Larimer and Lawrence and 25th and 26th. The number of residential units (and associated parking spaces) proposed as a result of the increased height allowed if the rezoning request is approved will drive a significant amount of traffic down the alley in manner that I believe would become hazardous to pedestrian, bike, scooter, and driver safety both in the alley and exiting either side of the alley at 25th and 26th streets.

Currently the alley is used by a maximum of 50 vehicles, (approximating 2 vehicles for each residential address which has parking entrances in the alley, which is 25 addresses across two townhome communities and several single family homes). The plans shared by Edens with the community members indicate the increased height restriction for the 2500 block to 3-5 stories will allow for 100 residential units to be added. Assuming one parking spot per residential unit, plus parking/delivery space for the retail on the 2500 block of Larimer, this results in a significant increase in alley traffic which the alley will not be able to safely handle. Specifically:

1. The alley is too narrow to pass cars side by side. Edens will widen the alley for the portion of the development that they own by two feet, however this will only give two additional feet, and only for a portion of the alley. The alley will bottleneck toward the 25th street side, making the widening of the alley toward 26th street meaningless. Regardless, an additional two feet will still be insufficient for any but two cars to pass by each other safely.

2. Regardless of widening the alley, garbage for residents on Lawrence St between 25th and 26th is collected in the alley. On garbage collection days, the alley will narrow by a minimum of an additional 3 feet, making the alley too narrow for cars and pedestrians/bikes to pass each other safely, much less two cars to pass each other.

3. The alley entrance on 26th dips before exiting on to the street, which builds up with snow and ice in the winter to the point where it is impassable for cars. This factor will drive additional traffic in and out of the 25th street entrance of the alley, where Edens will not be able to widen it, furthering the traffic bottle neck and unsafe conditions that will occur in the alley.

4. When exiting the alley on either side cars must first cross pedestrian (and bike/scooter) traffic on the sidewalks to then turn out onto the street. On both the 25th and 26th street sides it's difficult to see down the streets when cars are parked and see oncoming traffic. Drivers must pull out carefully, and frequently pull into oncoming traffic that is turning onto 25th or 26th street from either Lawrence or Larimer. Adding additional cars to the alley will increase an already hazardous situation, particularly when considering the amount of foot/bike/scooter traffic that will increase given the proposed development on



the 2600 block.

5. On 26th street, when more than 3 cars are stopped at the stop sign at Larimer and 26th, cars can't exit the alley and turn left with enough space to pull forward and get turned out of oncoming traffic. There is no stop sign at 26th and Lawrence to slow or stop oncoming traffic and the four-way stop at Larimer and 26th gets congested with pedestrian traffic crossing all four directions and cars unable to pull through. This will create additional bottlenecks as more foot traffic is added that keeps the 26th and Larimer intersection from flowing cleanly, as well as additional vehicle traffic with cars entering and exiting the alley.

I think there are a number of mitigations for these concerns that have been shared with Edens, however the responses have not been satisfactory, and without enforcement of mitigation, the above concerns remain top of mind.

1. Consider making the alley a one way alley, flowing from 26th to 25th. This will alleviate the wideness issue and the issue with cars getting backed up, and not being able to see down the street. 25th (for now) is quieter to exit on, so would be safer for cars to pull on to that street given less foot/two wheeled traffic, that will be driven down 26th.

2. Make sure all entrances to the alley have mirrors to everyone can see traffic flowing from all directions (pulling in and out of townhouse communities and Edens property).

3. Consider adding a four way stop to Lawrence and 26th (slow down traffic as it approaches the alley giving cars an opportunity to enter and exit safely), and/or adding a four way stop to 25th and Larimer, so cars can exit the alley, turn right on 25th and still be able to turn left safely onto Larimer with a 4 way stop sign. Currently this is an unprotected left turn that can be difficult to make during peak traffic times.

4. Consider not allowing street parking on 25th and 26th between Lawrence and Larimer to allow for increased visibility to traffic, pedestrians, scooters, and bikes when turning onto the streets and entering/exiting the alley.

More difficult solutions may include moving the entrance to the underground parking from the alley, or more significantly limiting the underground parking spots from the proposed

number either via restricting the height of the building put on the 2500 block of Larimer (denying the rezoning request) or enforcing a limited number of underground parking spaces, regardless of building height.

I appreciate your consideration of my comments and concerns. To reiterate, I don't oppose the overall development, only that on the 2500 block of Larimer, and only in a way in which doesn't mitigate the alley traffic concerns.

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.

## Edens/RINO VOA & Alley Vacation Project # 2022-VACA-0000002

As a long-time resident of Curtis Park, I want to express my opposition to District 9, the City of Denver, and Denver's Planning Department support of the proposed EDENS Development project on the 2600-2700 block of Lawrence and Larimer, including re-zoning this block to exceed the existing zoning and height restrictions.

I am also opposed to the proposal to **vacate the alley** between Lawrence and Larimer Streets from 26<sup>th</sup> street to 27<sup>th</sup> Street. This will bring the functions typically relegated to the alley or back-of-house to the street side or front porch of the project and bring along with it additional traffic, services SUCH AS TRASH, truck parking, loading, and unloading and general congestion directly into the residential street, Lawrence, and the neighborhood. These services DO NOT contribute to the character and quality of life of Curtis Park and will better serve the neighborhood if they are NOT visible at the front door of the project. This seems to be planning that only serves the development of the project and is not respectful of the neighborhood.

Let me first note I am not opposed to growth and development. What I am opposed to is a block whose size and scale will dwarf the other side of Lawrence Street which is residential. Even with retail on the street level the height of this will create a contextual barrier separating it from the neighborhood. A building height that is more related to the height and size of residential houses would integrate this development into the neighborhood more gracefully and be more supportive of the scale and character of Curtis Park.

I bought my first house in Curtis Park in 1979 when it was NOT a desirable neighborhood and have seen and experienced the highlights and lowlights since then. I have lived, loved, and nurtured Curtis Park for 40+ years and was originally drawn by the character of the architecture, the scale of the houses and the intimacy of the neighborhood. I was charmed by the Victorian houses and imagined them revived and evolving into a flourishing, stable and safe neighborhood. Now the neighborhood is thriving and desirable there are opportunities for the City and developers to prosper from Curtis Park's evolution and growth. It comes at a cost: at the expense of the neighborhood's legacy and character as a historic district and as one of Denver's oldest an intact existing neighborhood.

The EDENS project will negatively impact the historic character and quality of life in Curtis Park. It will negatively impact traffic on Lawrence, Larimer and bring more traffic from outside the neighborhood to the adjacent streets, which are already challenged with inadequate parking for residential and commercial developments in the area. The traffic, parking, and congestion this project will bring to Lawrence and Larimer Streets and the neighborhood will negate the intended walkable quality of the project.

The density of the EDENS project is out of scale for Lawrence Street which is primarily residential across from this development. The height of the building is beyond what is allowed in the official zoning plans for Larimer and Lawrence and defies the Curtis Park Development Plan. But we know in Denver money talks and the City follows.

Again, my opposition is to this project is directed specifically to the **height** of these structures and the **density** and the vacation of the alley between Lawrence and Larimer from 26<sup>th</sup> Street to 27<sup>th</sup> Street. **Three stories on Lawrence and Larimer should be maintained as the maximum as it is zoned and noted in Denver's Official Area Plan for Curtis Park.**

Respectfully submitted,

Marcia Hovevar  
2951 Curtis Street  
Denver, CO 80205  
[hovevarmarcia@gmail.com](mailto:hovevarmarcia@gmail.com)  
303-968-4261

April 11, 2022

Kristofer Johnson  
Senior Planner  
Community Planning and Development  
City and County of Denver

Dear Mr. Johnson:

I, Michael Ritchie, have resided in the historic district of Curtis Park for over forty seven years. Additionally, I own seven other properties, some residential and some commercial in the same historic district.

These properties are situated in the 2500 to 2700 blocks of California Street. Within the last decade, one block away, Welton Street, a separate historic/cultural district, has gone from the 2400 block to the 2600 block with three multi-story residential/commercial new buildings. The first in the 2400 block is 7 stories; the next building in the 2500 block is 8 stories; and the latest in the 2600 block is 9 stories (which exceeds the zoning restriction of 8 stories).

I've enumerated these "developments" as a timely example of allowing zoning code to be malleable.

Without enumerating the deleterious effects this has had on both the Welton Street ~~And~~ of Curtis Park Historic District, let me be witness by expressing my observation that such ZONE BUSTING hasn't provided any benefit to the neighborhood. The most tangible benefits have been to increase the profitability for the developer and the tax base for Denver. It is not without merit that the cynics of Denver refer to Denver as TAX WHORES.

Property owners of both RINO and Curtis Park have spent years and even decades in thoughtful pursuit of creating meaningful zoning criteria that not only honors the history of these neighborhoods but also is purposely structured to allow for compatible development that looks to the future.

EDENS' project and proposed PUD does neither. PLEASE LIST ME AS OPPOSED to this project.

Sincerely,



Michael Ritchie  
2605 California Street  
Denver, CO 80205

Patricia Gonzalez  
2741 Lawrence Street  
Denver, Colorado 80205  
303-294-9947

To: Kristofer Johnson  
Community Planning and Development  
City and County of Denver

April 11, 2022

Dear Mr. Johnson:

I am writing to oppose the PUD and zoning changes that are proposed for part of the 2500 block of Larimer and the full block of 26th - 27th on Lawrence and Larimer Streets and 26th and 27th Streets.

I have lived in this neighborhood since 1955 and have seen many changes. This proposed change is beyond my wildest nightmare - an addition of up to 600 new residents; probably a minimum of 500 cars; commercial uses along Lawrence and Larimer and heights up to 7 stories !!!

The parking along these streets is already impossible - worse if you have suffered a stroke as I have. How in the world could anyone think this would be beneficial to our neighborhood?

I urge you to pass this on to the Planning Board and I ask them to DENY this application and help to save our neighborhood.

Thank you.

  
Patricia Gonzalez



**From:** Rezoning - CPD  
**To:** [Johnson, Kristofer - CPD City Planner Principal](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Application # 2021i-00175  
**Date:** Thursday, April 7, 2022 9:11:52 AM

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**From:** Zoning – Development Services <zoning.review@denvergov.org>  
**Sent:** Wednesday, April 6, 2022 6:27 PM  
**To:** Rezoning - CPD <Rezoning@denvergov.org>; Kaplan, Sarah M. - CPD CE2161 Development Project Administrator Senior <Sarah.Kaplan@denvergov.org>  
**Subject:** FW: [EXTERNAL] Application # 2021i-00175

Something happening in the 'hood?

Planning Services,

Proposed rezoning in this area?

I don't know how to check the application number they listed in Accela.

Sarah Kaplan,

Or maybe they are protesting the development in this area to include a multi-story building?

I'm not sure which agency should get this.

Let me know if neither of you are involved with this project and I will reach out to email author for more information.

Thank you,

**Paula J. Schmitt** | Plans Review Specialist I  
Community Planning & Development | City and County of Denver  
[paula.schmitt@denvergov.org](mailto:paula.schmitt@denvergov.org)  
[DenverGov.org/DS](https://denvergov.org/DS) | [@DenverCPD](#) | [Take our Survey](#)

You can now check out our website for access to copies of permit records for any specific property at  
[www.denvergov.org/accelacitizenaccess](https://www.denvergov.org/accelacitizenaccess)

*Please bear with us as we work to respond to all plan reviews in the order they are received*

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**From:** [nobleinvestigation@yahoo.com](mailto:nobleinvestigation@yahoo.com) <[nobleinvestigation@yahoo.com](mailto:nobleinvestigation@yahoo.com)>

**Sent:** Tuesday, April 5, 2022 2:23 PM

**To:** Zoning – Development Services <[zoning.review@denvergov.org](mailto:zoning.review@denvergov.org)>

**Subject:** [EXTERNAL] Application # 2021i-00175

I am writing to strongly voice my opposition to the proposed zoning change at 2534-2623 Larimer, 2609, 2635 and 2641 Lawrence.

Rino is special due to how open the view is as you walk its streets. Having lived in BallPark district 2 blocks away I moved here to avoid the giant apartment complexes of that district.

Furthermore, a man came to my door to ask me to sign a petition for the zoning. When I asked how tall the structure would be, he said "5 stories" when in truth the proposal is for 3-7 stories tall with 380 units. Curious how many signatures he obtained from residents that did not understand how large this structure will actually be.

I would like to request a protest petition packet as soon as possible,  
Thank you for your time,  
Terry Riedinger & Camille Chan  
2507 Larimer  
Denver CO  
80205

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Case number: 2021I-00175 PUD Arapahoe-Lawrence  
**Date:** Tuesday, April 12, 2022 3:01:16 PM  
**Attachments:** [image001.png](#)

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**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
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phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

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**From:** Sue Glassmacher <uptownsue@aol.com>

**Sent:** Tuesday, April 12, 2022 2:58 PM

**To:** Johnson, Kristofer - CPD City Planner Principal <Kristofer.Johnson@denvergov.org>; District 9 <District9@denvergov.org>

**Cc:** aurelio@insideboxing.com

**Subject:** [EXTERNAL] Case number: 2021I-00175 PUD Arapahoe-Lawrence

**Case number:** 2021I-00175 **Zoning change:** C-MU-30 w/waivers UO-1 I-MX-3, UO-2, DO-7 G-MU-3, UO-3 to PUD-G #28

I am opposed to this rezoning for many reasons but I will limit my comments. to the strongest zoning and zoning process comments

This project does not follow the area plan. Much effort, time and money has been spent to create a new zoning code, Blueprint Denver and local area plans. These are not to be ignored. Curtis Park and RiNo worked very hard to create proper zoning that matched neighborhood vision. RiNo wanted the old industrial buildings, warehouses, and the tall two story storefront buildings to find new uses and set the tone for redevelopment. By limiting Larimer between 24th Street and 33rd St. to three story heights, the old buildings would not be overshadowed. There would also not be a great incentive to tear them down. The cost of tearing down an old building, and rebuilding would outweigh the benefit of gaining the square footage of a third floor. What a soft approach to preservation and creating neighborhood character. Curtis Park recognized there were blocks that would be redeveloped. Curtis Park has always been residential with small spots of commercial building that would serve residents. The neighborhood is single family homes, duplexes, row houses plus Denver Housing Authority projects. DHA redeveloped all the 1940s projects into mostly two story rowhouses with three stories on some numbered streets. Most of the neighborhood is Landmarked but Curtis Park also looked to the future. There were full blocks ripe for redevelopment along Arapahoe and Lawrence Streets. These blocks were not included in Landmarking, Redevelopment and tear downs were welcomed BUT it would be residential and limited to three stories with the apartment form added. Curtis Park did not stifle change but made change fit the residential character of the neighborhood. Lawrence Street and Arapahoe Street from the very beginnings in the 1800s had always been predominantly residential.. Out of the intense rezoning in 2010, the North East Downtown Area Plan grew. It formalized our vision that we clarified during rezoning. Curtis Park also supported the higher and denser rezoning around Blake St. Station. It was a good place for this type of growth and did not destroy existing neighborhoods. This proposed PUD redevelopment ignores the area plan. I object to the high volume retail and heights along Lawrence and Larimer. The heights and

Lawrence retail space goes against the area plan. Blueprint Denver defers to the area plans when change is considered. This project should not exempt from the deliberate current zoning and area plan.

Process. Zoning provides stability. It is known what can be built and how it can be used. You build or buy on that basis. The neighborhoods' vision is expressed in the adopted area plan. Just because a developer wants more, it should be granted. Abide by the present area plan or change the area plan> But don't ignore the process

Precedent. To grant this rezoning is to establish a new precedent. The area plan will be irrelevant. Developers will be determining the character (or lack of) of the neighborhoods and people who made investments based on the current zoning will be affected. Zoning is about the greater good. Developers are about the highest profit. And we all know that it never stops at just one. .

Do not support this rezoning application.

Sincerely,

Sue Glassmacher  
1037 29th Street  
Curtis Park

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] FW: Five Points Larimer & Lawrence Project  
**Date:** Tuesday, April 12, 2022 12:54:57 PM  
**Attachments:** [image001.png](#)

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**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
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**From:** aurelio@insideboxing.com <aurelio@insideboxing.com>  
**Sent:** Tuesday, April 12, 2022 12:16 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <Kristofer.Johnson@denvergov.org>  
**Cc:** District 9 <District9@denvergov.org>  
**Subject:** [EXTERNAL] FW: Five Points Larimer & Lawrence Project

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**From:** Rob Morrill <[robert\\_morrill@hotmail.com](mailto:robert_morrill@hotmail.com)>  
**Sent:** Tuesday, April 12, 2022 9:07 AM  
**To:** [aurelio@insideboxing.com](mailto:aurelio@insideboxing.com)  
**Subject:** Five Points Larimer & Lawrence Project

Mr. Martinez,

I'm writing in opposition to the proposed zoning variance / PUD that would allow for 7-story development at the above project.

I believe the proposed project would be inconsistent with the residential character of the Curtis Park neighborhood that it abuts and would further strain traffic and parking in the surrounding area.

Thank you for your consideration,

Rob Morrill  
2833 Champa Street

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: EDENS PUD Submission for Development in Five Points/Curtis Park/RiNo Arts District  
**Date:** Wednesday, April 6, 2022 10:25:35 AM  
**Attachments:** [image001.png](#)

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**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

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**From:** Michael Israel <MTISRAEL@msn.com>  
**Sent:** Wednesday, April 6, 2022 9:31 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal <Kristofer.Johnson@denvergov.org>  
**Subject:** [EXTERNAL] EDENS PUD Submission for Development in Five Points/Curtis Park/RiNo Arts District

Kristofer:

We are writing in opposition to the EDENS PUD submission. As a resident living on Lawrence St. I would like to point out that the Curtis Park Historic District includes Lawrence St. The submission ignores or overlooks this essential fact. In fact, Lawrence Street is part of the Historic District and has been designated as residential because of it. The EDENS' proposal clearly ignores this. Retail and commercial must remain on Larimer or the residential nature of the Historic District will be eternally compromised. The Developer's canvassers clearly mislead residents when they state that no retail development will occur on Lawrence St. when the plans show this to be the opposite of the actual intent.

The proposed PUD promises affordable housing (already a fantasy in this neighborhood), artists' studios and minority businesses. The Developer must be made aware that both small developers and nearly every artist in the RiNo Art District have already been chased away because of the ever-escalating price tags of real estate, gentrification and massive developments. The proposals are idle promises and easily contradicted by the facts on the ground.

The PUD stresses that 26th will be a connector street to Welton. Unfortunately, the development of Larimer St. has already compromised the residential nature of surrounding neighborhoods. Loud music, drunken behavior, traffic jams and out-of-control parking challenges have spilled over and made the Lawrence St. section of Curtis Park a nightmare on weekends. This development simply promises to expand the nightmare.

The scale of the 350 unit (more than 600 residents) apartment complex envisioned would contribute significantly to population density of the neighborhood, the parking challenges and the traffic congestion that is already a dilemma for existing residents. This problem spreads to



Lawrence, Arapahoe and Curtis Streets so it is delusional to restrict the scope of the plan to only Larimer St.

We urge the city to enforce compliance with posted guidelines for rezoning. So far the proposal falls woefully short of this promise. The Developer talks about being good neighbors so we urge you to enforce this promise to begin by considering the existing residents who have lived here for years before you move ahead with this destructive development effort.

Michael T. Israel and Alice A. Israel  
2933 Lawrence St.  
Denver, CO 80205  
303-679-1611

**From:** Johnson, Kristofer - CPD City Planner Principal  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: No on Rezoning the 2600 block of Lawrence/larimer  
**Date:** Tuesday, April 12, 2022 8:27:45 AM  
**Attachments:** [image001.png](#)

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**From:** waldo lodder <[waldolodder@hotmail.com](mailto:waldolodder@hotmail.com)>  
**Sent:** Monday, April 11, 2022 5:02 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>; District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; aurelio@insideboxing.com  
**Subject:** [EXTERNAL] No on Rezoning the 2600 block of Lawrence/larimer

I own 3115 Lawrence street. I see no reason that the overlayed zoning should be amended for this development. The apartment building across the street stayed within these parameters and so should any other buildings in the vicinity.

Thank you  
Waldo Lodder

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: Rezoning, case #2021I-00175  
**Date:** Tuesday, April 12, 2022 8:13:24 AM  
**Attachments:** [image001.png](#)

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**From:** JB Lacambre <[jb\\_lacambre@hotmail.com](mailto:jb_lacambre@hotmail.com)>  
**Sent:** Sunday, April 10, 2022 4:30 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>  
**Cc:** marine slingue <[marineslingue@hotmail.com](mailto:marineslingue@hotmail.com)>  
**Subject:** [EXTERNAL] Rezoning, case #2021I-00175

Hello Mr Johnson,

I am writing to express my opposition to the proposed rezoning and development of property at the intersection of Larimer St. And 26<sup>th</sup> street (Case number: 2021I-00175).

As a resident of the neighborhood (I live at the intersection of Arapahoe and 26<sup>th</sup> street), I can only be happy when projects to renew the neighborhood are taking place. However, I have great concerns about the Edens project. As a matter of fact:

- even if I understand the need to densify the city to contain the increasing housing cost, I think extra care should be taken to avoid an over-densification of the neighborhood. For instance the Stout and Champa streets, that are used to go and come from the City center are already extremely crowded during the day, and adding too much new apartments will make things even more complicated
- The plan to build 7 (or 8) story buildings would really change the neighborhood, that is today limited to 3-story buildings. We can see the aesthetic result of higher building on Welton street, and it is clearly not what we'd like to see on Larimer

Please DO NOT rezone this site. The site size allows the development of an ambitious project and do not require rezoning.

Best regards,

Jean-Baptiste Lacambre

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: Rino Rezoning Comment from Homeowner  
**Date:** Wednesday, April 6, 2022 11:01:55 AM  
**Attachments:** [image001.png](#)

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**From:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Sent:** Wednesday, April 6, 2022 10:58 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>  
**Subject:** FW: Rino Rezoning Comment from Homeowner

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**From:** Julia Wilder <[juliaannwilder@gmail.com](mailto:juliaannwilder@gmail.com)>  
**Sent:** Tuesday, April 5, 2022 4:26 PM  
**To:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Cc:** Sam Wilder <[sam.wilder@gmail.com](mailto:sam.wilder@gmail.com)>  
**Subject:** [EXTERNAL] Rino Rezoning Comment from Homeowner

Hi! I received a flyer in the mail that mentioned the proposed rezoning of our neighborhood and the instructions said to go online and submit a comment during this pending rezone period. I currently own the property of 1240 26<sup>th</sup> Street Denver, CO 80205. The current zoning calls for 3 stories and the proposed rezone is asking for 7. Knowing the current state of traffic, parking, noise, and activity this seems too large for what the neighborhood can handle. Second, this would obstruct views and not architecturally fit into the landscape of this neighborhood. Thank you for letting opinions be voiced on the subject!

Julia Wilder  
214 202 0635

Sent from [Mail](#) for Windows

**From:** [Sue Glassmacher](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Johnson, Kristofer - CPD City Planner Principal](#); [District 9](#)  
**Subject:** [EXTERNAL] Correction: Case number: 2021I-00175 PUD Arapahoe-Lawrence  
**Date:** Tuesday, April 12, 2022 6:55:05 PM

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This is a corrected copy of my previous email. One very important word was omitted.

Sue Glassmacher

**Case number:** 2021I-00175 **Zoning change:** C-MU-30 w/waivers UO-1 I-MX-3, UO-2, DO-7 G-MU-3, UO-3 to PUD-G #28

I am opposed to this rezoning for many reasons but I will limit my comments to the strongest zoning and zoning process comments

This project does not follow the area plan. Much effort, time and money has been spent to create a new zoning code, Blueprint Denver and local area plans. These are not to be ignored. Curtis Park and RiNo worked very hard to create proper zoning that matched neighborhood vision. RiNo wanted the old industrial buildings, warehouses, and the tall two story storefront buildings to find new uses and set the tone for redevelopment. By limiting Larimer between 24th Street and 33rd St. to three story heights, the old buildings would not be overshadowed. There would also not be a great incentive to tear them down. The cost of tearing down an old building, and rebuilding would outweigh the benefit of gaining the square footage of a third floor. What a soft approach to preservation and creating neighborhood character. Curtis Park recognized there were blocks that would be redeveloped. Curtis Park has always been residential with small spots of commercial building that would serve residents. The neighborhood is single family homes, duplexes, row houses plus Denver Housing Authority projects. DHA redeveloped all the 1940s projects into mostly two story rowhouses with three stories on some numbered streets. Most of the neighborhood is Landmarked but Curtis Park also looked to the future. There were full blocks ripe for redevelopment along Arapahoe and Lawrence Streets. These blocks were not included in Landmarking, Redevelopment and tear downs were welcomed BUT it would be residential and limited to three stories with the apartment form added. Curtis Park did not stifle change but made change fit the residential character of the neighborhood. Lawrence Street and Arapahoe Street from the very beginnings in the 1800s had always been predominantly residential.. Out of the intense rezoning in 2010, the North East Downtown Area Plan grew. It formalized our vision that we clarified during rezoning. Curtis Park also supported the higher and denser rezoning around Blake St. Station. It was a good place for this type of growth and did not destroy existing neighborhoods. This proposed PUD redevelopment ignores the area plan. I object to the high volume retail and heights along Lawrence and Larimer. The heights and Lawrence retail space goes against the area plan. Blueprint Denver defers to the area plans when change is considered. This project should not exempt from the deliberate current zoning and area plan.

Process. Zoning provides stability. It is known what can be built and how it can be used. You build or buy on that basis. The neighborhoods' vision is expressed in the adopted area plan. Just because a developer wants more, it should NOT be granted. Abide by the present area plan or change the area plan> But don't ignore the process

Precedent. To grant this rezoning is to establish a new precedent. The area plan will be irrelevant. Developers will be determining the character (or lack of) of the neighborhoods and people who made investments based on the current zoning will be affected. Zoning is about the greater good. Developers are about the highest profit. And we all know that it never stops at just one. .

Do not support this rezoning application.



Sincerely,

Sue Glassmacher  
1037 29th Street  
Curtis Park

**From:** [Randall Vetter](#)  
**To:** [Kristopher Johnson](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Tom Kiler](#)  
**Subject:** [EXTERNAL] Letter of Support for Larimer / Lawrence PUD-G #28  
**Date:** Tuesday, April 5, 2022 2:04:38 PM

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March 31, 2022

To: Planning Board, Denver City Council  
From: Randall Vetter  
Re: Letter of Support for Larimer / Lawrence PUD-G #28

I am writing this note in support of the Larimer/Lawrence PUD-28 for the Edens Development on Larimer. When the neighborhood plan was written in 2011, we did not envision the rapid neighborhood friendly businesses and restaurants that are currently serving this vibrant corridor along Larimer. At that time, we were more concerned with the development of the Welton Street Corridor.

Working to develop a vision for the neighborhood with city planners 25 years ago, we envisioned being able to walk and bike to local businesses that supported our neighborhood. This project supports that vision.

The current zoning in which Edens/Tryba wants to develop retail and residences is prohibitive and antiquated. I and others have had the opportunity to listen to the proposed development that includes green space and paseos that will connect Lawrence Street to Larimer Street. Their plan includes businesses that will further support our neighborhood including the potential for a grocery and hardware store. All of these amenities would be within walking distance.

There is a proposed height of a 7 story building which allows for the planned open space and connectivity from Larimer Street to Lawrence Street. The residential project provides much needed apartments to include affordable housing which will put eyes on the street in an urban inner city neighborhood that has had and continues to have its share of crime including drug dealing. This inner city neighborhood has languished for years. I personally have resided here for 40 years and have been waiting for this exciting development to occur.

The Edens project supports minority and women businesses which is why many of us chose to reside in this diverse community. There are those that oppose this project because there are concerns that increased density will bring problems such as parking. Edens has preemptively reached out to Traffic Enforcement and Safety in an attempt to mitigate neighborhood concerns.

We live in an inner city neighborhood in close proximity to downtown. If Edens is unable to complete their project, other developers are waiting to take over. They may not be willing to work with and listen to our concerns as Edens has done.

As our neighborhood has grown, we are now realizing the need to develop land that was once used for commercial enterprise and did not have businesses that supported the day to day needs of a community. Edens has a vision to make that happen and I heartily support their vision.

Sincerely,  
Randall Vetter  
2445 California Street  
Denver, CO 80205  
720 341-9358, [rnbmcve@gmail.com](mailto:rnbmcve@gmail.com)

## Johnson, Kristofer - CPD City Planner Principal

---

**From:** aurelio@insideboxing.com  
**Sent:** Thursday, February 24, 2022 6:23 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Cc:** jrubsam@aol.com; 'William West'  
**Subject:** [EXTERNAL] EDEN PUD opposition submittal  
**Attachments:** pud Letter to City of Denver.docx; Submittal Cover ltr.pdf; pud opposition flyer.pdf; Signed petitions (107).pdf; Basis of Petition.pdf; On line local residents signatures.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Kristofer Johnson  
City Planner Principal  
Community Planning and Development  
Department 205  
201 West Colfax Street  
Denver, CO 80202

February 24, 2022

Mr. Johnson,  
Thank you for the update on EDENS proposed development project in our neighborhood.  
Now that EDENS proposed Official Map Amendment (rezoning) for 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St. has been applied for and is active we are submitting our concerns and a petition signed by residents living in Curtis Park, in objection to EDENS request for any zone change.  
My personal letter of opposition is also included [attached], please include to the comments of opposition.

Please direct any question or clarifications to either myself, Julie or Bill

Thank you,

Aurelio Martinez  
(720) 297-7654

Julie Rubsam  
(303) 921-1194

William West  
(303) 295-6284

**Attachments:**

- EDEN PUD Letter to the City of Denver.docx – My personal letter dated December 7
- Submittal Cover Letter
- PUD opposition flyer
- Signed petitions
- Basis of petition
- On line local residents signatures

Kristofer Johnson  
City Planner Principal  
Community Planning and Development  
Department 205  
201 West Colfax Street  
Denver, CO 80202

December 7, 2021

Re: Edens PUD Application

My name is Aurelio Martinez and I live in Mestizo-Curtis Park at 2841 Curtis Street. The reason for this letter is to let you know I oppose granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup>. Streets, a PUD application submitted by EDENS. I'm not alone in opposing this PUD application as a petition of opposition is being circulated in the neighborhood.

As a person and homeowner that has lived in Mestizo-Curtis Park all my life and have been part of and have seen the resurrection of the neighborhood, from a condemned state to a historic beauty. Denver has to be very proud of its first neighborhood and what's become of it.

I also understand zoning rules, and regulations play the most important part of neighborhood protection. Therefore, any request for zone change has to be looked at very carefully to make sure it becomes an asset to the neighborhoods that will be impacted by such a change. In this case, the development will have a negative influence to Mestizo-Curtis Park.

Mestizo-Curtis Park has always looked at Lawrence and Larimer streets as "buffer" streets protecting the neighborhood from large and high-density development.

The requested 5 and 7 story structures will devastate Mestizo-Curtis Park residents in more ways than one. For starters:

- The height of the proposed development will bury the beauty of this historic neighborhood looking from outside-in, as it will obstruct the view of residents to the gorgeous Rocky Mountains and contaminate the panoramic sight looking from inside-out.
- The development as planned will change Lawrence Street from residential traffic to constant commercial flowing traffic. The everyday traffic that this development will demand will further become a burden on all Mestizo-Curtis Park residents as it will compound the already stressed parking situation.
- The 'through' traffic Mestizo-Curtis Park is currently witnessing will increase 2-to-5 fold adding to already un-safe traffic flow of non-residential vehicles passing through the neighborhood.

Approving the highly condensed development [building space to land space] will invite other developers to infiltrate the area.

I hope and pray that the city of Denver will deny this application and continue to protect its neighborhoods through zoning and land usage rules and regulations.

Respectfully submitted,



Aurelio Martinez  
2841 Curtis Street  
Denver, CO 80205  
(720) 297-7654

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Upper Larimer SE HOA President <upperlarimerse.president@gmail.com>  
**Sent:** Friday, February 25, 2022 11:29 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Subject:** [EXTERNAL] RE: Notice of Opposition - (rezoning) for 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St  
**Attachments:** Signed Petition in Opposition - EDENS Development Project - 1.13.22.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Mr. Johson,

On behalf of the homeowners of Upper Larimer SE HOA in RiNo Arts District, I would like to formally submit our opposition to the proposed zoning changes and development at 2524-2660 Larimer Street, and 2609, 2623, and 2641 Lawrence Street. We oppose this project for the following reasons:

1. We object to the heights being proposed as they are conspicuously higher than those currently allowed (I-MX-3, or 3 stories maximum). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will surely want to emulate along these corridors.
2. We object to a zoning change on the Lawrence side of the development, which would change its usage from residential to commercial, because doing so would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Please find our signed petition of opposition, attached.

Thank you for your review and consideration.

Sincerely,  
Kevin LaFleur  
President, Upper Larimer SE HOA  
3400 Larimer Street Units 101-108  
3402 Larimer Street Units 109-111  
Denver, CO 80205



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## PETITION

The undersigned, homeowners in RiNo Arts District neighborhood, are opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. We object to the heights proposed for buildings on both the Lawrence and Larimer sides of the block which are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings, and will set a terrible precedent that other developers will want to emulate.
2. We object to a zone change on the Lawrence side of the block which would change its usage from residential to commercial because doing so would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Name	Address	Date
1. Kevin LaFlare	3400 Larimer St #101 80205	1-10-22
2. Nick Burns	3402 Larimer St # 109 80205	1-11-22
3. Scott Salzman	3400 Larimer St #106 80205	1-11-22
4. David Shetz	3400 Larimer St. 108 (405-406-8163)	1-11-22
5. Anthony Menzies	3400 Larimer St 101 80205	1-11-22
6. Mary Chambers	3400 Larimer St 102 80205	
7. Matt Chambers	3400 Larimer St. 102 80205	
8. Gunnar Greenlee	3402 Larimer St 111	1/12/22
9. Scott Jones	3400 Larimer St, 105 80205	1/12/22
10.		
11.		
12.		

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Daniela BorjaLarimer <danielalarimerrowhoa@gmail.com>  
**Sent:** Sunday, February 27, 2022 7:08 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Cc:** LarimerRowBoardOfDirectors@googlegroups.com; Upper Larimer SE HOA President  
**Subject:** [EXTERNAL] Opposition to Eden's Proposal  
**Attachments:** Borja -Letter of Opposition - EDENS Proposed Development .pdf; Rosenthal -Letter of Opposition - EDENS Proposal.pdf; JKweller Letter of Opposition - EDENS Proposed Development.pdf; O'Brien Letter of Opposition - EDENS Proposed Development.pdf; Solow - Letter of Opposition Edens development.pdf; Eason\_Letter\_of\_Opposition\_-\_EDENS\_Proposed\_Development.pdf; Kimball - Letter of Opposition - EDENS Proposed Development.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hello Mr. Johnson,

My name is Daniela Borja, I am a Board Member of the Larimer Row HOA representing 28 homes on Larimer between 34<sup>th</sup> and 35<sup>th</sup> St, and I am writing to you on behalf of the HOA and our community members to oppose the proposal for EDENS development with buildings reaching 5 – 7 stories in height which significantly differ from the three stories maximum height zoning on Larimer St in the neighborhood.

The community of 28 homeowners elected the HOA Board for Larimer Row HOA to represent the community's best interests and manage joint investments and community operations. The HOA board unanimously opposes the development because of its disproportionate building heights versus the rest of the neighborhood. We welcome development in our area but believe the lot should be kept at the same I-MX-3 Zoning, or three stories maximum limitation as the rest of the stretch on Larimer St between Broadway and 34<sup>th</sup> St to be consistent with the neighborhood look and feel and previous zoning analysis done by the city considering the residential neighborhood Larimer St serves. We believe it is essential for the livelihood of the neighborhood to keep its look and feel, protect the correct scale for pedestrians, and not overpower the other properties in the vicinity. We also believe this proposal, if accepted, creates a negative precedent for buildings and heights in our street.

I am also attaching individual letters from various property owners from our community who wanted to share their views and opposition in addition to the opposition letter from the HOA.

We appreciate your consideration.

Thank you,

Daniela

Daniela Borja  
Board Member  
Larimer Row HOA  
3415 Larimer St Units 101 to 107  
3425 Larimer St Units 101 to 107  
3435 Larimer St Units 101 to 107  
3445 Larimer St Units 101 to 107

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> / 27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development Board,

As a homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.

Sincerely,



Name: Daniela Borja

Address: 3435 Larimer St Unit 101, Denver CO 80206

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> / 27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development Board,

As a resident of, and homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.



Sincerely,

Name: Elaine Eason

Address: 3415 Larimer St Apt 105

Denver, CO 80205

\_\_\_\_\_

January 6, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> / 27<sup>th</sup> / Lawrence / Larimer Streets)


Dear Members of the Community Planning and Development Board,

As a resident of, and homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.

Sincerely,

  
Joshua & Melissa Kweiler  
3415 Larimer St., #107  
Denver, CO 80205

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> / 27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development Board,

As a resident of, and homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.

Sincerely,

Name:



Tara A. Kimball

Address:

3445 Larimer St #101

Denver, CO 80205



---

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> /  
27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development  
Board,

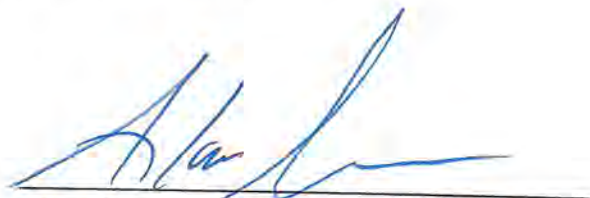
As a resident of, and homeowner in, RiNo Arts District I am  
opposed to granting the block surrounded by Lawrence,  
Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

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and Larimer sides of the block are conspicuously higher  
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the streetscapes now in place, will cast shadows on adjacent  
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2. The Lawrence side of the block would change its usage  
from residential to commercial. In doing so, this would set  
a dangerous precedent for all future developments in Curtis  
Park. This is a historical neighborhood and its residential  
zoning should be maintained.

Thank you for your consideration.

Sincerely,

Name:

  
3435 Larimer #103

January 4, 2022

Community Planning and Development  
City & County of Denver

Subject: EDENS – PUD - Proposed Development Project (26<sup>th</sup> /  
27<sup>th</sup> / Lawrence / Larimer Streets)

Dear Members of the Community Planning and Development  
Board,

As a resident of, and homeowner in, RiNo Arts District I am  
opposed to granting the block surrounded by Lawrence,  
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from residential to commercial. In doing so, this would set  
a dangerous precedent for all future developments in Curtis  
Park. This is a historical neighborhood and its residential  
zoning should be maintained.

Thank you for your consideration.

Sincerely,

Name:

Joy Solow  
3435 Larimer #103

February 28, 2022

Kristofer Johnson, City Planner Principal  
Community Planning and Development. Dept. 205  
201 West Colfax Street  
Denver 80202

Dear Mr. Johnson:

When I bought my house in Curtis Park in 1975, the B-8 and R-3 zones assigned to the neighborhood at the time had been created without regard to the actual residential nature of the area or its remarkable historic value. Had they remained permanently in place, those zones would eventually have led to the destruction of the Curtis Park its residents are able to enjoy today. Fortunately, however, in the 47 years since I moved here, great efforts and strides have been made to rectify the zoning mistakes of the past and to put in place zoning laws intended to save and protect our beautiful neighborhood.

In the fairly recent past, new efforts have been made to clarify and confirm the established usages and height limits already deemed appropriate for this part of Denver. For a year in 2009-2010, members of the community met twice a month with city officials and other neighborhood representatives and succeeded in having the landmarked heart of Curtis Park designated a low medium density residential area. At the same time, the even-numbered side of Arapahoe and odd-numbered side of Lawrence, as well as the public houses of DHA between Arapahoe and Lawrence, were given a separate classification, namely a high medium density residential area, which allowed for slightly higher buildings of up to three stories. It was also designated a transitional area, a kind of buffer zone, separating the main part of the Curtis Park neighborhood from the commercially zoned Larimer Street. A three-story height limitation for Larimer was left in place.

As recently as Blueprint Denver in 2019, the zoning changes just mentioned were confirmed again as appropriate for this part of the city. Just two years later, however, Edens, a real estate and development company based in Washington D. C., came forward with a plan for a PUD for land they had put under contract on one and a half blocks of Larimer and Lawrence, a PUD that totally disregards the zones put in place over the years through the careful thought and hard work of members of the Curtis Park community and others.

Those of us who object to Edens application for the PUD now under consideration have the following reasons for our opposition.

1. We object to the intrusion onto the Lawrence side of the PUD, currently zoned for residential usage, a full block of commercial enterprises, including grocery and hardware stores, among others. Lawrence is a two-way street, one lane in each direction. It is our contention that the Edens plan would produce a considerable increase in traffic volume on Lawrence Street, along with parking problems, that would spill over and have adverse effects on the neighboring and parallel streets of Arapahoe and Curtis. Why the proposed commercial activities proposed for the Lawrence side of the 2700 block couldn't be located on the Larimer side of the block, which is zoned for commercial uses, isn't clear.
2. We also object to the heights of the buildings proposed for both the Lawrence and the Larimer sides of the development. Their PUD would allow Edens to erect a seven-story

building on Larimer and a five-story building on Lawrence. Such buildings would not only be totally out of scale for the streetscapes in which they would stand, they would also set a dangerous precedent that could be used to destroy the current visually harmonious character of the built environment already in place.

For these reasons, we hope the Edens plan for a PUD will be rejected.

Sincerely yours,

William West  
2826 Curtis Street

## Johnson, Kristofer - CPD City Planner Principal

---

**From:** jrubsam@aol.com  
**Sent:** Tuesday, March 1, 2022 4:46 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Subject:** [EXTERNAL] Opposition to proposed PUD for 2524-2660 Larimer; 2609, 2623, 2640 Lawrence

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. Johnson,

I am writing in opposition to the EDENS PUD submission. One of the issues that is not adequately discussed in the application is the impression that the submission gives that Lawrence Street is only vaguely related to the Curtis Park Historic District. In fact Lawrence Street is part of the Historic District and has been designated as residential because of it. The EDENS' proposal clearly ignores this. Retail and commercial must remain on Larimer or the fabric of residential will be eternally compromised.

Secondly, the heights of all the buildings are unacceptable - and will block the precious sunshine and views that Denver so desires. The implicit density is also an unacceptable problem - if this were to proceed, we would have a minimum of 600 new residents in a little more than one square block.

The proposed parking and loading dock also ignores the reality of what is needed. There is absolutely no way that a loading dock on 27th Street will service a business on 26th Street.

The proposed PUD is replete with the buzzwords that most developers find necessary - affordable housing (which is sometimes affordable to the middle class only), artists's studios and minority businesses....all lovely things to say but very difficult to follow through.

Since the first discussions of this project, there was some talk about 350 units. The article in the Denver Post most recently said there would be 380 units.

The PUD stresses that 26th will be a connector street to Welton - GREAT - cars, scooters and pedestrians traversing our neighborhood all day and all night - we already have so much traffic!

I urge you to follow your posted guidelines for rezoning - there is not ONE guideline that this proposal meets. You are the stewards of maintaining reasonable growth and protecting our fragile neighborhood. I appreciate your expertise and your willingness to post and follow your own guidelines. I fear for our precious neighborhood and way of life.

Thank you,

Julie Rubsam  
2800 Curtis Street  
Denver, CO 80205

303-921-1194



# Planning Board Comments



Submission date: 8 March 2022, 11:48AM

Receipt number: 154

Related form version: 2

## Your information

Name	Richard Koseff
Address or neighborhood	1230 26th Street
ZIP code	80205
Email	richardlyon@me.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St
Case number	2021i-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

The proposed change to zoning would completely block mountain views for everyone who lives to the south of Larimer St. People in this neighborhood have spent hundreds of thousands of dollars IN GOOD FAITH building rooftop decks, windows, etc. to take advantage of one of Denver's best PUBLIC attributes. This builder proposes to block those views with a change to zoning, which was not planned when citizens of Denver made those changes. This neighborhood has a history of builders fooling the city council with big promises for human scale design, which NEVER pan out when money is short and the property is sold to someone else. We have a new big UGLY block across the street now, which was supposed to be gardens and town houses in the rezoning application. Please do not make that mistake again.

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.

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Ken Miller <cosmomiller3@gmail.com>  
**Sent:** Thursday, March 10, 2022 12:19 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal  
**Subject:** [EXTERNAL] PUD Opposition

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Johnson: I am writing in regard to the PUD for Edens situated between 25<sup>th</sup> and 26<sup>th</sup> Avenues on Larimer and Lawrence Streets in the Curtis Park Neighborhood. I am a 40+ year resident of the Curtis Park Historic District. I wish to register my **OPPOSITION** to Edens application for the new development between Larimer and Lawrence Streets in the RiNo Commercial area. The guidelines set years ago regarding heights and set-backs of any new developments was approved by the majority of residents at the time the plan was given to the City. First, I absolutely oppose the full-scale Commercial build-out on Lawrence Street. It pushes a high density commercial element onto a street, now primarily **RESIDENTIAL**. Similarly, allowing additional floors on Larimer impacts an already densely build-out section (with insufficient on-site parking). What abuts the Historic District needs to function as **transitional**. The anticipated traffic that this expanded proposal will encourage, will exacerbate a worsening relationship between residential and commercial interface. Furthermore, the design of Edens most recent proposal does not acknowledge or resonate the architectural design sensibility of the Historic District in any way whatsoever. The developer should work within the guidelines approved by the Neighborhood and on record with the City. Ken Miller/2626 Curtis Street/Denver, CO 80205

Sent from [Mail](#) for WindOws

Comments by area resident Eileen Feltman, sent on March 22, 2022

3. Please put me on record as being in OPPOSITION to this re-zoning request for all parcels... both on Larimer Street and along Lawrence Street.

4. As well, I am in strong opposition to vacating the alley between Lawrence and Larimer Streets on the 2600 block, allowing the developer to both build on any portion the alley, and control access to the alley area to the general public. Claiming to allow access “during business hours” is not sufficient. The alley is a public right-of-way and an important public and community serving asset that should not be given over to a developer.

...As well.. the pattern in our neighborhood is to have free and open alleys. The open sky view and natural light, and quiet other place to walk with minimal auto traffic that runs through our whole neighborhood is critical to maintaining and providing healthy community space.

For many of us it is our vision and goal to enhance and beautify these alley spaces to increase their importance and sense of place in our community.. that is welcoming and open to all.

The fact that one developer (Ava RiNo) was able to exploit a re-zoning and alley vacation in a way not originally presented to, or supported by the community should not be allowed to be used as a precedent for future development along the 2600 block of Lawrence Street.

( DHA had originally proposed an additional 100+ units of “cutting edge” S\*Park for-sale home ownership opportunities for our neighborhood that would include an urban agricultural and enhanced green space in the area that was formerly the alley. NO buildings were to be placed on that open green space).

Unfortunately, DHA left too many loopholes for the developer they inexpensively sold the land to initially, and allowed that developer to flip it to another developer for almost 5x's the \$ they paid.

It was sold it to a for profit corporate rental entity (Avalon) which built a super block of high priced rental housing... as well as building over and blocking the previous alley that was to be open green space. This exploitation, deceit, and misuse of community trust... should absolutely NOT be allowed to be used as precedent setting for any future development along Lawrence Street.

A developer can still have alley beautification, alley facing accessible storefronts and residential entrances and beautification improvements without turning a public alley into a private amenity.

5. I have sent previous letters outlining in more detail the reasons for my opposition ( prior to the formal re-zoning application).

My reasons for opposition are well covered in the letter sent along with the opposition petition. Please refer to the letter sent with the opposition petition.

5. I will continue to support development along Larimer Street ( including both the 2500 and 2600 blocks) that is consistent with the current I-MX-3 zoning...and I believe the 40'-45' height limit, as well as aesthetically and functional appropriate adjustments and variances ... such as those that were given to the hotel on the 2400 block of Larimer Street.

6. I am in support of appropriate development along the 2600 block of Lawrence street that maintains the G-MU-3 zoning and 40-45' maximum heights on the 5-7 parcels currently zoned G-MU-3.

6. The existing parcels on the 2600 block of Lawrence Street were formerly Residential zones prior to VOA having them re-zoned to the current C-MU-30 ( with a 1:1 FAR that has already been fully utilized as a way to build their 3 story administration building on Larimer Street). VOA/Edens should not be allowed to double-dip...so to speak).

7. The only appropriate re-zoning of the 2600 block of Lawrence Street parcels would be to re-zone back to Residential. G-MU-3 or U-RH-3.

8. I possibly could be open to a very small node of G-RX-3 along Lawrence Street that doesn't exceed 50'-75' street frontage (or the maximum equivalent of 2-3 25' lots) for an embedded business that directly serves the residents of a future residential development and would also be open to the general public.

Integrated in such a manner as the small integrated businesses on the first floor of the North Easterly building at the S\*Park development on the 2500 block of Lawrence Street.

9. I am in strong opposition to a grocery store and hardware store, as well as any medical business, or any eating/dining/etc, MMJ...establishments for both sit down and to go.

As well, I am in strong opposition to any form liquor or etoh beverage license, whether in conjunction with a retail store or dining/entertainment, etc...

10. Lawrence needs to stay primarily residential, should be limited in heights to the equivalent of current existing U-RH-3, G-MU-3 and existing C-MX-2 and\*\*\*

\*\*\*\* should not be allowed to expand any commercial footprint beyond what currently exists.\*\*\*

11. The parcels along the 2600 block of Lawrence Street that were re-zoned by VOA from previously zoned residential zoning ( solely for the purpose of having more land to allot to the 1:1 FAR for the purpose of allowing VOA to build a taller multi-floor structure on Larimer Street)... need to re-zoned back to residential zoning similar to the existing residential pattern that currently exists from the 2400-3400 blocks of Lawrence Street ( U-RH-3 and G-MU-3).

Thank you  
eileen feltman  
denver colorado 80205



# Planning Board Comments



Submission date: 5 April 2022, 11:02AM

Receipt number: 169

Related form version: 2

## Your information

Name	Alicia Arnold
Address or neighborhood	2511 Larimer St
ZIP code	80205
Email	alicia.lael@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer
Case number	202211-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Please do not increase the structure height to 7 stories. This end of RINO/Five Points has historical structures and a neighborhood aesthetic due to that history. Anything over 3/4 stories would damage that community feel. As an almost 10 year resident of this neighborhood, please keep the development appropriate and historically sensitive to what has been here for decades.**

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.

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: Concerns re: Five Points Development  
**Date:** Tuesday, April 12, 2022 8:09:35 AM  
**Attachments:** [image001.png](#)

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**DENVER**  
THE MILE HIGH CITY

**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

[311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org/CPD](http://denvergov.org/CPD) | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

*Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: [www.denvergov.org/cpd](http://www.denvergov.org/cpd).*

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**From:** Morales, Alexander S <ALEXANDER.MORALES@UCDENVER.EDU>  
**Sent:** Friday, April 8, 2022 2:27 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <Kristofer.Johnson@denvergov.org>; District 9 <District9@denvergov.org>; aurelio@insideboxing.com  
**Subject:** [EXTERNAL] Concerns re: Five Points Development

Good afternoon,

I received notification that there will be a new development by Edens Real Estate Agency for the 2600 block of Lawrence and Larimer.

I strongly believe that this development will bring harm to the Five Points community.

Please follow the area plans and the established rezoning processes.

I am strongly opposed to this project.

This is our home, and we want to preserve the culture and history of our hometown of Denver.

Thank you,

Alexander Morales  
Five Points Resident

# Planning Board Comments



Submission date: 7 April 2022, 5:30PM

Receipt number: 178

Related form version: 2

## Your information

Name	Breann Griffin
Address or neighborhood	2525 Lawrence St
ZIP code	80205
Email	Breann.griffin@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St
Case number	021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Moderate opposition**

Your comment:

I would like to submit my comments in regards to the proposed rezoning at 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St (case number 2021I-00175). These comments and concerns have been shared to Tim Kiler as part of the Edens community outreach, and responses have not sufficiently alleviated my concerns.

In general, I am supportive of the development proposal, overall. I do believe the addition of the mixed use space, community space, and housing will bring a net positive to the neighborhood. My concern is specific to the development activity on the 2500 block of Larimer, and the placement of the underground parking garage entrance/exit in the alley between Larimer and Lawrence and 25th and 26th. The number of residential units (and associated parking spaces) proposed as a result of the increased height allowed if the rezoning request is approved will drive a significant amount of traffic down the alley in manner that I believe would become hazardous to pedestrian, bike, scooter, and driver safety both in the alley and exiting either side of the alley at 25th and 26th streets.

Currently the alley is used by a maximum of 50 vehicles, (approximating 2 vehicles for each residential address which has parking entrances in the alley, which is 25 addresses across two townhome communities and several single family homes). The plans shared by Edens with the community members indicate the increased height restriction for the 2500 block to 3-5 stories will allow for 100 residential units to be added. Assuming one parking spot per residential unit, plus parking/delivery space for the retail on the 2500 block of Larimer, this results in a significant increase in alley traffic which the alley will not be able to safely handle. Specifically:

1. The alley is too narrow to pass cars side by side. Edens will widen the alley for the portion of the development that they own by two feet, however this will only give two additional feet, and only for a portion of the alley. The alley will bottleneck toward the 25th street side, making the widening of the alley toward 26th street meaningless. Regardless, an additional two feet will still be insufficient for any but two cars to pass by each other safely.

2. Regardless of widening the alley, garbage for residents on Lawrence St between 25th and 26th is collected in the alley. On garbage collection days, the alley will narrow by a minimum of an additional 3 feet, making the alley too narrow for cars and pedestrians/bikes to pass each other safely, much less two cars to pass each other.

3. The alley entrance on 26th dips before exiting on to the street, which builds up with snow and ice in the winter to the point where it is impassable for cars. This factor will drive additional traffic in and out of the 25th street entrance of the alley, where Edens will not be able to widen it, furthering the traffic bottle neck and unsafe conditions that will occur in the alley.

4. When exiting the alley on either side cars must first cross pedestrian (and bike/scooter) traffic on the sidewalks to then turn out onto the street. On both the 25th and 26th street sides it's difficult to see down the streets when cars are parked and see oncoming traffic. Drivers must pull out carefully, and frequently pull into oncoming traffic that is turning onto 25th or 26th street from either Lawrence or Larimer. Adding additional cars to the alley will increase an already hazardous situation, particularly when considering the amount of foot/bike/scooter traffic that will increase given the proposed development on



the 2600 block.

5. On 26th street, when more than 3 cars are stopped at the stop sign at Larimer and 26th, cars can't exit the alley and turn left with enough space to pull forward and get turned out of oncoming traffic. There is no stop sign at 26th and Lawrence to slow or stop oncoming traffic and the four-way stop at Larimer and 26th gets congested with pedestrian traffic crossing all four directions and cars unable to pull through. This will create additional bottlenecks as more foot traffic is added that keeps the 26th and Larimer intersection from flowing cleanly, as well as additional vehicle traffic with cars entering and exiting the alley.

I think there are a number of mitigations for these concerns that have been shared with Edens, however the responses have not been satisfactory, and without enforcement of mitigation, the above concerns remain top of mind.

1. Consider making the alley a one way alley, flowing from 26th to 25th. This will alleviate the wideness issue and the issue with cars getting backed up, and not being able to see down the street. 25th (for now) is quieter to exit on, so would be safer for cars to pull on to that street given less foot/two wheeled traffic, that will be driven down 26th.

2. Make sure all entrances to the alley have mirrors to everyone can see traffic flowing from all directions (pulling in and out of townhouse communities and Edens property).

3. Consider adding a four way stop to Lawrence and 26th (slow down traffic as it approaches the alley giving cars an opportunity to enter and exit safely), and/or adding a four way stop to 25th and Larimer, so cars can exit the alley, turn right on 25th and still be able to turn left safely onto Larimer with a 4 way stop sign. Currently this is an unprotected left turn that can be difficult to make during peak traffic times.

4. Consider not allowing street parking on 25th and 26th between Lawrence and Larimer to allow for increased visibility to traffic, pedestrians, scooters, and bikes when turning onto the streets and entering/exiting the alley.

More difficult solutions may include moving the entrance to the underground parking from the alley, or more significantly limiting the underground parking spots from the proposed

number either via restricting the height of the building put on the 2500 block of Larimer (denying the rezoning request) or enforcing a limited number of underground parking spaces, regardless of building height.

I appreciate your consideration of my comments and concerns. To reiterate, I don't oppose the overall development, only that on the 2500 block of Larimer, and only in a way in which doesn't mitigate the alley traffic concerns.

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.

## Edens/RINO VOA & Alley Vacation Project # 2022-VACA-0000002

As a long-time resident of Curtis Park, I want to express my opposition to District 9, the City of Denver, and Denver's Planning Department support of the proposed EDENS Development project on the 2600-2700 block of Lawrence and Larimer, including re-zoning this block to exceed the existing zoning and height restrictions.

I am also opposed to the proposal to **vacate the alley** between Lawrence and Larimer Streets from 26<sup>th</sup> street to 27<sup>th</sup> Street. This will bring the functions typically relegated to the alley or back-of-house to the street side or front porch of the project and bring along with it additional traffic, services SUCH AS TRASH, truck parking, loading, and unloading and general congestion directly into the residential street, Lawrence, and the neighborhood. These services DO NOT contribute to the character and quality of life of Curtis Park and will better serve the neighborhood if they are NOT visible at the front door of the project. This seems to be planning that only serves the development of the project and is not respectful of the neighborhood.

Let me first note I am not opposed to growth and development. What I am opposed to is a block whose size and scale will dwarf the other side of Lawrence Street which is residential. Even with retail on the street level the height of this will create a contextual barrier separating it from the neighborhood. A building height that is more related to the height and size of residential houses would integrate this development into the neighborhood more gracefully and be more supportive of the scale and character of Curtis Park.

I bought my first house in Curtis Park in 1979 when it was NOT a desirable neighborhood and have seen and experienced the highlights and lowlights since then. I have lived, loved, and nurtured Curtis Park for 40+ years and was originally drawn by the character of the architecture, the scale of the houses and the intimacy of the neighborhood. I was charmed by the Victorian houses and imagined them revived and evolving into a flourishing, stable and safe neighborhood. Now the neighborhood is thriving and desirable there are opportunities for the City and developers to prosper from Curtis Park's evolution and growth. It comes at a cost: at the expense of the neighborhood's legacy and character as a historic district and as one of Denver's oldest an intact existing neighborhood.

The EDENS project will negatively impact the historic character and quality of life in Curtis Park. It will negatively impact traffic on Lawrence, Larimer and bring more traffic from outside the neighborhood to the adjacent streets, which are already challenged with inadequate parking for residential and commercial developments in the area. The traffic, parking, and congestion this project will bring to Lawrence and Larimer Streets and the neighborhood will negate the intended walkable quality of the project.

The density of the EDENS project is out of scale for Lawrence Street which is primarily residential across from this development. The height of the building is beyond what is allowed in the official zoning plans for Larimer and Lawrence and defies the Curtis Park Development Plan. But we know in Denver money talks and the City follows.

Again, my opposition to this project is directed specifically to the **height** of these structures and the **density** and the vacation of the alley between Lawrence and Larimer from 26<sup>th</sup> Street to 27<sup>th</sup> Street. **Three stories on Lawrence and Larimer should be maintained as the maximum as it is zoned and noted in Denver's Official Area Plan for Curtis Park.**

Respectfully submitted,

Marcia Hovevar  
2951 Curtis Street  
Denver, CO 80205  
[hovevarmarcia@gmail.com](mailto:hovevarmarcia@gmail.com)  
303-968-4261

April 11, 2022

Kristofer Johnson  
Senior Planner  
Community Planning and Development  
City and County of Denver

Dear Mr. Johnson:

I, Michael Ritchie, have resided in the historic district of Curtis Park for over forty seven years. Additionally, I own seven other properties, some residential and some commercial in the same historic district.

These properties are situated in the 2500 to 2700 blocks of California Street. Within the last decade, one block away, Welton Street, a separate historic/cultural district, has gone from the 2400 block to the 2600 block with three multi-story residential/commercial new buildings. The first in the 2400 block is 7 stories; the next building in the 2500 block is 8 stories; and the latest in the 2600 block is 9 stories (which exceeds the zoning restriction of 8 stories).

I've enumerated these "developments" as a timely example of allowing zoning code to be malleable.

Without enumerating the deleterious effects this has had on both the Welton Street ~~And~~ of Curtis Park Historic District, let me be witness by expressing my observation that such ZONE BUSTING hasn't provided any benefit to the neighborhood. The most tangible benefits have been to increase the profitability for the developer and the tax base for Denver. It is not without merit that the cynics of Denver refer to Denver as TAX WHORES.

Property owners of both RINO and Curtis Park have spent years and even decades in thoughtful pursuit of creating meaningful zoning criteria that not only honors the history of these neighborhoods but also is purposely structured to allow for compatible development that looks to the future.

EDENS' project and proposed PUD does neither. PLEASE LIST ME AS OPPOSED to this project.

Sincerely,



Michael Ritchie  
2605 California Street  
Denver, CO 80205

Patricia Gonzalez  
2741 Lawrence Street  
Denver, Colorado 80205  
303-294-9947

To: Kristofer Johnson  
Community Planning and Development  
City and County of Denver

April 11, 2022

Dear Mr. Johnson:

I am writing to oppose the PUD and zoning changes that are proposed for part of the 2500 block of Larimer and the full block of 26th - 27th on Lawrence and Larimer Streets and 26th and 27th Streets.

I have lived in this neighborhood since 1955 and have seen many changes. This proposed change is beyond my wildest nightmare - an addition of up to 600 new residents; probably a minimum of 500 cars; commercial uses along Lawrence and Larimer and heights up to 7 stories !!!

The parking along these streets is already impossible - worse if you have suffered a stroke as I have. How in the world could anyone think this would be beneficial to our neighborhood?

I urge you to pass this on to the Planning Board and I ask them to DENY this application and help to save our neighborhood.

Thank you.

  
Patricia Gonzalez



**From:** Rezoning - CPD  
**To:** [Johnson, Kristofer - CPD City Planner Principal](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Application # 2021i-00175  
**Date:** Thursday, April 7, 2022 9:11:52 AM

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**From:** Zoning – Development Services <zoning.review@denvergov.org>  
**Sent:** Wednesday, April 6, 2022 6:27 PM  
**To:** Rezoning - CPD <Rezoning@denvergov.org>; Kaplan, Sarah M. - CPD CE2161 Development Project Administrator Senior <Sarah.Kaplan@denvergov.org>  
**Subject:** FW: [EXTERNAL] Application # 2021i-00175

Something happening in the 'hood?

Planning Services,

Proposed rezoning in this area?

I don't know how to check the application number they listed in Accela.

Sarah Kaplan,

Or maybe they are protesting the development in this area to include a multi-story building?

I'm not sure which agency should get this.

Let me know if neither of you are involved with this project and I will reach out to email author for more information.

Thank you,

**Paula J. Schmitt** | Plans Review Specialist I  
Community Planning & Development | City and County of Denver  
[paula.schmitt@denvergov.org](mailto:paula.schmitt@denvergov.org)  
[DenverGov.org/DS](https://denvergov.org/DS) | [@DenverCPD](#) | [Take our Survey](#)

You can now check out our website for access to copies of permit records for any specific property at  
[www.denvergov.org/accelacitizenaccess](https://www.denvergov.org/accelacitizenaccess)

*Please bear with us as we work to respond to all plan reviews in the order they are received*

---

**From:** [nobleinvestigation@yahoo.com](mailto:nobleinvestigation@yahoo.com) <[nobleinvestigation@yahoo.com](mailto:nobleinvestigation@yahoo.com)>

**Sent:** Tuesday, April 5, 2022 2:23 PM

**To:** Zoning – Development Services <[zoning.review@denvergov.org](mailto:zoning.review@denvergov.org)>

**Subject:** [EXTERNAL] Application # 2021i-00175

I am writing to strongly voice my opposition to the proposed zoning change at 2534-2623 Larimer, 2609, 2635 and 2641 Lawrence.

Rino is special due to how open the view is as you walk its streets. Having lived in BallPark district 2 blocks away I moved here to avoid the giant apartment complexes of that district.

Furthermore, a man came to my door to ask me to sign a petition for the zoning. When I asked how tall the structure would be, he said "5 stories" when in truth the proposal is for 3-7 stories tall with 380 units. Curious how many signatures he obtained from residents that did not understand how large this structure will actually be.

I would like to request a protest petition packet as soon as possible,  
Thank you for your time,  
Terry Riedinger & Camille Chan  
2507 Larimer  
Denver CO  
80205

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] FW: Five Points Larimer & Lawrence Project  
**Date:** Tuesday, April 12, 2022 12:54:57 PM  
**Attachments:** [image001.png](#)

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[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

[311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org/CPD](http://denvergov.org/CPD) | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** aurelio@insideboxing.com <aurelio@insideboxing.com>  
**Sent:** Tuesday, April 12, 2022 12:16 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <Kristofer.Johnson@denvergov.org>  
**Cc:** District 9 <District9@denvergov.org>  
**Subject:** [EXTERNAL] FW: Five Points Larimer & Lawrence Project

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**From:** Rob Morrill <[robert\\_morrill@hotmail.com](mailto:robert_morrill@hotmail.com)>  
**Sent:** Tuesday, April 12, 2022 9:07 AM  
**To:** [aurelio@insideboxing.com](mailto:aurelio@insideboxing.com)  
**Subject:** Five Points Larimer & Lawrence Project

Mr. Martinez,

I'm writing in opposition to the proposed zoning variance / PUD that would allow for 7-story development at the above project.

I believe the proposed project would be inconsistent with the residential character of the Curtis Park neighborhood that it abuts and would further strain traffic and parking in the surrounding area.

Thank you for your consideration,

Rob Morrill  
2833 Champa Street

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: EDENS PUD Submission for Development in Five Points/Curtis Park/RiNo Arts District  
**Date:** Wednesday, April 6, 2022 10:25:35 AM  
**Attachments:** [image001.png](#)

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**From:** Michael Israel <MTISRAEL@msn.com>  
**Sent:** Wednesday, April 6, 2022 9:31 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal <Kristofer.Johnson@denvergov.org>  
**Subject:** [EXTERNAL] EDENS PUD Submission for Development in Five Points/Curtis Park/RiNo Arts District

Kristofer:

We are writing in opposition to the EDENS PUD submission. As a resident living on Lawrence St. I would like to point out that the Curtis Park Historic District includes Lawrence St. The submission ignores or overlooks this essential fact. In fact, Lawrence Street is part of the Historic District and has been designated as residential because of it. The EDENS' proposal clearly ignores this. Retail and commercial must remain on Larimer or the residential nature of the Historic District will be eternally compromised. The Developer's canvassers clearly mislead residents when they state that no retail development will occur on Lawrence St. when the plans show this to be the opposite of the actual intent.

The proposed PUD promises affordable housing (already a fantasy in this neighborhood), artists' studios and minority businesses. The Developer must be made aware that both small developers and nearly every artist in the RiNo Art District have already been chased away because of the ever-escalating price tags of real estate, gentrification and massive developments. The proposals are idle promises and easily contradicted by the facts on the ground.

The PUD stresses that 26th will be a connector street to Welton. Unfortunately, the development of Larimer St. has already compromised the residential nature of surrounding neighborhoods. Loud music, drunken behavior, traffic jams and out-of-control parking challenges have spilled over and made the Lawrence St. section of Curtis Park a nightmare on weekends. This development simply promises to expand the nightmare.

The scale of the 350 unit (more than 600 residents) apartment complex envisioned would contribute significantly to population density of the neighborhood, the parking challenges and the traffic congestion that is already a dilemma for existing residents. This problem spreads to

Lawrence, Arapahoe and Curtis Streets so it is delusional to restrict the scope of the plan to only Larimer St.

We urge the city to enforce compliance with posted guidelines for rezoning. So far the proposal falls woefully short of this promise. The Developer talks about being good neighbors so we urge you to enforce this promise to begin by considering the existing residents who have lived here for years before you move ahead with this destructive development effort.

Michael T. Israel and Alice A. Israel  
2933 Lawrence St.  
Denver, CO 80205  
303-679-1611

**From:** Johnson, Kristofer - CPD City Planner Principal  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: No on Rezoning the 2600 block of Lawrence/larimer  
**Date:** Tuesday, April 12, 2022 8:27:45 AM  
**Attachments:** [image001.png](#)

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**From:** waldo lodder <[waldolodder@hotmail.com](mailto:waldolodder@hotmail.com)>  
**Sent:** Monday, April 11, 2022 5:02 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>; District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; aurelio@insideboxing.com  
**Subject:** [EXTERNAL] No on Rezoning the 2600 block of Lawrence/larimer

I own 3115 Lawrence street. I see no reason that the overlayed zoning should be amended for this development. The apartment building across the street stayed within these parameters and so should any other buildings in the vicinity.

Thank you  
Waldo Lodder



**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: Rezoning, case #2021I-00175  
**Date:** Tuesday, April 12, 2022 8:13:24 AM  
**Attachments:** [image001.png](#)

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**From:** JB Lacambre <[jb\\_lacambre@hotmail.com](mailto:jb_lacambre@hotmail.com)>  
**Sent:** Sunday, April 10, 2022 4:30 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>  
**Cc:** marine slingue <[marineslingue@hotmail.com](mailto:marineslingue@hotmail.com)>  
**Subject:** [EXTERNAL] Rezoning, case #2021I-00175

Hello Mr Johnson,

I am writing to express my opposition to the proposed rezoning and development of property at the intersection of Larimer St. And 26<sup>th</sup> street (Case number: 2021I-00175).

As a resident of the neighborhood (I live at the intersection of Arapahoe and 26<sup>th</sup> street), I can only be happy when projects to renew the neighborhood are taking place. However, I have great concerns about the Edens project. As a matter of fact:

- even if I understand the need to densify the city to contain the increasing housing cost, I think extra care should be taken to avoid an over-densification of the neighborhood. For instance the Stout and Champa streets, that are used to go and come from the City center are already extremely crowded during the day, and adding too much new apartments will make things even more complicated
- The plan to build 7 (or 8) story buildings would really change the neighborhood, that is today limited to 3-story buildings. We can see the aesthetic result of higher building on Welton street, and it is clearly not what we'd like to see on Larimer

Please DO NOT rezone this site. The site size allows the development of an ambitious project and do not require rezoning.

Best regards,

Jean-Baptiste Lacambre

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: Rino Rezoning Comment from Homeowner  
**Date:** Wednesday, April 6, 2022 11:01:55 AM  
**Attachments:** [image001.png](#)

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**From:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Sent:** Wednesday, April 6, 2022 10:58 AM  
**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>  
**Subject:** FW: Rino Rezoning Comment from Homeowner

---

**From:** Julia Wilder <[juliaannwilder@gmail.com](mailto:juliaannwilder@gmail.com)>  
**Sent:** Tuesday, April 5, 2022 4:26 PM  
**To:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Cc:** Sam Wilder <[sam.wilder@gmail.com](mailto:sam.wilder@gmail.com)>  
**Subject:** [EXTERNAL] Rino Rezoning Comment from Homeowner

Hi! I received a flyer in the mail that mentioned the proposed rezoning of our neighborhood and the instructions said to go online and submit a comment during this pending rezone period. I currently own the property of 1240 26<sup>th</sup> Street Denver, CO 80205. The current zoning calls for 3 stories and the proposed rezone is asking for 7. Knowing the current state of traffic, parking, noise, and activity this seems too large for what the neighborhood can handle. Second, this would obstruct views and not architecturally fit into the landscape of this neighborhood. Thank you for letting opinions be voiced on the subject!

Julia Wilder  
214 202 0635

Sent from [Mail](#) for Windows

Dear Members of the Community Planning and Development Board,

As a resident of, and homeowner in, RiNo Arts District I am opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. The heights proposed for buildings on both the Lawrence and Larimer sides of the block are conspicuously higher than those currently allowed (I-MX-3). This will disrupt the streetscapes now in place, will cast shadows on adjacent buildings and homes, and will set a terrible precedent that other developers will want to emulate.
2. The Lawrence side of the block would change its usage from residential to commercial. In doing so, this would set a dangerous precedent for all future developments in Curtis Park. This is a historical neighborhood and its residential zoning should be maintained.

Thank you for your consideration.

Sincerely,

*Zev O'Brien*

1/7/2022

Name:

Zev O'Brien

Address:

3435 Larimer Street

Unit 102

Denver, CO 80205

**RE: Re-Zoning/PUD request 2524-2660 Larimer St, and 2609, 2623, and 2641  
Lawrence St - City and County of Denver**

Hello Mr. Johnson, Denver's Planning Board, and others this matter may concern.

I am writing today to express my extremely strong opposition to the proposed re-zoning request. I live in the immediate neighborhood on the 2500 block of Arapahoe Street and would be greatly negatively impacted by this proposed increase in zoning heights as well as allowing commercial use on Lawrence Street.

I request that the planning department deny this request and encourage the developers (Edens/VOA) to design and build a project that honors the existing pattern of **no greater than 3 stories or equivalent** height as allowed in I-MX-3 on Larimer Street...and to keep the 2600 block of Lawrence Street **residential** with height not exceeding the existing G-MU-3 and RH-3 that exists on Lawrence Street from the 2400-3400 blocks.

The requested heights along both blocks of Larimer Street do not align with, nor are supported by the various area plans. Larimer Street is designated to allow up to 3 stories.

As well, both the requested heights and commercial uses for Lawrence Street are not supported by the area plans and are opposed by me.

Contrary to the narrative/letter submitted by the applicant's representative, This re-zoning concept is NOT supported by many many individuals in the Curtis Park Neighborhood as well as many residents on Larimer Street.

Although I made multiple requests, there has **not** been a city led extensive community charrette process... in coordination with the CPN RNO, helping community members understand the current area guidelines and well established height and use pattern on these blocks of Larimer and Lawrence Streets; as well as the potential impact, implication, and precedent such a project would have.

As well, Curtis Park RNO **refused to allow** any presentations from anyone that would help the community understand the current zoning, and that wanted to present opposing viewpoints from those of the developer.

While speaking to many neighbors along Lawrence and Arapahoe Streets, I found three things that stood out:

1. These neighbors were essentially not informed of this project, had little knowledge of the existing zoning, the area plans, had a **nor had any idea they** right to be informed of, or **were allowed any meaningful way to give input into or voice opposition** to this request to substantially increase zoning). Nobody made any attempt to actually reach out to those neighbors that could be most impacted by such a large development, huge increase in heights, commercial development on Lawrence street, etc

Many of these neighbors, legacy families with many generations in the neighborhood, predominately POC, expressed that they thought their voices were purposely not sought after. I believe this is actually one of the reasons for the current Equity in Re-Zoning initiative.

2. The predominant position from myself and the neighbors I spoke with on Lawrence and Arapahoe Street are in **strong opposition to this proposed PUD re-zoning.**
3. Lawrence Street is part of the Mestizo Curtis Park **Residential** neighborhood. It's residents and neighbors, including myself, want it to **continue to be a residential** street. I (We) **do not want** the Larimer Street/RiNo commercial/entertainment district to encroach into our residential neighborhood...even as proposed with 380 rental apartment on top of major first floor commercial development.

Thank you for your consideration in this matter. Please deny this re-zoning request. Please do not advance this to LUTI or to Denver City Council.

Kind Regards,  
eileen feltman  
Denver Colorado





# PETITION

The undersigned, residents of the Curtis Park neighborhood, are opposed to granting the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets a PUD for the following reasons:

1. We object to a zone change on the Lawrence side of the block which would change its usage from residential to commercial because doing so, in addition to setting a dangerous precedent, would certainly produce heavier traffic and parking problems on Lawrence which could easily spill over and have an adverse effect on the Curtis Park streets of Arapahoe and Curtis.

2. We also object to the heights proposed for buildings on both the Lawrence and Larimer sides of the block which are conspicuously higher than those currently allowed and which will disrupt the streetscapes now in place, will cast shadows on adjacent buildings, and will set a precedent that other developers will want to emulate.

EF #  
PAGE 4

	Name	Address	Date
1.	LUCY WOLFE	3135 LAWRENCE	4/10/22
2.	KIM B.	LAWRENCE ST	4/10/22
3.	Soph	3199 LAWRENCE ST.	4/10/22
4.	Danney S.	3215 LAWRENCE ST.	4/10/22
5.	MARK	3215 LAWRENCE ST.	4/10/22
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			

## PETITION

THE UNDERSIGNED, Residents of the Curtis Park neighborhood, are opposed to granting the requested PUD (zoning change) for the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets and a portion of the 2500 block of Larimer St. that would allow 7+ and 5 story structures.

1. We object to a zone change on the Lawrence Street Side of the block that would change its use from Residential to commercial.
2. We object to the heights proposed for buildings on both Lawrence and Larimer Streets which are much greater than the one - three story building currently allowed.

	<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
1.	Timmy Lopez	2550 Arapahoe St	3-26-22
2.	Rody Soto	2542 Arapahoe St	3-26-22
3.	Maryam Montoya	2554 Arapahoe St	3-26-22
4.	Rafael Montoya	2554 Arapahoe St	3-26-22
5.	Phil Armenta	2554 Arapahoe St	3-26-22
6.	Shan Sangose	2554 Arapahoe St	3-26-22
7.	Susan Wolcott	1120 26 <sup>th</sup> St.	3-26-22
8.	Mitchell Buckner	1027 26 <sup>th</sup> St	3-26-22
9.	Ben Denny	1027 26 <sup>th</sup> St	3-26-22



THE UNDERSIGNED, Residents of the Curtis Park neighborhood, are opposed to granting the requested PUD (zoning change) for the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets and a portion of the 2500 block of Larimer St that would allow 7+ and 5 story structures.

1. We object to a zone change on the Lawrence Street Side of the block that would change its use from Residential to Commercial.
2. We object to the heights proposed for buildings on both Lawrence and Larimer Streets which are much greater than the one to three story buildings currently allowed.

	<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
10.	Nelen Rubio	2610 Arapahoe St	3/26/22
11.	Jose C Rubio	2610 Arapahoe St	3/26/22
12.	Kim Ann	2610 Ann	3/26/22
13.	Rachel Brinkerhoff	3349 Lawrence St	3/27/22
14.	DAVID SAGUNA	2819 LAWRENCE ST	3/27/22
15.	ANNA KOOP	1023 26 <sup>th</sup> ST.	4/11/22
16.			
17.			
18.			

**Notice of Proposed Vacation of Right-of-Way**

Project #: 2022-VAC-0000002 - 2600 Larimer St Alley Vacation  
Area of proposed vacation: Portion of right of way in the alley bounded by Larimer Street and  
Highlighted in Red: Lawrence Street and 26th Street and 27th Street located at 2600  
Larimer Street.



City and County of Denver Department of Transportation & Infrastructure  
Right of Way Services / Engineering & Regulatory  
301 W. Colfax Ave. Suite 500 | Denver, CO 80202  
www.denvergov.org/ROW  
Phone: 720.686.3033

311 | POCKETUDY.COM | DENVERGOV.ORG | DENVER 9 TV

**PETITION**

The undersigned, residents of the  
Curtis Park neighborhood, are opposed  
to granting the requested ALLEY VACATION  
& PRIVATIZATION OF the 2600 block  
Alley between Lawrence/Larimer Streets  
PROJECT NAME: RiNO VOA  
PROJECT #: 2022-VACA-0000002

	<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
21.	Dianay Stea	3215 LAWRENCE ST.	4/10/22
22.	MARK MARIANO	3215 LAWRENCE ST.	4/10/22
23.	Anna Kopp	1023 26 <sup>th</sup> ST.	4/11/22

**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Opposition to the re-zoning on the 2600 block of Lawrence and Larimer  
**Date:** Wednesday, April 13, 2022 9:03:41 AM  
**Attachments:** [image001.png](#)

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**From:** Raina Baldwin <[raina.baldwin@gmail.com](mailto:raina.baldwin@gmail.com)>  
**Sent:** Wednesday, April 13, 2022 12:06 AM  
**To:** [kristopher.johnson@denvergov.org](mailto:kristopher.johnson@denvergov.org); District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>;  
[aurelio@insideboxing.com](mailto:aurelio@insideboxing.com); Johnson, Kristofer - CPD City Planner Principal  
<[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>  
**Subject:** [EXTERNAL] Opposition to the re-zoning on the 2600 block of Lawrence and Larimer

Hello,

I am a resident in 5-points/ rino/ district 9 who is in OPPOSITION to re-zone the 2600 block and surrounding areas for such a massive apartment complex.

That is too many stories for that block! Follow the area plans!

If we must, let the predatory developers continue building their massive hideous gentrifi-cubes as we have seen along Brighton Blvd, but keep this side of the bridge low and within the current zoning structure of three to four stories.

People like seeing the horizon, it keeps people happier and the market value higher. People want to live in a neighborhood with less saturation, the big apartment buildings attract transient young people until they find a more appealing place to live permanently, they're bitter about rent prices and there is no accountability to a community.

Developers must respect boundaries!

I want to see 5-points be a neighborhood where people want to live, where people would consider raising their children or their dogs! Massive buildings are so impersonal and safety and security of a



true neighborhood is lost.

Thank you SO MUCH for listening and reading.

Raina Baldwin  
Resident of the Neighborhood

## **Webb, Andrew - CPD CE2159 City Planner Principal**

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**Subject:** FW: Five Points Larimer & Lawrence Project

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**From:** Rob Morrill <[robert\\_morrill@hotmail.com](mailto:robert_morrill@hotmail.com)>  
**Sent:** Tuesday, April 12, 2022 9:05 AM  
**To:** District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>  
**Subject:** [EXTERNAL] Five Points Larimer & Lawrence Project

Ms. CdeBaca,

I'm writing in opposition to the proposed zoning variance / PUD that would allow for 7-story development at the above project.

I believe the proposed project would be inconsistent with the residential character of the Curtis Park neighborhood that it abuts and would further strain traffic and parking in the surrounding area.

Thank you for your consideration,

Rob Morrill  
2833 Champa Street

## Webb, Andrew - CPD CE2159 City Planner Principal

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**Subject:** FW: [EXTERNAL] Disagree with proposed zoning change at 2600 block of Lawrence/Larimer in RINO

---

**From:** [kerriatter@netscape.net](mailto:kerriatter@netscape.net) <[kerriatter@netscape.net](mailto:kerriatter@netscape.net)>

**Sent:** Tuesday, April 12, 2022 7:04 AM

**To:** [Kristopher.Johnson@denvergov.org](mailto:Kristopher.Johnson@denvergov.org) <[Kristopher.Johnson@denvergov.org](mailto:Kristopher.Johnson@denvergov.org)>; District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; [aurelio@insideboxing.com](mailto:aurelio@insideboxing.com) <[aurelio@insideboxing.com](mailto:aurelio@insideboxing.com)>

**Subject:** [EXTERNAL] Disagree with proposed zoning change at 2600 block of Lawrence/Larimer in RINO

To Whom it may concern,

I would like to voice my disagreement with the proposed zoning change for the 2600 block of Lawrence and Larimer Streets in order to allow the development of a 5 to 7 story high rise. I live at 2631 Curtis St and regularly contend with the issues that have come with the rapid overgrowth of the RINO neighborhood. I want to go on record against the rezoning of the 2600 block of Lawrence/Larimer Sts. The Zoning was put in place in order to protect the neighborhood fabric and maintain the historic nature of where we live. If we continue to let developers over turn zoning for their own goals we will no longer have a neighborhood worth living in. Please know the neighborhood does not support the highrise proposed.

Thank you,

Kerri Atter  
2631 Curtis St.

## Webb, Andrew - CPD CE2159 City Planner Principal

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**Subject:** FW: 2600 Lawrence/Larimer Block Development

**From:** MARK HOIRIIS <[markhoiriis@msn.com](mailto:markhoiriis@msn.com)>

**Sent:** Tuesday, April 12, 2022 7:01 AM

**To:** [Kristopher.Johnson@denvergov.org](mailto:Kristopher.Johnson@denvergov.org) <[Kristopher.Johnson@denvergov.org](mailto:Kristopher.Johnson@denvergov.org)>; District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; [aurelio@insideboxing.com](mailto:aurelio@insideboxing.com) <[aurelio@insideboxing.com](mailto:aurelio@insideboxing.com)>

**Subject:** [EXTERNAL] 2600 Lawrence/Larimer Block Development

Hello,

I am a resident of the neighborhood at 2631 Curtis St. and I am writing this to go on record to say that I am adamantly opposed to the proposed rezoning and development of the 2600 block of Lawrence and Larimer.

Thank you,

Mark Hoiriis  
2631 Curtis St

**From:** [Cal Crawley](#)  
**To:** [Johnson, Kristofer - CPD City Planner Principal](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** [EXTERNAL] RINO Zoning: 25th Lawrence ST-27th Lawrence ST: Rezoning Application Case 20211-00175  
**Date:** Monday, April 18, 2022 8:37:19 AM

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Hello,

My wife and I are homeowners at the 3-story residence at 2585 Lawrence Street. I wish to express our **opposition** to the requested subject zoning change application.

The existing 3-story zoning for the proposed Larimer/Lawrence Street development between 25th and 27th streets should be maintained. The advantages claimed for the development by the applicant will be just as effective with a 3-story limit, and they would have significantly less adverse impact on the immediate and surrounding areas including residential, historic, and business areas. Seventy-five percent (75%) of the immediate surrounding area is controlled by existing 3-story height limitation. The historic and extensive Curtis Park area is south and east and it, like the immediate adjacent streets, would also have adverse impact related to pedestrian and vehicle congestion, parking, and view.

Lower ground level elevations of the existing 5-story buildings to the north and west and the business enterprise of them greatly reduce the adverse impact from a greater than 3-story limitation to the subject area and the additional areas south and east of the proposed development. The immediate area to the south and east are at the same relative ground level elevation as Larimer Street.

It is our position that the neighbors to the proposed development, and the greater community surrounding that extent, will be better protected and served by a Planning Board limitation to 3-story development.

Thank you,

Cal Crawley  
303.217.0882

## Johnson, Kristofer - CPD City Planner Principal

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**From:** Laura Schmalstieg <lauraschmalstieg@gmail.com>  
**Sent:** Friday, April 15, 2022 1:06 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal; District 9; aurelio@insideboxing.com  
**Subject:** [EXTERNAL] Against Development at the 2600 Block of Larimer and Lawrence

Hello Kristofer—

As a resident of Curtis Park for the last 7 years, I am deeply concerned about the Development at the 2600 Block of Larimer and Lawrence.

I believe this development should be kept at 3 stories (the standard), and I also believe that a large grocery store would majorly impact our parking at 2757 Curtis St. and as a whole.

I am against this development and it needs to be scaled down.

Thank you,  
Laura

--

Laura Schmalstieg  
719-232-1976



**From:** Cory P <[coryp1014@hotmail.com](mailto:coryp1014@hotmail.com)>

**Sent:** Sunday, April 17, 2022 10:22 PM

**To:** Johnson, Kristofer - CPD City Planner Principal <[Kristofer.Johnson@denvergov.org](mailto:Kristofer.Johnson@denvergov.org)>

**Subject:** [EXTERNAL] Comments regarding 2524-2660 Larimer Street and 2609, 2623, and 2641 Lawrence Street (Case number: 2021i-00175)

Kristopher Johnson, Principal City Planner,  
Members of the Denver Planning Board,

My name is Cory Probasco. I'm a homeowner residing at 2539 Lawrence Street.

I am writing to add my comments and express my concerns regarding the proposed zoning change under consideration for 2524-2660 Larimer Street and 2609, 2623, and 2641 Lawrence Street (Application Number 2021i-00175).

I've attended several neighborhood meetings and presentations regarding the development and proposed zoning change. I have also personally met with representatives from EDENS.

I feel at this time almost all discussion regarding the pros and cons around this development and the bulk of support generated in favor of the rezoning request has been focused around the main portion of the proposed rezone area - that being the full City block bounded by Larimer and Lawrence Streets between 26th and 27th Streets.

I contend that the smaller area - the portion of the 2500 block of Larimer Street and 25th Street also included in the request (identified as Subarea D in EDENS rezoning application materials) - is unique in that it presents challenges that are different from the larger portion of the development, yet these challenges have not been given due attention because of the scope and scale of the larger portion. I believe Subarea D is worthy of separate discussion and in fact, warrants specific and more detailed consideration.

In the case of the larger portion of the development (the 26th/27th/Lawrence/Larimer block) the developer will essentially own and develop the entire block. Because of that, they may perhaps be able to somewhat mitigate the impacts development may cause. There's perhaps still room to work within the Site Development process in order to lessen impacts on surrounding properties

In the case of Subarea D, there are already existing residential and commercial properties directly within the block. The residential properties are separated from Subarea D only by the existing alley and will absolutely be significantly impacted by the development. Unlike the entire City block consumed the larger portion of the development under consideration, Subarea D will only account for approximately 1/3 of the land area of its block but will have impacts upon the block that are much greater than all of the existing properties (commercial and residential) on the remaining 2/3 of the block, combined. For example:

- At present, the residential half of the block accounts for approximately 25 or so (definitely under 30) existing residential units - townhomes, single family homes, and a few ADUs.
- EDENS proposes an additional 80 to 100 units.
- That increase is admirable from a housing availability standpoint but presents issues and challenges when attempting to shoehorn it into the block's existing infrastructure - most concerningly, the alley.
- At present, the residential half of the block has the capacity to account for around 45 - 50 or so potential vehicles utilizing the alley for ingress and egress on a daily basis. To be clear, the alley is the only means to access their properties' parking areas. (There is no residential permit parking on Lawrence Street. All properties have or were required to have some sort of garage or internal parking so residential parking permitting is not an option.)
- EDENS' proposed development in Subarea D will bring in (by numbers EDENS provided) an additional 80 to 100 more parking spaces for vehicles that will need to use the same existing, limited alley infrastructure. This will include resident parking, plus parking for the proposed commercial components. This does not include still more traffic that will be brought about by residential and commercial deliveries, waste collection, and other services.
- The existing commercial properties on the block do not have access to parking from the alley, so their impact on the alley and the properties it services has thus far been minimized.
- Access to parking for the EDENS development can also only be provided via the alley, so all of it will impact the existing residents, new tenants of the EDENS property, surrounding properties, and anyone or any service that needs to utilize the alley, the streets around it and any of the limited parking around it.
- The scope and scale of the proposed development will, in effect, cause the intersections of the alley's two access points at 25th and 26th Streets to become as busy and congested as many "street to street" intersections in the neighborhood. Traffic along 26<sup>th</sup> street already frequently backs up past the alley entrance. That and existing parking areas limit sightlines and make for a hazardous alley/street intersection. Increasing the traffic load will increase the hazard substantially.
- As the alley is neither treated nor maintained like a street (including for snow removal purposes), the impacts of the level of increased usage will be exacerbated further.
- The alley already sees significant cut through/pass through traffic plus existing services traffic - deliveries, trash collection and such.
- The density of the development if allowed to meet the proposal will massively increase residential, commercial, and services traffic in the alley - massively disproportionate to the amount of land area it will occupy and focused on the 2 existing small already hazardous entry/exit points.

The proposed PUD rezoning does not provide a mechanism to resolve the above. According to EDENS, DOTI will now allow direct access to the EDENS property from 26th or Larimer

Streets. All access will only be allowed via the alley - in fact, at a point closer to mid-block within the alley.

The alley is not currently wide enough to support 2 cars passing at the same time. It becomes even narrower on trash collection days as it the only means waste collection services utilize for residential (in the form of City trash and recycling bins lined all along the alley) and commercial (groups of dumpsters at each end of the alley) collection.

All of this will cause issues that have not yet been addressed by EDENS and further, based on what EDENS has indicated about DOTI's position on property access, will also not be able to be corrected during the Site Development Plan Review process. It would be a disservice to current residents and future residents of the EDENS development to allow these potential issues to remain unaddressed under the proposed rezoning.

Based on individual discussions and neighborhood meetings, a number of admirable potential benefits have been touted about the EDENS development as a whole. However, in looking at the details provided thus far about Subarea D, I see few to none of them being realized in that portion of the development. While they may be planned and have been used to garner significant support for the larger portion of the development. They have been overlooked for Subarea D. For example:

- Subarea D includes none of the highly touted and heavily supported "publicly accessible" private open spaces.
  - More specifically, section 4.1.4 of Attachment 2 (the PUD-G 28 details) the in the rezoning application packet indicates that the proposed PUD rezone will encourage the provision of publicly accessible open space that enhances pedestrian connections and creates activated amenity space for users and visitors.
  - Submittal documents show none of this type of space of this within Subarea D.
  - In fact, submittal documents show structures completely covering the current lots within Subarea D (minus the minimal setbacks required).
- Section 4.1.1 of Attachment 2 (the PUD-G 28 details) in the rezoning application indicates that the proposed PUD rezone will arrange building heights at the edges of PUD-G 28 to provide a transition to the lower heights allowed in adjacent areas.
  - This doesn't hold true for Subarea D.
  - In fact, submittal documents show there is a significant portion of the building envelope in Subarea D reaching 5 stories where the building abuts the alley directly across from existing 3 story and lower residential properties.
  - While there are upper story setback restrictions relative to adjacent primary and side streets, no such restrictions have been proposed to protect adjacent property owners across the much narrower alley.
  - If allowed to develop per the proposed rezoning request, the proposed height of the development will significantly overshadow surrounding properties.
  - As the request currently stands, existing residential properties closest to the development will see the value of their own private outdoor spaces in the form

of yards, patios, decks, rooftop patios, and common areas significantly reduced through construction of a structure that will loom 2/3 or more higher than any and all of the nearest existing structures.

- So again, specific to Subarea D, the current proposal to rezone to PUD brings no open/public space benefit to the block but significantly reduces the value of existing neighbors' existing outdoor/private spaces.

A key requirement to changing the zoning should be that it maximizes the benefit to the surrounding neighborhood and minimizes negative impacts. Perhaps the combined Subareas A, B, C portions of the proposed rezoning present the opportunity to do that. Subarea D as currently proposed does not. For these reasons, I implore the Planning board to deny the rezoning request as it currently stands. Please allow the existing zoning to continue to protect us unless and until a more workable solution is presented. At the very least, require that Subarea D be split from the rest of the rezoning request such that it (and its potential positive and negative impacts) can be considered separately and in greater detail. Encourage the developer to resubmit a new request that better addresses the negative impacts of Subarea D on its immediate neighbors. I, for one, would be willing and happy to continue to try working through issues with the developer via a new proposal. I'm sure many of my other neighbors would as well.

Sincerely,  
Cory Probasco  
2539 Lawrence Street  
Denver, CO 80205

Worthington Letter to Denver Planning Board  
April 18, 2022

Dear Denver Planning Board,

I provide the following comments in opposition to EDENS' Planned Unit Development ("PUD") rezoning at 25th/26th Larimer and Lawrence Street, as proposed. I do not oppose development generally or EDENS' vision for the project. But EDENS has done **nothing** to mitigate impacts to adjacent neighbors like me, EDENS has pursued a strategy **that has excluded** the concerns and voices of the people who actually live on the block, and EDENS' application **fails nearly every legal requirement** for an applicant seeking a PUD.

My name is Matt Worthington. I live at 2543 Lawrence Street. My home (and my neighbors' homes) are located in the alley between Larimer and Lawrence Streets. Our homes are unique in that they front the alley. Both my front door and the majority of my windows face the alley. My front door is 15 feet across the alley from the lot EDENS seeks to substantially rezone on the 25th block of Larimer ("Zone Lot 2") to build a 70-foot-tall building.



Despite the unique and severe impact this proposal will have to me and my neighbors, EDENS **never** sought out my input on the project. EDENS confirmed to me that they **never** did any outreach on the 25<sup>th</sup> Larimer/Lawrence block where they have proposed this project. I only learned about this proposal in January 2022 after I reviewed e-permit filings and sent a CORA request to the City after I observed work on the property adjacent to my home. The community letters EDENS submitted with its PUD application do not reflect the views of those residents who live directly adjacent to the proposed project. EDENS' strategy should be rejected, to the extent they sought to

Worthington Letter to Denver Planning Board

April 18, 2022

build support from people who live 10 to 15 blocks away from the project while simultaneously keeping directly-adjacent neighbors like myself totally in the dark for a year.

On February 10, 2022, Tom Kiler of EDENS agreed to meet with me individually for the first time. At the time, Mr. Kiler told me that EDENS had not yet submitted a PUD application, which I now know was false. When I asked Mr. Kiler directly at this meeting why EDENS proposed such building heights that were inconsistent with current zoning, he did not say anything about affordable housing, public realm space, or public benefits. He said that building tall luxury apartments was **EDENS' "one chance" to make a significant financial return** on EDENS' previous investments in the neighborhood. He has not denied making these statements. Improving the monetary return for an out-of-state developer is not a basis for seeking a PUD, especially when it **so clearly maximizes the harm** to adjacent neighbors. Mr. Kiler has since ignored my communications, including my March 1, 2022 email raising further concerns with the project.

EDENS' PUD application **must be rejected** for the simple reason that it fails to address—at all—**Section 9.6.1.3.c.1.n** of the Denver Zoning Code, “all PUD District Plans shall include or address ... [m]itigation of potential adverse impacts on surrounding properties.” Indeed, as explained in detail below, EDENS proposal in many ways **maximizes** the adverse impacts where it is **closest** to existing residential homes. EDENS failure is not surprising, given that Mr. Kiler did not agree to meet with me (or my neighbors) until **after** EDENS had already submitted its PUD application. I request that the PUD application be tabled or rejected until EDENS actually works with its adjacent neighbors to address the adverse impacts caused by its project. EDENS actions to date are unfortunate because there is a serious opportunity for a win-win, where EDENS can achieve its vision while minimizing adverse impacts to the residents who live here.

My house at 2543 Lawrence is my first home. Like many of my generation, I left school with over \$300,000 in student loan debt. It took me several years (and till I was 31-years-old) to save up and achieve my dream of buying my first home, close to where my family first lived in Denver in the 1870s. I still have over \$60,000 in student loan debt. When I purchased my home in 2019, I researched the zoning of nearby properties in extensive detail. I was reassured by the fact that City Council had just decided in 2018 **not** to increase available zoning heights in this area by excluding this area from the Incentive Overlay Zone IO-1. Now less than four years later, EDENS' proposed zoning change is uniquely designed to have a mind-boggling adverse impact on my home. Not only would this zoning change likely force me to move away, but it



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will devalue my home significantly and put me underwater on my mortgage, pushing me further into debt.

As detailed below, EDENS' PUD application fails to meet nearly every legal standard required under Denver Zoning Code:

- **First**, the PUD application fails to “mitigat[e] potential adverse impacts” on existing residential neighbors.<sup>1</sup>
- **Second**, EDENS cannot demonstrate its Zone Lot 2 is “unique and extraordinary” justifying a PUD where it is a single rectangular lot with consistent zoning.<sup>2</sup>
- **Third**, EDENS—by its own statements—is using a PUD “as a vehicle to enhance a proposed development’s economic feasibility,” including by seeking increased building heights inconsistent with current zoning for financial motive.<sup>3</sup>
- **Fourth**, the PUD is being used “as a vehicle to develop a site inconsistent with the applicable neighborhood context and character,” and is directly contrary to existing zoning,<sup>4</sup> the operative neighborhood plan for this area, Blueprint Denver, and City Council’s decision to exclude this area from the IO-1 zone just four years ago.
- **Fifth**, the PUD request provides only illusory public benefits and none that are “significant.” EDENS’ proposal will also likely have unintended consequences on the City’s efforts to create a mandatory affordable housing program.<sup>5</sup>
- **Sixth**, EDENS cannot demonstrate any true nexus between the zoning changes and alleged public benefits. Indeed, all the claimed benefits could be achieved under current zoning.<sup>6</sup>

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<sup>1</sup> Art. 9.6.1.3.C.1.n.

<sup>2</sup> Art. 9.6.1.1.B.

<sup>3</sup> Art. 9.6.1.1.C.

<sup>4</sup> Art. 9.6.1.1.C.

<sup>5</sup> Art. 9.6.1.1.D. As explained below, EDENS’ proposal will undoubtedly breed litigation by developers in opposition to the City’s proposed mandatory affordable housing program, pursuant to §§ 29-20-104 and 38-12-301, C.R.S., to the extent EDENS is proposing the minimum affordable housing under the new policy while requesting City Council’s finding that such minimum is a “significant public benefit.” City Council must find that a “significant public benefit” is an amount of affordable housing *significantly* greater than the proposed mandatory minimum, or else this PUD will likely kill Denver’s mandatory affordable housing policy through legal challenges by other developers.

<sup>6</sup> Art. 9.6.1.1.D.

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- ***Seventh***, EDENS cannot demonstrate that its development is “not feasible under any other zone districts,”<sup>7</sup> as EDENS can build “shopfront building form” and provide the desired setbacks under existing zoning.
- ***Eighth***, the PUD does not establish uses that are compatible with existing land uses adjacent to the subject property,<sup>8</sup> but proposes commercial uses (including bars, restaurants, and “activated” alley) 15-feet from the front door of existing homes.
- ***Ninth***, the PUD eliminates any reasonable transition between residential and commercial properties at the PUD boundary<sup>9</sup> and ignores the neighborhood plan’s designation of the area as *the* “transition zone,” and Blueprint Denver’s requirement for “special attention ... for transitions to nearby residential areas” in Urban Center.

The PUD application should be rejected in its entirety because it fails to meet the requirements of the Denver City Code. Advancing such a legally deficient application is unlawful, arbitrary and capricious, and reversible error.

In the alternative, I propose the following modifications to draft PUD-G 28 that are needed to address impacts on existing adjacent residents and to ensure truly *significant* public benefits:

- Limit Subarea D to C-MX-3, consistent with existing zoning requirements, the Northeast Downtown Neighborhood Plan, Blueprint Denver, the context and character of the neighborhood, and to mitigate adverse impacts to existing and adjacent residential homes;
- Require reasonable and appropriate setbacks in Subarea D from existing residential homes across alley, including 10’ at ground level and 20’ above 27’, consistent with I-MX-3 requirements for rear setbacks;
- Prohibit non-residential uses in street-level areas of Subarea D that are directly across the alley from existing residential homes;
- Prohibit rooftop decks in the rear 35% of Subarea D adjacent to the alley, or otherwise prohibit EDENS’ plan to build a “noise canyon” funneling all sound from apartment building swimming pool deck to my home;
- Require EDENS to use Larimer Street for the entrance to any underground parking garage in Zone Lot 2, consistent with the parking lot entrance that EDENS *already* operates on Larimer Street;

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<sup>7</sup> Art. 12.4.10.9.C

<sup>8</sup> Art. 12.4.10.9.D.

<sup>9</sup> Art. 12.4.10.9.E.

Worthington Letter to Denver Planning Board

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- Require 10% minimum Private Open Space in Subarea D, consistent with EDENS' proposal for Subareas A, B, and C;
- Strike Sections 6.6.2.B.3.c, 6.6.2.B.3.e, and 6.6.2.B.3 of the draft PUD, to the extent they allow EDENS to hide the Private Open Space from the street, allocate the entire space to EDENS' future tenants and retailers, and allow closure of the "open space" while charging the public a fee for its use; and
- Require at least 20% Affordable Housing (2x the City's proposed baseline mandatory affordable housing) to substantiate EDENS' claim of "significant public benefits," provide an incremental difference over the City's new affordable housing baseline when seeking a PUD, and to reflect RiNo's history and identity as an arts district welcome to all economic levels.

These reasonable modifications would not limit the "significant public benefits" EDENS could achieve at the site, but improve them, while simultaneously mitigating potential adverse impacts to existing neighbors.

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**I. The PUD Application Fails to Address Adverse Impacts to Existing Neighbors**

Denver Zoning Code is clear that “all PUD District Plans shall include or address ... [m]itigation of potential adverse impacts on surrounding properties.” Art. 9.6.1.3.C.1.n. EDENS’ PUD request fails to include or address the impacts to neighbors entirely. For this reason alone, the PUD should be rejected until EDENS works with its surrounding neighbors on a revised proposal. Advancing a PUD application that fails to even address a requirement under the Denver Zoning Code is clearly unlawful, arbitrary and capricious, and constitutes reversible error. That is undoubtedly true when the legal failure is a failure to address harms to neighbors that are so obvious. These significant adverse impacts to the existing neighbors should be addressed **now** so that this project is not stalled with a lengthy appeal process in Colorado courts.

**A. The Proposed Building Heights in Zone Lot 2 Are Inconsistent with Current Zoning Limits and Will Harm Adjacent Neighbors**

EDENS’ PUD application proposes to **nearly double** the permitted zoning height in Zone Lot 2 directly adjacent to existing homes 15-feet across the alley, **with no setback**. These homes, like my own, front the alley, and will forever lose access to light, sight, and privacy if rezoning is approved.





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allow buildings with a 70-foot height, or roughly **double** the height of the existing homes 15-feet across the alley. EDENS has also proposed **no** rear setback in the alley (no ground level or upper level setback), even though these homes face the alley with front doors and windows. Such a radical change so close to existing homes is a devastating adverse impact created by this rezoning proposal.

EDENS' refusal to propose a rear setback is puzzling. The PUD application provides for a 7' setback on **every side** of the proposed PUD zones **except** in the existing alley in Zone Lot 2, where EDENS' project will be **closest** to existing residential homes. EDENS has also refused my request to provide a reasonable setback in the alley. This is but one example of how EDENS' PUD application actually **maximizes** the adverse impacts to adjacent neighbors rather than doing anything to mitigate them. By way of example, Camden RiNo (3235 Larimer St) is **set back 55-feet** from *Larimer Street* for the portion of the building that is 70 feet tall. Here, EDENS has proposed **no setback** at all, despite being 15-feet *across an alley* from the front of existing residential homes.



~70-foot building, with photo taken 15-foot distance at ground level

The impact such a tall building will have 15-feet from the front of existing residential homes is mind-boggling. This rezoning proposal will effectively close my home off from the world. The proposal will eliminate the quality of life I have built at my home. Moreover, it will devalue my property at an astonishing rate, and easily put me underwater on my mortgage where I will owe more on my home than it is worth.

EDENS' PUD application asserts that a PUD is justified in order to "mandate development of the subject property in a manner that stitches together neighboring historic commercial and historic residential neighborhoods and provides context for

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**sensitive transitions** between those two neighborhoods.”<sup>10</sup> Yet, what the PUD actually proposes is the **elimination** of these “sensitive transitions” in Zone Lot 2 by increasing building heights and limiting setbacks directly adjacent to existing homes.

The OMA Staff Report fails to even **identify** that there are homes in the alley next to Zone Lot 2, strongly calling into question the thoroughness of the staff review. The OMA Staff Report also fails to disclose that the operative Northeast Downtown Neighborhood Plan specifically designates the subject property as **the** transition zone on Larimer Street between residential homes and large-scale commercial properties. As explained in section II.C below, EDENS’ proposal is not only inconsistent with building heights, but also the small area plan’s **specific intent** to use this area as a transition zone towards larger-height properties west of Larimer Street.

EDENS’ draft PUD is truly two PUD requests improperly squeezed into one. At Zone Lot 1 (which includes Subareas A, B, and C), EDENS owns the entire city block between Larimer/Lawrence and 26<sup>th</sup>/27<sup>th</sup> Streets. There are no residential homes on the block. On the other hand, Zone Lot 2 (Subarea D) is **dominated** by existing residential homes on the block between 26<sup>th</sup>/25<sup>th</sup> Streets. EDENS will need to share this city block with existing residential homes, including mine and my neighbors that front the alley. However, the draft PUD does **absolutely nothing** to account for the different contexts of these two city blocks and provides none of the alleged public benefits (“public realm space”) in Zone Lot 2 while creating all of the harms. The City should divide this PUD application into two requests, reflecting the divergent contexts of the two city blocks, and require Zone Lot 2 to stand on its own merits. EDENS should not be allowed to tack-on such a half-baked proposal (Zone Lot 2) to what EDENS has proposed in Zone Lot 1.

In 2018, Denver City Council adopted the River North Design Overlay District (DO-7) that applies to Zone Lot 2. A key component of DO-7 was to **maintain residential access to light and sight as building densities increase**. In 2016, the River North Arts District described these values as essential to residents and the proposed design overlay: “**[A]n important part of RiNo’s experience is its access to daylight, and its views to downtown and the mountains**. Upper story setbacks, mass reduction techniques, and the inclusion of public outdoor space all contribute to the overall quality of urban life, **and ensure the additional density has benefits for the entire neighborhood**.” (emphasis added) These values are enshrined in DO-7, which describes the purpose of the Design Overlay as “Maintai[ng] human scale and access to daylight as heights and densities increase throughout the district.”

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<sup>10</sup> Application at p. 15 (emphasis added).

EDENS' proposed PUD turns these important values on their head. A 70-foot building 15-feet to the southwest of existing residential homes, with no setback, will have a devastating impact on existing homes like my own. The proposed building would directly block light and sight to my home and destroy all privacy. Below is a photo taken from my house in March showing how a building would interfere with the sun path and views to the mountains. Interference with the sun will only become greater as the sun increases in angle in the summer months.



EDENS informed me that they “studied the site orientation and sun path” and EDENS’ proposed “building is to the northeast of the alley-facing townhomes allowing sun to be maintained to them throughout the day.” (emphasis added). EDENS has not provided me with the results of this study, despite my request. Moreover, EDENS proposed building is actually to the southwest of my home, calling into question the veracity of any EDENS study. Mr. Kiler ignored my request for further clarification whether EDENS’ studies used the correct cardinal directions. In any event, EDENS’ proposed building would undoubtedly block access to light and sight as demonstrated in the photo above.

Light and sight are important community resources. That is likely why existing zoning in the neighborhood restricts everyone to roughly the same height. It should be

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clear that EDENS is seeking an exemption from zoning requirements in Zone Lot 2 so it can get above everyone else in the neighborhood, and take these light and sight resources for itself. Of course, EDENS could charge a significant premium for luxury apartments that are above the rest of the neighborhood and provide direct light and sight lines, to the detriments of its existing neighbors. But Denver Zoning Code clearly prohibits using a PUD application as a vehicle to rezone property to further these financial motivations.<sup>11</sup> Blueprint Denver also discourages this parcel-by-parcel rezoning because the City creates inequitable results when it does not rezone the neighborhood as a whole.<sup>12</sup> EDENS should “play by the rules” that everyone else in the neighborhood must follow with respect to building height so as to preserve light and sight for the neighborhood at large. If the neighborhood needs to be rezoned to allow for increased density, that process must come at the neighborhood level, to ensure some out-of-state developer does not get a windfall (a clear waiver of current zoning height limits) everyday Denver residents will not enjoy.

EDENS’ PUD application should be rejected because the proposed rezoned height in Zone Lot 2 is incompatible with directly adjacent homes, and EDENS’ application fails to address or mitigate these adverse impacts to its neighbors.

B. The Proposed Commercial Uses of Street Level Shopfronts in Alley Will Harm Adjacent Neighbors

EDENS’ PUD application proposes commercial uses of the street-level alley 15-feet across from existing homes like my own. EDENS has proposed to change zoning to C-MX-5 for Zone Lot 2, which permits bars, restaurants, and retail uses subject only to Zoning Permit Review.

EDENS informed me that they had previously considered limiting street-level alley uses to residential uses only, consistent with the existing homes directly adjacent to Zone Lot 2. However, EDENS told me they have now opted to pursue commercial uses in an effort to “activate” the alley. EDENS states that this decision was based on community feedback. However, it should be clear that any purported feedback EDENS received was not from neighbors that live in the alley, among other reasons, because EDENS never sought input from adjacent neighbors in the alley prior to submitting the PUD application. Allowing commercial uses in the alley would be devastating to existing neighbors, who would be subject to the nuisance of an “activated” alley.

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<sup>11</sup> See Art. 9.6.1.1.C.

<sup>12</sup> Blueprint Denver, at



On EDENS existing property behind the Denver Central Market, they lease property to bars, pocket-bars, and restaurants in the vacated alley, including Gerrard's Pool Hall, Honey Elixir Bar, and Nobel Riot Wine Bar. There is nothing in EDENS' PUD application that would prohibit EDENS from leasing its street-level units for these same types of commercial uses in the Zone Lot 2 alley adjacent to existing residential homes. Below is a photo of EDENS' existing "activated" alley behind Denver Central Market from EDENS' website:



An "activated" alley with commercial uses would create significant adverse impacts to existing residential homes that face the alley, including noise, light from business signs, and a lack of privacy from increased foot-traffic. Moreover, the Zone Lot 2 alley provides the only vehicle access to my home and that of my neighbors. Increased foot traffic will undoubtedly disrupt access to my home, and threaten access for fire trucks, police, and ambulances in the event of an emergency.

EDENS claims that an "activated" alley will improve safety. I have never had a problem with "safety" at my home or in the alley. I interpret EDENS' "safety" claim as codeword for a plan to discourage those experiencing homelessness from using the alley. But people experiencing homelessness have just as much right to use the public right-of-way in the alley as any other person. Indeed, they may have a greater need for the alley. Two elderly gentlemen in a wheelchair and a walker routinely use the shade from a mature tree on EDENS property line in the alley as a safe place to sit in the summer heat. Their presence harms no one. We should not be making zoning

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decisions with the intent to discourage the most vulnerable among us from taking reasonable advantage of public space.

It should also be noted that the draft PUD Plan makes concessions where EDENS development would be about 75 feet across Lawrence Street from the new Ava Apartment building. This includes using G-RX-5 (instead of C-MX-5) in Subarea A. EDENS has also proposed covenants that would exclude ground floor retailers along Lawrence Street from applying for certain liquor licenses. Incredibly, EDENS **has not** proposed any similar restrictions in the alley where its development will be 15-feet from the front door of existing homes. It is telling that EDENS has again ignored existing homes in the alley and proposed a less restrictive zone for Zone Lot 2, where it is **closest** to existing residential homes. This is but another example of how EDENS' PUD application actually **maximizes** the adverse impacts to adjacent neighbors rather than doing anything to mitigate them.

EDENS' PUD application should be rejected because the proposed commercial uses and the "activated" alley are incompatible with directly adjacent homes, and EDENS' application fails to address or mitigate these adverse impacts to its neighbors.

C. The Proposed Apartment Building Swimming Pool Deck 15-Feet from Existing Homes Will Harm Adjacent Neighbors, Including By Funneling All Sound From Deck Across Alley

EDENS' PUD application places no limit on the location of rooftop decks. EDENS' current proposal is to locate a swimming pool rooftop deck for its apartment tenants **directly** adjacent to my house 15-feet across the alley in Zone Lot 2.





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Having lived in several apartment buildings in Colorado and Washington D.C., I can tell you that a swimming pool deck is the greatest generator of noise and nuisance from any building. It is impossible to keep noise levels down, and it is impossible for management to keep tenants from sneaking into the swimming deck after-hours. This is the prime location for alcohol-fueled partying, mid-day or after-hours. The use of this swimming pool deck will be massive, given the 350+ apartments EDENS has proposed for the entire project.

If noise was not already a problem, EDENS' proposed design for its swimming pool will create a "noise canyon," reflecting and amplifying all sound to existing neighbors. As shown above, EDENS' proposed design will place the rooftop deck on top of first story retail, and then wrap the deck on three-sides with the rest of its apartment building. The only open side where sound can escape is pointed directly at adjacent neighbors like myself, and that will funnel all noise from this deck right at my home.

EDENS could have picked anywhere in a 2-block area to locate its swimming pool deck. Indeed, the choice for an eastern-facing pool deck is puzzling, when EDENS had more southern-facing orientations available. Instead, EDENS proposes to place its rooftop pool deck where its building is closest to existing residential homes across the alley. This is yet another example of how EDENS' proposal actually maximizes the adverse impacts to adjacent neighbors rather than doing anything to mitigate them.

Putting a rooftop swimming deck 15-feet from adjacent homes also creates serious privacy issues. Indeed, this places the public swimming deck for 350+ apartment units directly adjacent to my bedroom window. For that very reason, Denver Zoning Code is full of restrictions on rooftop decks approaching protected residential homes. For example, the current zoning at this site, I-MX-3, includes supplemental design standards prohibiting "Rooftop and/or Second Story Decks ... in the rear 35% of the Zone Lot depth" in certain situations. Moreover, the code empowers the Zoning Administrator to prohibit rooftop decks on other types of structures "when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck." I request that the City adopt the supplemental design standard in I-MX-3 here to prohibit EDENS from building a rooftop swimming pool deck on the rear 35% of Zone Lot 2, where this project will be the closest to existing residential homes across the alley.

EDENS' PUD application should be rejected because the proposal contains no limitation on where EDENS can locate a rooftop deck. EDENS' intent is to locate such

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a deck where it is closest to existing neighbors and where it will do the most harm. EDENS' application fails to address or mitigate these adverse impacts to its neighbors.

D. Proposed Access Point for Underground Parking Garage in Alley Will Harm Adjacent Neighbors

EDENS' PUD application places no restrictions on the location for entrances of public parking garages. EDENS' current proposal is to locate an underground parking garage at Zone Lot 2. EDEN's proposal to locate the entrance of this parking garage in the existing alley, 15-feet away from the front door of existing homes, is reckless.

EDENS' proposal will create a clear safety issue, by causing residents, retail shopfronts, pedestrians, and vehicles all to compete for use of the alley. The existing alley is already extremely narrow, and traffic flows in both directions even though barely one car can fit across it. On trash day, the alley is even narrower as trash bins are placed in the alley. A resident walking out their front door could easily be sideswiped by a vehicle, and this risk will increase exponentially if additional vehicles are added to the alley in search of public parking. Moreover, EDENS' proposed entrance is near the entrance to the Trellis Townhomes. Existing residents will be making a blind turn out of their driveway directly into vehicles entering or exiting the alley.

EDENS' proposal also risks blocking emergency services from reaching existing homes. This alley includes **the only vehicle access to my home** and the homes of my neighbors. Adding significantly more traffic will threaten access for fire trucks, police, and ambulances in the event of an emergency. This risk is increased because the alley entrance on 25<sup>th</sup> Street is already often blocked by service and delivery vehicles. These vehicles often park in the alley throughout the day to access the businesses and restaurants on the corner of 25<sup>th</sup> and Larimer. EDENS has also proposed vacating the alley on the 26<sup>th</sup> block of Larimer/Lawrence. This will undoubtedly mean that service and delivery vehicles severing EDENS new development will block the 26<sup>th</sup> entrance of the alley because they have no place to park. The alley also does not drain properly. In the winter, water is frozen damming the 26<sup>th</sup> entrance to the alley, and there are times when only 4x4 vehicles can enter or exit the alley at that end.

EDENS' proposal will also create general nuisance to existing homes due to increased vehicle traffic. There is no sidewalk to separate the alley from existing homes. Increasing the number of vehicles entering the alley in search of public parking will create additional noise for homes that were intentionally set off from the street.

Given all the challenges of a parking lot entrance in this specific alley, it is not surprising that EDENS currently operates a parking lot in Zone Lot 2 with an entrance on Larimer Street. The current parking lot entrance provides a much safer access point to the community and existing neighbors. However, EDENS has not proposed to maintain this entrance for its new parking garage on Larimer Street. Instead, EDENS has proposed to place the entrance of an underground parking garage in the alley. This is yet another example of how EDENS' proposal actually maximizes the adverse impacts to adjacent neighbors rather than doing anything to mitigate them.

I request that the City require EDENS to use its existing parking lot entrance on Larimer Street that EDENS already operates as the entrance for any future underground parking lot. Not only will an entrance on Larimer Street be safer, it will also better help the community locate where to find public parking in the neighborhood. There may be situations where a parking garage entrance makes sense in an alley. Here, however, everyone's interests would be better served if EDENS maintains the parking lot entrance on Larimer Street that is already in use.

## **II. EDENS' PUD Application Cannot Meet the Legal Requirements Under Denver Zoning Code**

If EDENS is not willing to make serious modifications to its proposed PUD to mitigate harm to its neighbors, as EDENS has been unwilling to do so to date, the City should deny the application in toto because it fails to meet nearly every single legal requirement under Denver Zoning Code that is required for approval of a PUD. Advancing a legally-deficient PUD application is unlawful and will ensnarl this project with years of litigation in the Colorado courts.

### **A. EDENS has not demonstrated anything "unique or extraordinary" about the site.**

At the outset, a PUD can only be adopted where there are "unique or extraordinary circumstances" that would justify deviations from existing zoning districts.<sup>13</sup> Examples of circumstances from the zoning code that might justify a PUD include, "special physical characteristics, including ... irregular or odd-shaped lots, or significant topographical barriers," preservation "of a Historic Structure or historic district," or the need for a "phased development" reflecting the proposed scale or timing.<sup>14</sup>

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<sup>13</sup> Art. 9.6.1.1.B.

<sup>14</sup> Art. 9.6.1.1.B.

To be clear, Blueprint Denver **discourages** the use of PUDs or any type of site-specific customized zoning.<sup>15</sup> This is because custom zoning like PUDs create the very problems identified in this letter: inequity, lack of transparency, and lack of predictability.<sup>16</sup> Blueprint Denver states that PUDs are only appropriate where there truly are “unique and extraordinary circumstances.”<sup>17</sup> The City should therefore pay special attention when evaluating claims of “unique and extraordinary circumstances” at a property. Here, there are **none**. Even the OMA Staff Report was unable to identify any specific “unique and extraordinary circumstances” and merely copies and pastes from the zoning code without any analysis of what is unique about this site.<sup>18</sup> Regurgitating the language of the code with no analysis is arbitrary and capricious decision-making.

**First**, there are **absolutely no** “special physical characteristics” at the site that would rise to the level of “unique and extraordinary circumstances.” Indeed, Zone Lot 2, where EDENS has proposed the most aggressive zoning changes, is a relatively small, single, rectangular lot with consistent zoning. There are no “irregular or odd-shaped lots” or any “significant topographical barriers,” and EDENS does not claim otherwise. The entire Zone Lot 2 is subject to I-MX-3, UO-2, DO-7:



EDENS cannot explain why the existing zone district is insufficient for EDENS' vision and proposed development. In the absence of any “special physical

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<sup>15</sup> Blueprint Denver, at 73.

<sup>16</sup> Blueprint Denver, at 73.

<sup>17</sup> Blueprint Denver, at 73.

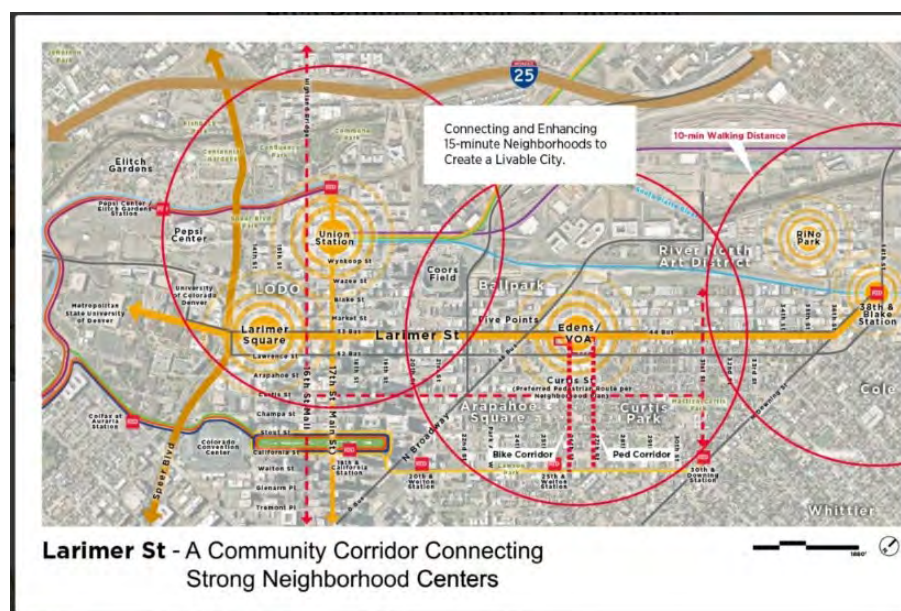
<sup>18</sup> OMA Staff Report, p. 28.

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characteristics,” EDENS claims that current zoning is insufficient because it “would allow items, such as drive-thru building form, which would be completely out of context for this unique location” or “not include shopfront building form and building setback requirements” included in its proposed PUD. This is a complete red herring. EDENS owns the entire property and can dictate what is developed here. EDENS has not proposed drive-thru building forms and can build and lease shopfront buildings with the proposed setbacks under existing zoning. EDENS does not need a rezoning to limit things it does not intend to build.

EDENS belies all belief when it claims that it must **increase the building height** and provide no rear setback in Zone Lot 2 in order to develop “the subject property in a manner that stitches together neighboring historic commercial and historic residential neighborhoods ***and provide[] context for sensitive transitions between those two neighborhoods.***” (emphasis added). That is Kafkaesque. Increasing building height limits in this area, with no setbacks, will never improve the “sensitive transitions” between residential and commercial, especially here where EDENS is proposing 70-foot commercial buildings 15-feet from the front door of existing residential homes. The current zoning is already responsive to the height of existing residential areas in the neighborhood, including by requiring commercial development to be in scale with directly adjacent residential areas. The neighborhood small area plan designates the subject property as **the** “transition zone” on Larimer Street, but EDENS’ specific rezoning request is to eliminate the transition zone entirely.

EDENS also cannot claim “special physical characteristics” based on “transportation opportunity,” when the majority of existing public transportation is blocks away. EDENS’ statement that there is “[t]ransporation opportunity” at the site is just an



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admission that there is no public transportation at this site. EDENS' own materials disclose that almost all public transportation is more than a mile away:

EDENS cannot demonstrate “unique and extraordinary circumstances” by being over a mile away from existing light rail stations. These stations are not within reasonable walking distance, and certainly do not support the use of a PUD to increase building height on Larimer Street. To hold otherwise would be to find that all of Denver is a “transportation opportunity” or close enough to public transportation to support a PUD application.

**Second**, there are no historical properties in the area of the proposed PUD. EDENS' application discloses that it obtained certifications of demolition ability demonstrating that existing buildings are not historical landmarks. Thus, EDENS cannot demonstrate “unique and extraordinary circumstances” based on any claim of historical properties.

**Third**, EDENS has not proposed any phased development of the property that could somehow benefit from a customized approach. EDENS points to its fully-built properties on the west-side of Larimer Street and attempts to argue that it represents some “phased development” that requires special zoning. Not so. EDENS already fully-developed its current properties before it even owned the subject lots that are part of the PUD proposal. EDENS is not proposing any phased development, and there is nothing that prevents EDENS from developing its new properties consistent with existing zoning.

In sum, EDENS cannot even meet the threshold legal requirement that is needed to justify the use of a PUD instead of current zoning districts. There are absolutely no “unique and special circumstances” that could justify the use of a PUD here. It is therefore not surprising that nearly every single other developer in the surrounding area has recently been able to develop its property without resorting to a PUD or increasing building heights, including:

Property:	Address:	Date of SDP:	Requested a PUD?
The Ramble Hotel	1280 25th St	8/15/2017	No
S*Park	2550 Lawrence St	2015	No
Ava Apartments	2600 Lawrence St	12/10/2021	No
2424 Living	2424 Larimer St	2021	No



Rinomex Restaurant	2901-2903 Larimer St	7/30/2020	No
Camden RiNo	3235 Larimer St	7/10/2020	No
2600 & 2602 Walnut – Office	2600 Walnut St	5/23/2017	No
27 <sup>th</sup> & Arapahoe Townhomes	2700 Arapahoe St	8/24/2020	No
Gold Star	2800 Walnut St	5/24/2016	No
30 <sup>th</sup> and Larimer	2935 Larimer St	06/22/2017	No
Paradigm River North	3400 Walnut St	2/11/2021	No
Edit	3463 Walnut St	12/10/2021	No

B. EDENS Has Stated Its Primary Intent Is to Use this PUD as a Vehicle to Improve Its Financial Return on Its Property.

Denver Zoning Code mandates that the City ensure a PUD application is not used “solely as a vehicle to enhance a proposed development’s economic feasibility.”<sup>19</sup> However, **that is exactly what EDENS has stated it is seeking with this proposal.**

On February 10, 2022, I asked Mr. Kiler directly why EDENS was proposing building heights inconsistent with current zoning. He told me—to my face—that EDENS made this proposal because it sees tall apartment towers as its **“one chance” to make a significant financial return** on its development in the neighborhood. Mr. Kiler explained that EDENS believes it has made a significant investment at its current properties by bringing in large retailers like Patagonia and Burton but has not yet realized a significant financial return from these investments. Mr. Kiler explained that EDENS sees building these structures above zoning limits as its “one chance” to make a large financial return on the money it has spent in the neighborhood.

Mr. Kiler told me that EDENS currently has other properties in the neighborhood that are zoned in a way that EDENS could build this project without requiring the need for a PUD. However, he explained that EDENS already leases out those buildings, and

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<sup>19</sup> Art. 9.6.1.1.C.

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EDENS does not believe it makes financial sense to build apartment towers on its other existing properties it owns that are already zoned for such a project.

Mr. Kiler also suggested that the River North Design Overlay (DO-7) creates much of EDENS' problems at Zone Lot 2. DO-7 does not permit surface level parking lots. However, Mr. Kiler said it would be too costly for EDENS to build an underground parking lot at Zone Lot 2, unless EDENS is permitted to build above current zoning limits at the site. Thus, a major motivation of the project is the application seeking a way around the financial costs of DO-7 zoning requirements that were just adopted in 2018.

At no time during my conversation with Mr. Kiler on February 10 did he even mention affordable housing, public realm space, or any alleged public benefit. Instead, he made clear that the primary reason EDENS was seeking a PUD was for EDENS' own financial benefit and to make its property more economically feasible for development.

I have contemporaneous notes from my meeting with Mr. Kiler on February 10, 2022 that confirm his statements regarding EDENS' intent with the PUD application. I also sent an email to Mr. Kiler, restating his statements, and explaining why it demonstrates a PUD request is not appropriate at this site. Mr. Kiler has never denied that he made these statements or even responded to my email.

EDENS is a sophisticated developer who knew the zoning at the subject property before it bought the property. The City has a specific obligation to ensure its PUD process is not abused by a developer for its own financial gain at the harm of city residents. Where the developer has made specific statements setting forth its intent to use a PUD application in this way, at the very least the City has a duty to review the application with enhanced scrutiny.

Remarkably, the OMA Staff Report merely repeats this provision of the zoning code with no analysis. The OMA Staff Report states that "The PUD is intended as a mechanism to ensure that development is consistent with adopted plans, not as a vehicle to enhance a proposed development's economic feasibility."<sup>20</sup>

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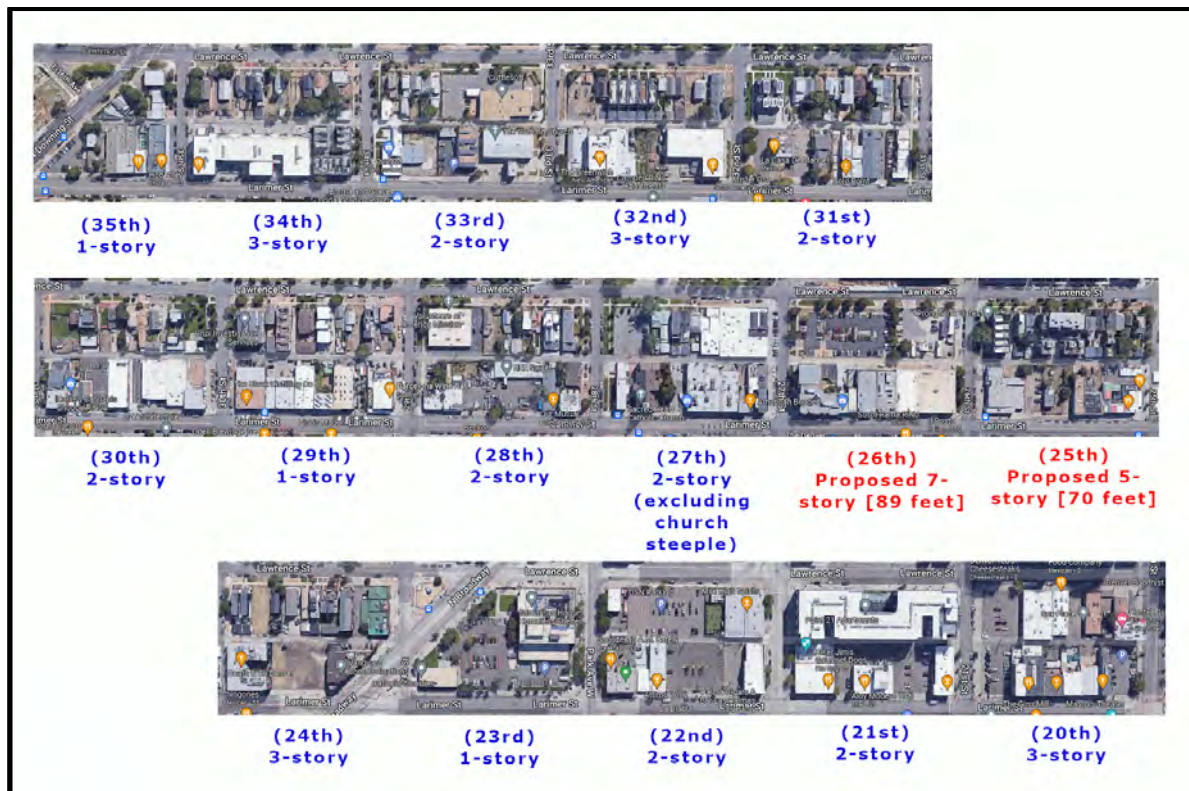
<sup>20</sup> OMA Staff Report, at 29.

C. EDENS Cannot Use a PUD Application as a Vehicle to Develop the Subject Property Inconsistent with the Neighborhood's Context and Character

Denver Zoning Code mandates that the City also ensure a PUD application is not used as “a vehicle to develop a site inconsistent with the applicable neighborhood context and character.”<sup>21</sup> EDENS’ proposed development is radically out-of-character with the existing neighborhood, inconsistent with current zoning, the Northeast Downtown Neighborhood Plan, Blueprint Denver, and the Comprehensive Plan.

1. *EDEN’s PUD Is Inconsistent with the Context and Character of the Neighborhood*

EDENS has proposed a building that is **more than double** the height of any existing building on the same side of Larimer Street in RiNo or LoDo. That is 15 city blocks! The image below demonstrates how wildly inconsistent EDENS’ development would be with every other block along Larimer Street, from 35<sup>th</sup> Street to 20<sup>th</sup> Street, which all range from 1-story to 3-story structures:



<sup>21</sup> Art. 9.6.1.1.C.

If the City considers a building **more than twice the size of the rest of the corridor** as consistent with the context of character of a neighborhood, it is unclear what the City would ever consider as out “of context and character” with the neighborhood. Does the language of the zoning code have any meaning at all?

The defining feature of Larimer Street and RiNo is **pedestrian scale**. The neighborhood’s small area plan and the work of the River North Arts District has totally revitalized this part of the City **through the use of pedestrian scale**. The neighborhood is not just a Denver success story but is often regarded as one of the most desirable neighborhoods in the United States. Larimer Street is a uniquely walkable street where people around the country want to visit. For much of the last two years, Larimer Street in the neighborhood has also been shut-down to vehicle traffic to allow pedestrian use of the street. The City should be leaning into what makes this neighborhood great and what has revitalized the formally under-utilized area of Denver. There remain a significant number of empty lots that are west of Larimer Street and are appropriately zoned for the type of scale and bulk that EDENS has proposed here.

The only building that comes close to the height of EDENS’ proposed buildings on Larimer Street is Camden RiNo at 3235 Larimer Street. However, the portion of Camden RiNo that is taller than three stories is set back **55-feet** from Larimer Street to maintain pedestrian scale. In contrast, EDENS has proposed a **zero-foot setback** where its development would be closest to existing homes across the alley in Zone Lot 2.

EDENS’ proposed building heights are radically out-of-context with the pedestrian scale of the neighborhood and will destroy the values that made this neighborhood a success. The City should take special care to ensure RiNo does not become like the 38<sup>th</sup> and Blake area. EDENS is effectively seeking the benefit of the IO-1 Zone in a part of RiNo where City Council chose not to adopt it—just four years ago. This part of RiNo lacks any of the public transportation and light-rail stations that made increased building height appropriate at 38<sup>th</sup> and Blake. However, 38<sup>th</sup> and Blake has become a complete **dead zone** of the city due to the increased building heights, lack of pedestrian scale, and lack of community input. Nobody I know continues to consider 38<sup>th</sup> & Blake part of the RiNo neighborhood. The 38<sup>th</sup> & Blake IO-1 is an example of how city **should not do** city planning and has resulted in significant hand-outs to out-of-state developers while barely providing any affordable housing. In the words of one city council member, the IO-1 zone has “completely failed.”<sup>22</sup> The alleged affordable housing that was supposed to be created in the area has not been

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<sup>22</sup> <https://businessden.com/2022/02/28/denver-may-use-rino-height-incentive-to-sweeten-new-housing-mandate/>

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tremendously successful, according to the City's own City Planner.<sup>23</sup> Yet, despite all of this knowledge and history, EDENS is effectively asking the City to apply the broken IO-1 zone to the subject property after it was excluded from the zone just four years ago.

## 2. *EDEN's PUD Is Inconsistent with the Neighborhood's Area Plan*

It is undisputed that EDENS' proposed PUD is **not consistent** with the Northeast Downtown Neighborhood Plan ("NEDNP").<sup>24</sup> The NEDNP was adopted in 2011 and amended again in 2016. This makes the NEDNP one of the few plans in the City (15 out of 78) that was adopted after Blueprint Denver (2002). The majority of neighborhood plans in the City are much older, and NEDNP is still in its infancy relative to other city plans. The NEDNP itself states its recommendations should guide the development of the neighborhood for the next 20 to 30 years in the future (and suggests some concepts should be implemented over an even longer range).<sup>25</sup> The NEDNP therefore should take precedence over any other document when evaluating context and character. The NEDNP provides detailed recommendations for land use—in this specific neighborhood—based on extensive neighborhood engagement.

EDENS admits in its application that the proposed PUD **is not consistent** with the NEDNP.<sup>26</sup> That fact alone should mandate that the City conclude that the PUD is a vehicle designed to evade the context and character of the neighborhood. But it is worth pointing out just how **directly** divergent EDENS' proposal is from the NEDNP.

EDENS is seeking **to eliminate** the "transition zone" on Larimer Street that was specifically created under the NEDNP. The 3-story zoning that exists along Larimer Street between 24<sup>th</sup> and 35<sup>th</sup> Street **was intentional** and specifically created "to aid in the transition between RiNo and Curtis Park."<sup>27</sup> EDENS proposal to build a 70-foot building 15-feet from residential homes—in the intended transition zone—clearly destroys the intent of the NEDNP. EDENS proposal would put commercial properties directly on top of existing residential homes.

Thus, not only is EDENS' PUD proposal **inconsistent with the building heights** set forth in the operative small area plan, the PUD proposal is also inconsistent with **the**

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<sup>23</sup> <https://businessden.com/2022/02/28/denver-may-use-rino-height-incentive-to-sweeten-new-housing-mandate/>

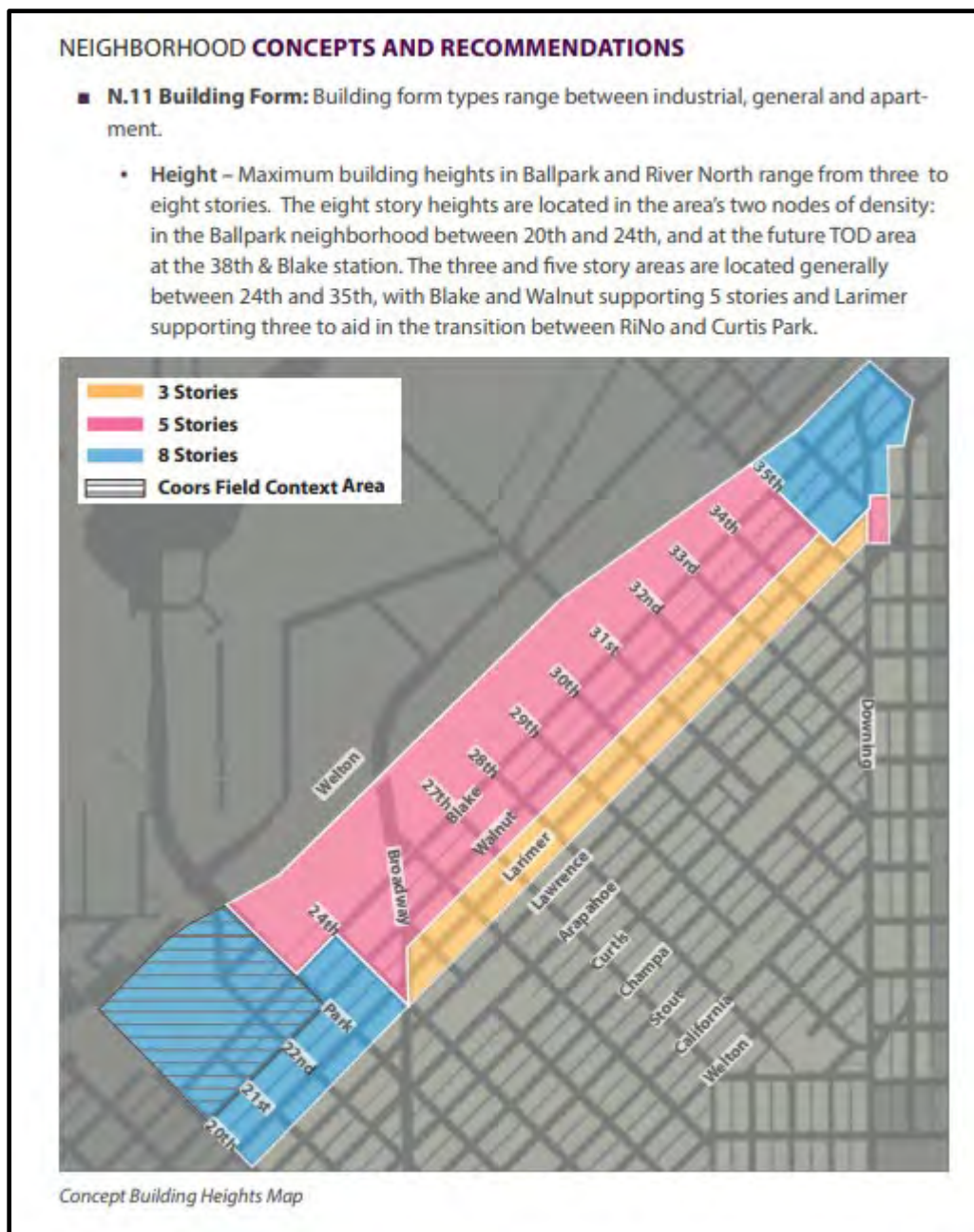
<sup>24</sup> See Application at 9-10, OMA Staff Report at 26.

<sup>25</sup> NEDNP, at 10.

<sup>26</sup> PUD Application at 9-10.

<sup>27</sup> NEDNP, at 74.

**specific intent to create a transition zone** at the subject property along Larimer Street, as set forth in the NEDNP. EDENS could not have proposed a PUD that was more out of line with the design, context, and character of the neighborhood and surrounding properties. What is the point of even having a neighborhood plan if they can be thrown out and disregarded whenever it becomes convenient for a developer?



From Page 74 of the Northeast Downtown Neighborhoods Plans



Maintaining transition zones was **the key proposal** of the NEDNP. The NEDNP states directly that “[a] key aspect of maintaining and enhancing neighborhood character **is ensuring that each neighborhood connects or transitions, to adjacent neighborhoods in a way that benefits the community**. It is a central urban design challenge for the Northeast Downtown area to successfully transition between each of these areas that range from higher intensity commercial and mixed-use districts to lower intensity and historic single-family neighborhoods.”<sup>28</sup> THE NEDNP solved that challenge by limiting Larimer Street structures to 3-stories. EDENS’ PUD proposal fails this design challenge by proposing radical-height commercial properties directly on top of existing residential homes.

The “transition zone” is further reflected in NEDNP’s specific concepts and recommendations. Pursuant to A.2., the NEDNP proposes only “moderate and mixed scale of general, shopfront, apartment and rowhouse building forms” for Larimer Street and recommends that “[s]ite building forms” should always be designed in a “context sensitive manner.”<sup>29</sup> In contrast, EDENS’ PUD is seeking the “A.1 High Intensity Development Near Downtown” that recommended “taller general, shopfront, and apartment building forms” only within Arapahoe Square and the in the 38<sup>th</sup> & Blake station area.

The OMA Staff Report’s claim that the NDNP “indicate buildings taller than 3 stories could be appropriate in certain situations” **is highly misleading if not directly false**.<sup>30</sup> Absolutely nowhere in the 102-page NEDNP is there any support or suggestion that the plan permits buildings taller than 3-stories in the transition zone along Larimer Street. What the OMA Staff Report cites is simply the definitions of the “Mixed Use – Industrial and Urban Residential” categories. The statement that these land use concept “sometimes” include “mid to high-rise residential structures” simply reflects the fact that these land use concepts are also used in other areas of the neighborhood the NEDNP recommends for 5-stories or 8-stories. This statement does not, as the OMA Staff Report misleading asserts, support that the NEDNP indicated 5-story or 8-story buildings would be permitted in 3-story zones. The OMA Staff Report’s reliance on this misleading statement shows the lengths the staff report needed to go to try and justify EDENS’ radical PUD proposal, when there is no dispute that EDENS’ proposal is not consistent with the NEDNP.

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<sup>28</sup> NEDNP, at 14. (emphasis added).

<sup>29</sup> NEDNP, at 18.

<sup>30</sup> OMA Staff Report, at 26.

3. *EDENS' PUD Is Inconsistent with Blueprint Denver*

EDENS' and the OMA Staff Report's treatment of Blueprint Denver is equally troubling. At the outset, Blueprint Denver **is not intended** to be used to support site-by-site rezoning. Blueprint Denver makes that absolutely clear with respect to building heights:

*Blueprint Denver is a citywide plan, and therefore **cannot** provide specific detailed guidance on all aspects of a place. Small area plans **will provide more certain height guidance** through maps of proposed building height. The building heights identified in this plan provide a general sense of scale and **are not intended** to set exact minimums or maximums. ... [t]he tallest building heights **may not make sense where a site is providing a transition between a higher intensity area to a lower intensity area**. Factors to consider when applying Blueprint Denver building height guidance include ... Guidance from current small area plan [and] Surrounding context, including existing and planned building heights ..."*

"Applying Blueprint Denver to Rezoning," *Blueprint Denver*, at p. 66 (emphasis added).

EDENS reliance on Blueprint Denver, in opposition to the NEDNP, should be rejected. The NEDNP is the operative small area plan in the neighborhood that provides detailed guidance regarding building heights. The NEDNP takes precedence over any citywide plan that does not consider the specific aspects of the neighborhood. EDENS **cannot invoke** Blueprint Denver to violate the building heights set forth in the NEDNP.

To be clear, EDENS is not seeking a large-scale rezoning of the neighborhood. If the NEDNP needs to be updated to provide more density, that process should be done at the neighborhood level. Broad rezoning of the neighborhood will ensure equity among all neighbors by expanding building heights for all residents of the neighborhood. What EDENS **cannot do** is use the citywide recommendations in Blueprint Denver to gain an exception from the rest of the neighborhood's zoning. EDENS is seeking increased building heights (while keeping everyone else at the same height) so EDENS can get above everyone in the neighborhood and take precious community resources like light, sight, and privacy for itself. That is not equitable, and inconsistent with Blueprint Denver's purpose as a citywide plan.

For that very reason, Blueprint Denver **specifically discourages** the City from using all forms of customized zoning, like PUDs, because they lead to inequitable results, lack transparency, and lack predictability.<sup>31</sup> Blueprint Denver also **specifically discourages** “the piecemeal approach of individual, applicant-driven rezonings” in favor of larger-scale rezonings that can “address the needs of an area more holistically.”<sup>32</sup> What was the point of creating Blueprint Denver, if developers and the City can just ignore what it actually says?

03

Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.

**GOALS: 6**

*The city adopted the Denver Zoning Code (DZC) in 2010. Although the majority of the city was rezoned in 2010 to be included in DZC, a significant portion of Denver is still covered by the old zoning code, called Former Chapter 59. This presents challenges to consistent and efficient administration and means that many properties are not able to enjoy the benefits of a modern, flexible and context-based zoning code.*

- A. Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code.
- B. Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area.
- C. Update the zoning code to reflect the contexts and places envisioned in this plan. Create new zone districts where appropriate.
- D. Update the zoning code sign regulations to recognize changing technologies and best practices.
- E. Modify DZC to limit the use of regulating plans to Master Planned zone districts, where they are required.

[www.denvergov.org/denveright](http://www.denvergov.org/denveright)

## Challenges of Custom Zoning

### Custom Zoning

These are 'non-standard' zone districts that go beyond the districts in the zoning code. Examples of this are Planned Unit Developments (PUDs) and waivers or conditions on a 'standard' zone district.

### Lack of transparency and predictability

Custom zoning can make it difficult for neighborhoods to understand what could be possible. It requires neighbors to review and analyze various custom zoning documents, which can be technical and cumbersome, to understand the zoning for a property.

### Not flexible over time

Custom regulations tend to become outdated, sometimes very quickly, depending on shifting needs and desires of an area. The only way to change those regulations is to rezone, which can be lengthy and costly.

### Unpredictable and timely process to establish standards

The wide use of custom zoning can result in inequitable outcomes since neighborhoods with more resources often are able to have a stronger voice in negotiations during the rezoning process. It is also a longer and more complicated process for applicants to navigate, with unknown outcomes.

### Difficult to administer over time

It is more challenging to review and understand site-specific rules for multiple properties across a city. This results in more resources needed to review and enforce special standards.

73

From Page 73 of Blueprint Denver

<sup>31</sup> Blueprint Denver, at 73.

<sup>32</sup> Blueprint Denver, at 31.

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The harms predicted by Blueprint Denver from PUDs and applicant-driven rezonings are clearly borne out here:

With respect to **predictability**, my home was built facing the alley with the specific understanding that the NEDNP limited building heights to 3-stories along Larimer Street between 24<sup>th</sup> and 35<sup>th</sup> Street. The NEDNP's clear intention to create a "transition zone" at the site provided predictability for the entire neighborhood that building heights would not exceed 3-stories here. In 2018, less than four years ago, City Council updated the zoning at the site by (a) adopting the RiNo Design Overlay (DO-7) and (b) opting not to apply the 38<sup>th</sup> and Blake Incentive Overlay Zone to this part of RiNo.

When I purchased my home in late 2019, I extensively reviewed the zoning limits of lots near my home prior to my purchase. The City's recent rezoning at the neighborhood level less than a year earlier provided specific assurance to me that the neighborhood would not quickly be rezoned to allow increased building heights. At the time, EDENS did not even own any of the subject-property it now seeks to rezone. The lot directly across the alley from my home is a one-story single-family residence at 2534 Larimer Street. I could have never predicted that, after I purchased my home, a large developer would buy up all of the lots along Larimer and Lawrence Street, including the single-family residence and a community food bank, and seek to rezone its newly-acquired properties to serve its own financial motives by building large luxury apartment towers.

With respect to **transparency**, it goes without saying that EDENS has not pursued a strategy to be transparent with directly-adjacent neighbors in its proposed rezoning. EDENS confirmed to me that they **never** did any outreach at all on the 25<sup>th</sup> Block of Larimer/Lawrence, and many of my neighbors did not learn about this proposal until EDENS first posted notices at the property only a couple of weeks ago. And trying to understand the exact details of EDENS proposal has been time-consuming, because they had been reluctant to publicly discuss the proposal or provide detailed information beyond buzzwords. Even I have had extreme difficulty making sense of all the elements of the PUD plan, which uses confusing buzzwords without real substance, and incorporates by reference various zoning districts with competing restrictions. Other parts of the zoning code and proposed PUD are simply incomprehensible.<sup>33</sup>

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<sup>33</sup> For example, the draft PUD proposes to reclassify all Zone Lot Lines at the subject property. See Section 6.6.2. The exact nature, purpose, and impact of this reclassification is unclear. However, this reclassification should be rejected to the

With respect to **inequity**, the PUD fails to promote an equitable result for all the reasons stated in Section I of this letter. This PUD is designed to maximize the adverse impacts to adjacent neighbors and easily could put me underwater on my mortgage. If this specific proposal—rezoning to allow a 70-foot building 15-feet from the front door of existing homes—was proposed in Cheesman Park, Washington Park, Cherry Creek, or Central Park, there would be riots in the street. But because EDENS has proposed this rezoning in the less-affluent Five Points neighborhood there is some strange suggestions that the zoning code and the neighborhood plan do not matter.

Even if the City were to look at Blueprint Denver for guidance—which Blueprint Denver itself says the City should not do for a parcel-by-parcel rezoning—Blueprint Denver **does not support** EDENS' proposal here. Even within a “Community Corridor” area, Blueprint Denver makes clear that the appropriate “[s]cale will be dependent upon context and surrounding character” of the neighborhood.<sup>34</sup> As demonstrated above, there are very important and specific problems with the scale of the proposal as it relates to the context and surrounding character of the subject property.

Moreover, Blueprint Denver mandates that the City take special care with respect to **buildings in transitional zones** in neighborhoods. NEDNP makes clear that the subject property is intended as a transition zone. By EDENS' own admission, they are seeking to build within the “sensitive context” of a transition zone.

Blueprint Denver specifically recognizes that commercial and mixed-use projects **create problems** where there is not adequate protection provided to existing residential homes. This includes, much like the current proposal, where a developer does not build a project within scale of surrounding properties or does not include meaningful setbacks:

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extent EDENS is attempting to redefine the Zone Lot Lines to limit the need to provide reasonable setbacks, including by redefining the Zone Lot Line in the existing alley.

<sup>34</sup> Blueprint Denver, at 146.

## Mixed-Use Areas

### Problem Identification

#### Transitions

Many mixed-use and commercial areas of the city abut low-density residential neighborhoods. Transitions between commercial development and lower-scale residential neighborhoods are important and do not always result in appropriate outcomes, especially in terms of lot-coverage, bulk and scale.



*Some commercial and mixed-use development does not have the appropriate setbacks or other features to create quality transitions to adjacent lower-scale residential.*

100

From Page 100 of Blueprint Denver

For this very reason, Blueprint Denver includes specific design recommendations to “revise the zoning code to provide standards for new mixed-used development that better responds to the surrounding context” including “additional zoning tools to create appropriate transitions between places, **especially for areas where centers and corridors are close to residential places**. This may include standards related to height, massing and uses.”<sup>35</sup> Blueprint Denver also states the “desired outcomes” of

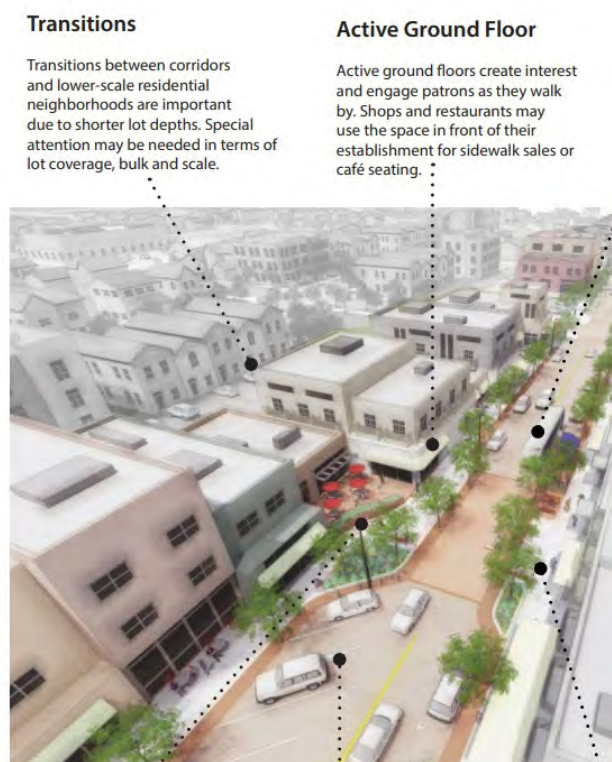
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<sup>35</sup> Blueprint Denver, at 102.



the plan is that “bulk and scale [of mixed-use buildings] should be respectful of the surrounding character, especially in transitions to residential areas.”<sup>36</sup>

Blueprint Denver states, in Urban Context and Urban Center Community Corridor zones **specifically**, that “special attention is needed for transitions to nearby residential areas” due to shorter lot depths in the area.<sup>37</sup> Blueprint Denver also **specifically** states that large-scale mixed-used buildings must be “compatibly integrated” next to 3-story low-medium residential homes in the Urban Context.<sup>38</sup> Blueprint Denver even includes a specific graphical representation showing the problem created with Urban Community Corridors if there is no attention paid to the “lot coverage, bulk and scale” in the rear alley of a mixed-use building:



From Page 147 of Blueprint Denver

In order to maintain thoughtful and respectful transition zones, Blueprint Denver instructs the city to look specifically at the area’s neighborhood plan, which should “provide guidance on important transition areas and strategies to achieve successful transitions, **such as centers or corridors abutting a residential area**.”<sup>39</sup> Here, the

<sup>36</sup> Blueprint Denver, at 101.

<sup>37</sup> Blueprint Denver, at 228; 258.

<sup>38</sup> Blueprint Denver, at 232.

<sup>39</sup> Blueprint Denver, at 62. (emphasis added).

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NEDNP specifically provides that guidance on transitions in the RiNo neighborhood, by designating the subject block along Larimer Street as **the** transition zone and limiting building heights in the corridor to 3-stories.

Despite the OMA Staff Report's specific acknowledgement that Blueprint Denver requires "special attention" to rezonings in neighborhood transition zones,<sup>40</sup> the Staff Report provides **no specific analysis** on the impact created by nearly doubling the zoning height at a parcel within the transition zone and 15-feet across the front door from existing homes. That is **not** reasoned decision making. Moreover, while EDENS acknowledges the "sensitive context" it is proposing to rezone, the draft PUD provides **absolutely no mitigation** of the harms to existing neighbors and actually supports the elimination of the intended transition zone.

EDENS proposed rezoning should be rejected because it so clearly violates Blueprint Denver's instructions to both (a) limit the use of PUDs, parcel-by-parcel rezonings, and applicant-driven rezonings, and (b) fails to address or provide the "special attention" required when proposing a rezoning in a transition zone designated by the operative small area plan and fails to "compatibly integrate[]" and be "respectful" or existing residential homes. In sum, EDENS' proposal at Zone Lot 2 is not consistent with the context and character of the neighborhood, either existing or as envisioned under Blueprint Denver.

4. *EDENS' proposed Vehicle-Oriented-Development is Inconsistent with Denver's Comprehensive Plan 2040*

EDENS' proposal is also inconsistent with Denver's Comprehensive Plan 2040, and is not smart urban planning, because it seeks to replace a walkable and bikeable neighborhood with a significant Vehicle-Oriented-Development.

EDENS' proposal is not within walking distance of any major public transportation nodes, and instead proposed adding more than 500 parking spots at the subject property. This is despite the fact that EDENS and its tenants already has access to over 1,000 parking spots near Coors Field.

Large Vehicle-Oriented-Development projects have no place in long-term planning for the downtown urban area of Denver. EDENS' proposal will substantially increase the vehicle traffic and vehicle trips in the center of Denver, placing substantial additional strain on the city's connection points to I-25, encourage less use of the City's

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<sup>40</sup> OMA Staff Report, at 20.

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public transportation infrastructure, and make it impossible for the City to meet its climate goals. Adding this level of retail density, and a high-amount of parking, is just creating a magnet for the neighborhood to be overrun with vehicles from the surrounding City suburbs.

This level of density is not appropriate in the absence of existing transportation infrastructure within walking distance. EDENS' proposal stands in stark contrast to the Transit-Oriented-Developments that were created near the 38<sup>th</sup> and Blake or Union Station light rail stations.

Not only is it inequitable to place the burden of the City's growth squarely on downtown neighborhoods, this vehicle-oriented-development is not consistent with building a quality infill development that maintains the key character of the neighborhood. EDENS has also denied the people who actually live here on the block any input or say on the development. Extensive customized zoning also leads to inequity, decreases citizen engagement, and destroys predictability and the entire purpose of neighborhood planning.

EDENS' PUD proposal violates at least the following elements of the Comprehensive Plan 2040:

- 2.3 Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture, and culture.
- 2.6 Empower Denverites to be involved and collaborative in city government.
- 2.8 Conduct intentional, equitable and measurable neighborhood planning.
- 3.1 Deliver a multimodal network that encourages more trips by walking, rolling, biking and transit.
- 3.8 Strengthen multimodal connections in mixed-used centers and focus growth near transit.
- 3.9 Advance innovative curb lane management and parking policies.
- 3.10 Embrace innovations in transportation policy and technologies to improve movement throughout the city.
- 5.1 Mitigate climate impact by significantly reducing greenhouse gas emissions.
- 5.2 Prepare for and adapt to climate change.
- 5.9 Protect and improve air quality.

D. EDENS Has Not Proposed Any “Significant” Public Benefits at the Subject Property

EDENS’ draft PUD fails to provide “significant public benefits” that are required for approval of any Planned Unit Development.<sup>41</sup> Inherent in this requirement, the City must ensure that the proposed benefits not only go to the “public” but also are “significant” in amount. “Significant” is defined by Merriam-Webster as something “of a noticeably or measurably large amount.”

1. *EDENS’ Proposed “Private Open Space” is Not a Significant Public Benefit*

EDENS cannot justify its PUD by claiming the proposed “Private Open Space” is a significant public benefit. At the outset, EDENS has only proposed private open space in Zone Lot 1. EDENS has **not proposed** any “Private Open Space” in Zone Lot 2, where its proposed rezoning will do the most harm to existing neighbors. I request that the draft PUD be modified to require EDENS to dedicate at least 10% of Subarea D in Zone Lot 2 to private open space, consistent with the proposal to provide 10% private open space in Subareas A, B, and C. This is a simple request needed to ensure equity, and that Zone Lot 2 is not being used to absorb all the burdens of the PUD request with none of the alleged benefits.

EDENS’ proposal only to provide private open space in Zone Lot 1 also does not result in any **net** public space. In order to create the private open space, EDENS is attempting to vacate the existing public right-of-way in Zone Lot 1 in order to dedicate it as private open space. However, the alley and right-of-way in Zone Lot 1 already serves an important public purpose of providing a legal right for pedestrians, vehicles, public services like waste-pick up or emergency fire, police, and fire response, and infrastructure. The alley between Larimer and Lawrence Street is **the only remaining unbroken alley** in RiNo.

Vacating the public alley for private use will deny the public the current benefits of the right-of-way. These benefits will become even more important with the type of increased density EDENS has proposed. Vacating the alley and increasing density will push moving vans, service vehicles, emergency vehicles, utility infrastructure, and waste pick-up to the street and surrounding alleys. Vacating this alley will absolutely create additional burdens on the existing alley between 25<sup>th</sup> and 26<sup>th</sup> Street where there are existing homes. Not only will this increased use create increased nuisance and burden on surrounding residential areas, but it also risks blocking the only access to neighbors’ homes. It is not difficult to imagine that moving vans for the proposed 300+

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<sup>41</sup> Art. 9.6.1.1.D.

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apartments in Zone Lot 1 and Zone Lot 2 will routinely park in the 25<sup>th</sup>/26<sup>th</sup> alley. This will block neighbors from reaching their homes and risks blocking emergency services like police, fire, and ambulances from being able to access homes. In sum, EDENS proposal provides only a **net zero**—if not a net a negative—benefit by removing an important public right-of-way for private use.

EDENS' draft PUD also includes troubling provisions that will ensure the “private open space” primarily exists to benefit EDENS' future tenants, not the public at large. EDENS proposal differs substantially from what is required under Denver Zoning Code for a Private Open Space:

- **First**, Section 6.6.2.B.3.e would permit EDENS to allocate the **entire** proposed Private Open Space for “outdoor seating” for retailers. Certainly, building a private outdoor patio for a Chipotle or a Sweetgreen is not a “significant public benefit” or the public realm space the neighborhood needs. Yet, EDENS' draft PUD would permit it to build the “private open space” only for the private benefit of its tenants.
- **Second**, Section 6.6.2.B.3.e would also allow EDENS to open only 60% of the proposed space to the sky, as opposed to the 100% open-to-sky requirement under the zoning code.<sup>42</sup> Obviously, enclosing 40% of the proposed “open space” under a building is not open space at all.
- **Third**, Section 6.6.2.B.3.b eliminates the requirement under the zoning code for the private open space to be fully visible from a primary street.<sup>43</sup> I can tell you from my own experience living in apartment buildings that “public space” hidden in the interior courtyard is used almost exclusively by the tenants that live or have a business there. That is why the zoning code requires private open space to be fully visible from the primary street in order to make clear the space is open to the public-at-large.
- **Fourth**, Section 6.6.2.B.3. would permit EDENS to close down the “private open space” and charge a fee to the community for private events. Clearly, this is not intended as a “public realm” space to benefit the community, but as another asset to improve EDENS' financial position.

In sum, the proposed “private open space” at the site is neither “significant” or “public.” EDENS is attempting to take existing public space and turn it private, and has included a series of standards that would ensure the space only exists for the benefit of EDENS or EDENS' future tenants. **At a minimum**, the City should strike the draft PUD

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<sup>42</sup> Compare Section 6.6.2.B.3.e with Art. 13.1.5.7.E.2.a.i.

<sup>43</sup> Compare Section 6.6.2.B.3.b with Art. 13.1.5.7.E.2.a.v.

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sections described above if the public is to receive any non-illusory benefit from this proposal at all.

2. *EDENS' Proposal of 10% Affordable Housing is Not "Significant" and Will Likely Unintentionally Kill HOST's Proposed Mandatory Affordable Housing Program.*

EDENS also cannot justify its PUD by proposing only 10% affordable apartment units (60% AGI) at the site. EDENS' proposal is the exact minimum baseline that the City is considering requiring for all projects of this size.

**First**, EDENS' proposal is not "significant" in any sense of the word. Denver is facing an affordable housing crisis. EDENS has also not proposed any affordable condos, which means Denver residents will be stuck in the cycle of paying high rents without building any personal equity. EDENS' proposal is a drop in the bucket compared to the need. For example, in Zone Lot 2, this means EDENS will only provide about 10 affordable apartment units despite the PUD authorizing EDENS to nearly double the height of the building. Housing 10 Denver residents at an affordable rate is not a "significant" public benefit. Since when has 10% of anything been "significant"?

According to EDENS, RiNo is one of the most desirable neighborhoods in the entire country for development. EDENS can easily provide more affordable apartment units. Moreover, the neighborhood has a long history of economic diversity. Curtis Park was the original "suburb" of Denver, where large Victorian homes were built next to modest bungalows and group homes. My ancestors first lived here in the 1870s. More recently, RiNo was revitalized as an arts district because it provided affordable work/live arrangements close to downtown. EDENS should respect and maintain the character and history of the neighborhood rather than proposing 90% high-cost luxury apartment units.

EDENS proposed PUD will create significant harms to existing neighbors, as described above. If the City is not willing to make EDENS comply with the law and mitigate these adverse harms, the City should at least ensure the public gets a **truly significant** amount of public housing from this proposal. EDENS' proposed rezoning will likely decrease my home value significantly, put me underwater on my mortgage, and push me further into debt. If the City is willing to accept such harms to its residents, we should at least get something more than 10 affordable housing units in Zone Lot 2. Otherwise, the developer is using the PUD to achieve a significant financial windfall at the expense of city residents.



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**Second**, the City must require EDENS to include affordable housing in an amount above-and-beyond the minimum baseline in HOST's mandatory affordable housing program. Failure to require more than the new minimum baseline for a developer seeking a PUD will create several unintentional consequences and will likely kill HOST's proposal all together.

EDENS is seeking a specific finding from City Council that 10% affordable housing (60% AGI) is a "significant public benefit" at the same time City Council is considering mandating 10% affordable housing for all projects this size. Such a finding will create a basis for every other developer to sue the City to invalidate the HOST program. Every other developer will point out that the City considers 10% as a "significant public benefit," but is attempting to impose it as a mandatory condition for all development in the City. Every other developer will demand that they receive the same significant deviation from zoning as EDENS has proposed here for the same baseline amount of affordable housing. Or even just one developer could sue to overturn HOST's program in its entirety on due process and equal protection grounds.

Moreover, if 10% affordable housing is both the mandatory baseline in the City and sufficient to support a PUD request, then every developer in the City will simply request a PUD rather comply with the new program, to achieve greater financial benefits. This will cause an explosion in the amount of PUD applications and customized zoning requests, directly counter to Blueprint Denver's instruction to limit all forms of customized zoning.

When evaluating a PUD application, the City **must** now find that a "significant public benefit" means an amount of affordable housing **greater in magnitude** than the baseline minimum in HOST's proposal. If the City does not require a greater amount, it will breed litigation and policy challenges as described above. Therefore, to avoid these clear problems, I propose that the City only approve EDENS draft PUD if EDENS is willing to provide two-times (or 20% at 60% AGI) the new baseline minimum of affordable housing at this site.

The City should also question whether EDENS proposal will decrease public support for HOST's new program. If the affordable housing program is so aggressive that out-of-state developers can build 70-foot-tall buildings 15-feet from the front door of existing homes as a matter of right, it is unclear how the City can build broad and sustained public support for affordable housing in the city. Likewise, it is unclear how the City can legally grant developers the right to increase building heights inconsistent with zoning without mitigating the impacts such height increases will have to existing neighbors. At the very least, the City needs to provide public notice and public hearing

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for comment on each proposed zoning height change to comply with constitutional due process.

E. EDENS Cannot Demonstrate Any Relationship Between the Requested Zoning Changes and the Alleged Public Benefits

In addition to demonstrating “significant public benefits,” EDENS has the burden of demonstrating that those benefits are “not achievable” through current district zoning.<sup>44</sup> In other words, EDENS must demonstrate a nexus between the specific zoning changes and how those changes allow EDENS to achieve those benefits. EDENS also cannot simply state that the benefits are achieved because the zoning changes improves EDENS economic return at the property. The zoning code is clear that a PUD may not be used as a vehicle to improve the economic feasibility of the subject property.<sup>45</sup>

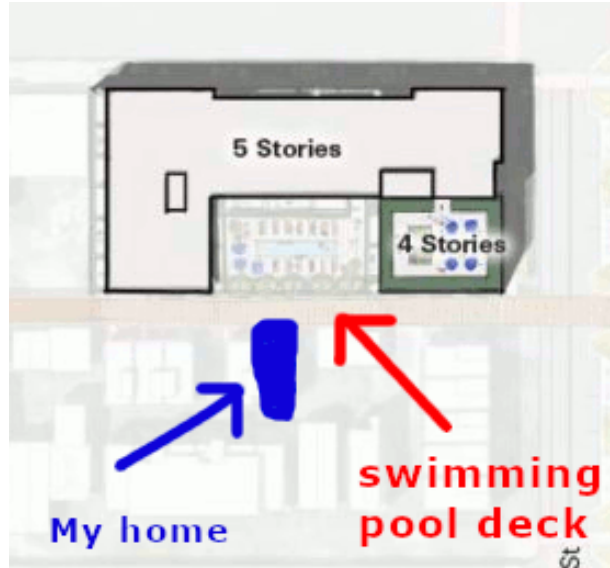
Here EDENS **cannot demonstrate** that any of the alleged public benefits are not achievable through current zoning. For **affordable housing specifically**, EDENS has proposed buildings that are significantly smaller in square footage than what is permitted under existing zoning. EDENS has a waiver to build a 30-story building in most of Zone Lot 1. EDENS is seeking a PUD that would only allow a 5 or 7-story building in this area. In other words, EDENS is **leaving between 25 and 23 stories** at a portion of the subject property that could support more than quadruple the amount of affordable housing. EDENS should build that 30-story building that is permitted under current zoning. Such a building would provide a significant amount of affordable housing for the neighborhood, and the 30-stories that are permitted under current zoning on Larimer Street are not adjacent to any residential homes.

EDENS **does not** need any additional square footage in the PUD area to provide more affordable housing. And EDENS **cannot** use affordable housing as an excuse to nearly double the permitted zoning height in Zone Lot 2. Not only does EDENS already have the ability to build more than **ten times** the proposed height increase across the street in Zone Lot 1 under current zoning, EDENS is not even proposing to take full advantage of the proposed height increase in Zone Lot 2. As previously shown, EDENS intends to **forego** four-stories of the proposed building in Zone Lot 2 in order to create a large swimming pool rooftop deck.

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<sup>44</sup> Art. 9.6.1.1.D.

<sup>45</sup> Art. 9.6.1.1.C.



EDENS could build substantially more affordable housing in Zone Lot 2 if it was not proposing to forego roughly 25% of available apartment units from the building. That is effectively the same number of units EDENS could achieve with a building that was built to current zoning heights. It should be clear that the City is not subsidizing affordable housing in Zone Lot 2, but EDENS' desire to build a luxury amenity deck.

EDENS also **cannot demonstrate** that there is any relationship between increasing building heights in Zone Lot 2 and the creation of any private open space. EDENS has not proposed any private open space at all in Zone Lot 2. Increasing the height of buildings past the designated zoning limits in Zone Lot 2 does not add any additional private open space in Zone Lot 1. EDENS could achieve all of the proposed private open space under current zoning.

To be clear, EDENS also cannot carry its burden under Art. 9.6.1.1.D by claiming the increased heights in Zone Lot 2 results in a more economically profitable building design that allows for the creation of private open space in Zone Lot 1. Denver Zoning Code is very clear that an applicant cannot use a PUD "as a vehicle to enhance the development's economic feasibility."<sup>46</sup> EDENS must actually demonstrate how the proposed zoning changes achieve the proposed public benefits. Because EDENS cannot demonstrate that here, EDENS' PUD application should be rejected.

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<sup>46</sup> Art. 9.6.1.1.C.

Worthington Letter to Denver Planning Board

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Benefit	Achievable Under Current Zoning without increasing building heights in Zone Lot 2?	Achievable Under EDENS' proposed PUD?	Notes
Affordable Housing	Yes	Yes	EDENS' PUD shrinks the available square footage, rather than creating more space for affordable housing.
Private Open Space	Yes	Yes	No private open space proposed in Zone Lot 2
Shopfront building form	Yes	Yes	EDENS can choose shopfront form under existing zoning
Building Setbacks	Yes	Yes	EDENS' can choose to build reasonable setbacks under current zoning
Preservation of Historical Buildings	Yes	Yes	There are none in the PUD area
Appropriate transitions to residential zones	Yes	No	70-foot building 15-feet from front door of existing homes
Current Height Requirements	Yes	No	Limits to 3-stories
Consistency with NEDNP	Yes	No	Creates intentional 3-story transition zone around Larimer Street
Consistency with Blueprint Denver	Yes	No	Requires "special attention" for transition zones; discourages use of customized zoning
Consistency with existing neighborhood context and character	Yes	No	Will be double the height of all other buildings on east side of Larimer St

April 18, 2022

F. EDENS Proposed Application Fails to Meet the Additional Review Criteria Under Article 12

EDENS' proposed also fails because the draft PUD does not meet the additional review criteria set forth in Article 12 of the Denver Zoning Code.

**First**, EDENS cannot demonstrate that its proposed development is “not feasible under any other zone districts and would require .”<sup>47</sup> On this front, EDENS' application **does not even answer the question** at all. Instead, EDENS' application mistakenly repeats the standard required under Art. 9.6.1.1.B,<sup>48</sup> which requires the applicant to demonstrate that there are “unique and extraordinary circumstances” at the subject property.<sup>49</sup> Obviously, Art. 12.4.10.9.C requires EDENS to demonstrate something beyond what is required under Article 9, or it would not be an “additional review criteria.” Here, EDENS has provided no facts or evidence to demonstrate its development is not feasible under current zoning.

Remarkably, the OMA Staff Report **does not catch this mistake**, calling into question the thoroughness of the staff's review of EDENS' application. Instead, the OMA Staff Report merely restates the zone code claiming that “An unreasonable number of variances or waivers and conditions would be required to achieve the tailored approach in the PUD.”<sup>50</sup> Restating the code unadorned of any facts or analysis is not reasoned decision-making.

EDEN's failure is not surprising because the vision EDENS is seeking is completely feasible under current zoning. EDENS owns the entire subject property, and does not need rezoning to limit its own development to “shopfront building forms,” to build “open space,” to create setbacks from buildings, or “to connect the different existing contexts surrounding the subject property.”

**Second**, EDENS cannot demonstrate that the PUD plan “establish[es] permitted uses that are compatible with existing land uses adjacent to the subject property.”<sup>51</sup> As explored in detail above in sections I.B, I.C., and I.D, EDENS has proposed significant retail and parking uses in the alley that connects directly to the front door of existing homes. EDENS has also proposed an apartment pool swimming deck directly across

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<sup>47</sup> Art. 12.4.10.9.C.

<sup>48</sup> Application at 3.a (pp. 14–17).

<sup>49</sup> Art.9.6.1.1.B.

<sup>50</sup> OMA Staff Report at p. 29.

<sup>51</sup> Art. 12.4.10.9.D.

April 18, 2022

from neighbor's bedroom windows. These uses will create significant safety concerns, create substantial nuisances, and destroy privacy for existing neighbors.

EDENS' application merely states that the "surrounding properties include a mix of uses – offices, retail, multifamily, and attached single family residential all of which are consistent with the permitted uses in the proposed PUD District Plan."<sup>52</sup> This is clearly insufficient. EDENS never provides any specific analysis of how locating significant retail and parking uses 15-feet across the front door of existing homes is compatible.

**Third**, EDENS cannot demonstrate that its PUD plan "establishes permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-ways, landscaping or similar features; or through innovative building design."<sup>53</sup> EDENS's claim in its application that it is proposing "more appropriate" setbacks and transitions is beyond belief.<sup>54</sup> EDENS is proposing **to eliminate the transition zone** that was created in the NEDNP, and is proposing to increase building heights by nearly double where EDENS' project is closest to existing residential homes. Even the narrow 15-foot alley will not constitute a separation from commercial development, as EDENS intends to "activate" the alley and increase commercial foot-traffic by placing retail shopfronts directly across the alley from the front doors of existing homes.

### III. Conclusion

EDENS' actions to date, and failure to engage with the residents who live on the block of the proposed development, are deeply troubling. I have talked to many of my neighbors since EDENS provided public notice of this proposal. Most are shocked by the proposed scale of the project, its inconsistency with the existing neighborhood and the neighborhood plan, and EDENS failure to work at all to mitigate the impact this proposal will have to the people who live here.

None of the neighbors I have talked to are opposed to development generally or are opposed to EDENS' vision of the site. We simply want EDENS to play by the rules

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<sup>52</sup> Application at p. 17.

<sup>53</sup> Art. 12.4.10.9.E.

<sup>54</sup> Application at p. 17–18.



Worthington Letter to Denver Planning Board

April 18, 2022

that everyone must follow when building in the neighborhood, and not propose a PUD that is so adverse to the existing community.

Throughout the couple of months I have learned about this proposal, I have tried to work proactively to help EDENS build a project that is worthy of the area. That effort has fell on deaf ears. In this letter, I have tried to propose specific modifications to the draft PUD that would not limit EDENS' vision but mitigate the impact to surrounding neighbors. As should be clear from this letter, I care deeply about the home and the neighborhood. I want the best absolute project available at this site, and I have always been willing to work on compromises to achieve that outcome.

EDENS certainly believes that the City will slam this PUD proposal through approval without requiring any concern for the impact this project will create to neighbors who live here. When I first raised concerns to Mr. Kiler on February 10, he told me not to worry about EDENS proposal and ignore it. He said that EDENS "had built the neighborhood" and had a right to build what buildings it wanted here. Of course, the neighborhood existed before EDENS. A neighborhood is also more than just buildings—a neighborhood is the community of people who live and work here.

What neighbors are asking is for the City to correct EDENS' false misconception that it can ram through a PUD without any scrutiny. Denver Zoning Code specifically requires a developer seeking a PUD to address the impact to surrounding properties. Before proceeding any further down the path of an unlawful PUD, the City should require EDENS to meet with its adjacent neighbors on the block in Zone Lot 2, and EDENS should suggest real modifications—not just a change of talking points—to its draft PUD in order to mitigate the significant harms this project would create.

Sincerely,

Matt Worthington  
2543 Lawrence Street

**From:** [e f](#)  
**To:** [Johnson, Kristofer - CPD City Planner Principal](#); [Webb, Andrew - CPD CE2159 City Planner Principal](#); [planningboard@denvergov.org](mailto:planningboard@denvergov.org); [District 9](#)  
**Cc:** [District 9](#)  
**Subject:** [EXTERNAL] Please add these files to Opposition Comments re: 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St - City and County of Denver  
**Date:** Tuesday, April 19, 2022 3:01:27 PM  
**Attachments:** [cid8E31F71F-0D55-4364-BEB9-EC6E5ADAE03A.pdf](#)

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Hello Kristofer and Andrew.

Please add the following comment and files to the material given to the planning department prior to the hearing/meeting on April 20, 2022.

“Denver Moves: Bicycles and Blueprint Denver recommend Lawrence Street (24th Street to Downing Street) to be a neighborhood bikeway”.

This Neighborhood Bikeway Plan is consistent with the current use of Lawrence as a residential street (with a very small amount of existing commercial and social services uses), with relatively low traffic volume, which is achieved by and is the result of the very nature of Lawrence Street’s current designation as primarily a residential street.

- - -

Imho, and by its very existence, this Neighborhood Bikeway plan supports and is consistent with the current and intended use, heights, and density for Lawrence (residential) and Larimer Streets as called out in the Northeast Denver Neighborhoods Area Plan.

This Neighborhood Bikeway Plan was the result of a ~year+ long, City initiated process.... which invited ALL community members to actively participate, all sides of the issue to be fully explored and shared with the whole community.....

The Bikeway outreach did not only allow one-sided presentations from a developer (or similarly interested party) or from a CPN RNO that WAS NOT allowing for equal presentations from those community members that wanted equal and equitable opportunity to present an opposing viewpoint or analysis.

In contrast...

for this current requested PUD re-zoning request by Edens/VOA/Tom Kiler, (2500 Larimer, and 2600 Larimer and Lawrence St) ...

CPN RNO repeatedly refused to allow equal and equitable presentations from those in the community ... community members who are in support of development that followed the current and existing Northeast Neighborhoods Area Plan calling for 3 story/45’ maximum heights on both Lawrence and Larimer Streets and maintaining Residential Max 3 story zoning on Lawrence Street.... but are in opposition to allowing additional commercial use on Lawrence Street and heights greater than 3 stories and 45’.

Those community members in opposition were Denied the Opportunity to give presentations, including providing documents and maps, etc... (as found in the Northeast Neighborhoods Area Plan, for example) that could show why the existing zoning and NE Neighborhoods Area Plan should be honored, supported, and maintained.

Many requests were made to both CPN and directly to the City of Denver Planning Department to ask the City to conduct its own full outreach process with staff provided to do so.

I respectfully call upon the Denver Planning Department to do the right thing and deny this PUD re-zoning request and have the developer come up with new plans that are in alignment with the maximum 3 story, 45' heights allowed on both Larimer and Lawrence Street ... and to keep Lawrence Street residential with the same pattern as is currently present, U-RH-3 and G-MU-3, without adding additional commercial zoning and uses on Lawrence Street beyond what currently exists.

\*\*\*Should the developer wish to participate, they can resubmit development plans that are inline with the current 3 story zoning patterns and ...take advantage of the one story height incentives that will be effective ~ June 30, 2022... as part of a Citywide Initiative to provide for the inclusion of more affordable housing units to be included in new developments .

The existing I-MX-3 and G-MU-3 that are the zoning districts currently in use on most of Larimer Street and Lawrence Street from approximately the 2400 blocks to the 3400 blocks.... and are zone districts that will be eligible to participate in affordable housing height incentives .

\*\*\*Also\*\*\*IF.... Denver wants to re-evaluate the area for a new/updated area plan(s), then that process should be explored. But until such a time.... our Northeast Neighborhoods Area Plans and the zoning patterns called out in those plans and maps do matter and should and must be honored. .... And these precedent setting, neighborhood re-defining re-zoning requests MUST be denied.

<Public Meeting #2\_Lawrence Street Neighborhood Bikeway

<https://drive.google.com/drive/folders/1kIFdXHmgZ0-Ciw-4oDkltzCaMy1nCmXS>

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\*RE: Advancing Equity in Rezoning.... It should be taken into consideration NOW for this current re-zoning request.

\*... Very Important! Lawrence Street is a part of the Curtis Park Residential Neighborhood. It is not now, nor has ever been part of the commercial/Industrial corridor that begins on Larimer Street and goes west towards Walnut and Blake Streets.

The delineation between the residential and commercial parts of this Five Points neighborhood can be clearly seen on this older map that shows the alley between Lawrence and Larimer Streets as the defining border between the two areas.

This map happens to be a map that shows Lawrence Street was a residential street that was included in Redlined area (D12) along with the majority of the Mestizo-Curtis Park Neighborhood.

\*\*\*Even More reason to begin the “ Advancing Equitable in Re-zoning” NOW .. and with this zoning request.... by denying this zoning request until such a time when a full and equitable process can be provided to a long exploited and marginalized community members.

\*\*To allow this multibillion dollar developer a re-zoning/increase in zoning at this time ...is to allow the legacy of Redlining and the pattern subsequent exploitation to be continued.

There absolutely WAS NOT an complete and equitable outreach process to the whole community.



## ? PROJECT OVERVIEW



**Denver Moves: Bicycles** and Blueprint Denver recommend Lawrence Street (24th Street to Downing Street) to be a neighborhood bikeway.



The Department of Transportation and Infrastructure (DOTI) is leading plans to improve mobility in your neighborhood through the Community Transportation Network Program.

## PROJECT BENEFITS



**IMPROVES SAFETY** - This corridor had four crashes involving cyclists in past ten years, including a bicyclist fatality in 2018.



**LINKS DESTINATIONS** - RiNo, University Prep-Arapahoe school, Margery Reed Daycare, Enterprise Coworking, several bars/breweries/galleries, employment centers.



**CONNECTS PROPOSED BIKEWAYS** - Connects to 26th Street neighborhood bikeway and protected bike lanes on Lawrence Street west of Broadway.



**LOWER STRESS CROSSINGS** - Neighborhood traffic circles at 33rd Street, 31st Street, and 28th Street; stop signs at 26th Street.



**QUALITY CONNECTION** - Travels through neighborhoods; less traffic than Downing Street or Larimer Street.

## EXISTING CONDITIONS



### 1 PEDESTRIAN INVOLVED CRASH

from 1/1/2014-12/31/2019



### 4 BICYCLE INVOLVED CRASH

from 1/1/2014-12/31/2019



### 2 CRASHES RESULTED IN SERIOUS INJURY AND 1 WAS FATAL

of pedestrian and bicycle involved crashes from 1/1/2014-12/31/2019



### 84% PEAK PARKING UTILIZATION

at midday on a weekday and parking issues make up 71% of 311 calls



### 25 MPH Posted speed limit

## PUBLIC INPUT SUMMARY

The public and stakeholders have provided valuable feedback for the Lawrence Street Corridor. The following map displays what we have heard as the transportation concerns on Lawrence Street.

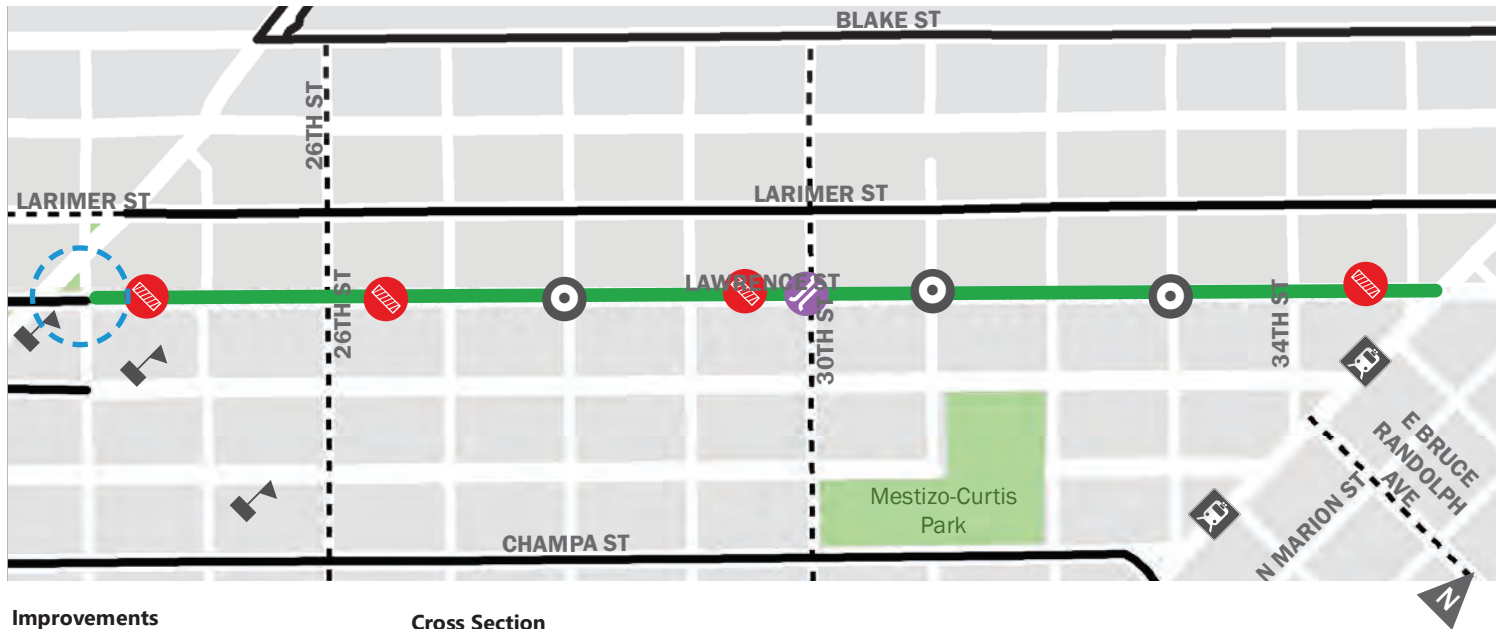


### Community Identified Issues

- Driver Concerns
- Pedestrian Concerns
- Multiple Concerns
- Walking Barrier
- Driving Visibility Issue
- Hard to Cross on a Bike
- Rail Station
- School
- Recommended Bike Facility
- Existing Bike Facility
- Lawrence Street Corridor



## FUTURE CORRIDOR DESIGN OVERVIEW



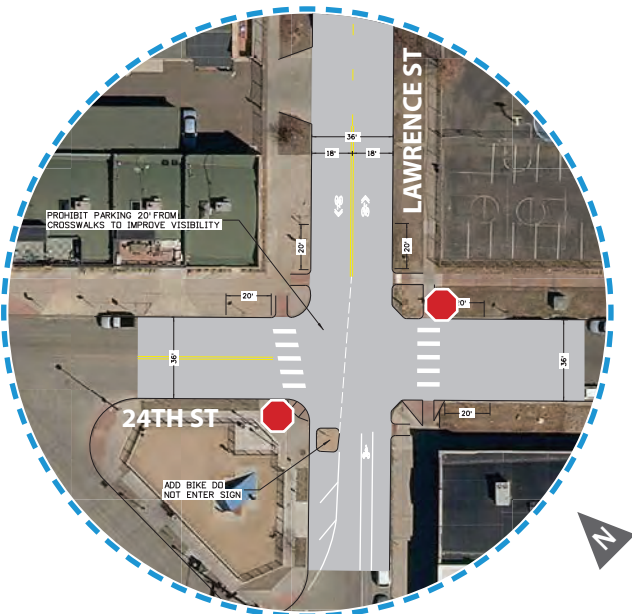
### Improvements

- Mini Traffic Circle
- Pedestrian Refuge
- Speed Lumps

### Cross Section

- 24th Street to Downing Street
- School
- Rail Station

## LAWRENCE STREET & 24TH STREET INTERSECTION

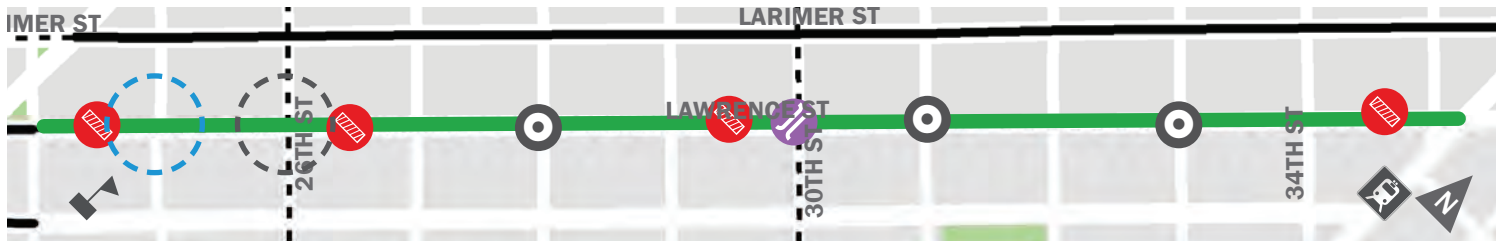


### EXISTING:

- ☐ Side-street stop control on 24th Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20' feet from crosswalks on all approaches to improve visibility
- ☐ Install wayfinding signage for start/terminus of neighborhood bikeway



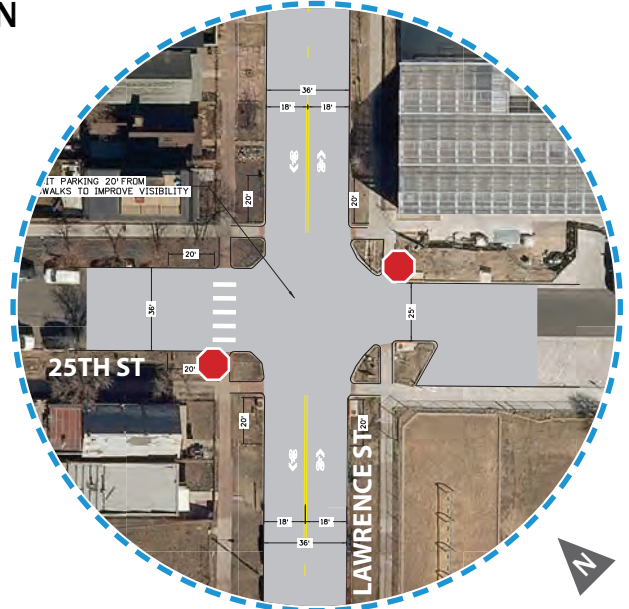
## LAWRENCE STREET & 25TH STREET INTERSECTION

### EXISTING:

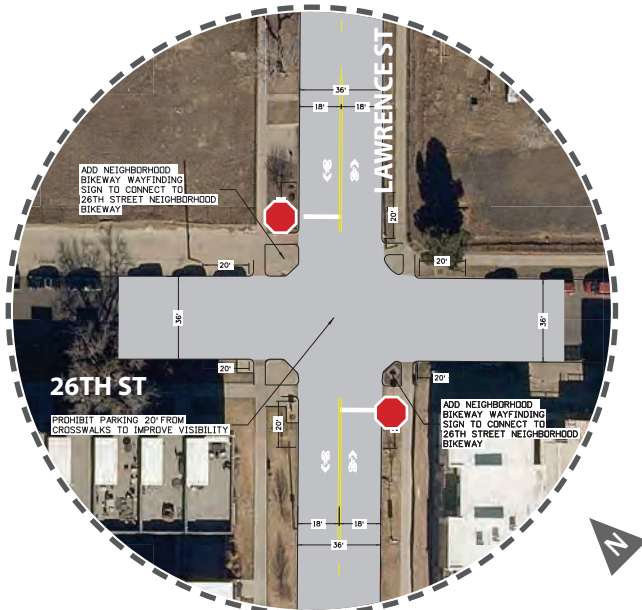
- ☐ Side-street stop control on 25th Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility
- ☐ Speed hump/lump on Lawrence Street between 24th Street and 25th Street (school zone)



## LAWRENCE STREET & 26TH STREET INTERSECTION



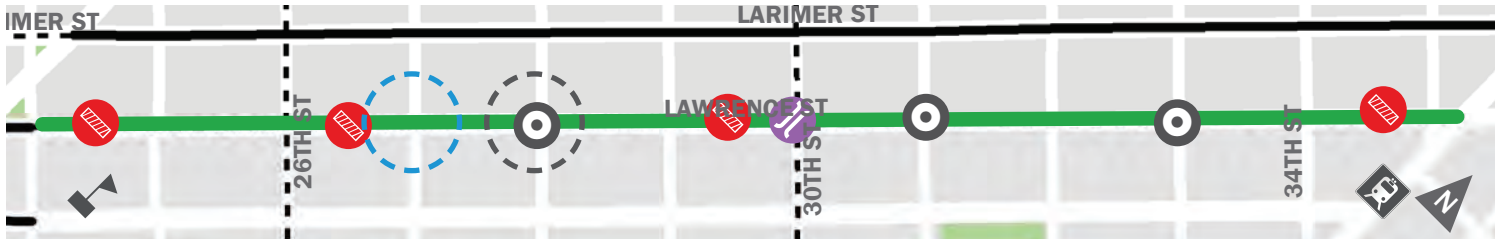
### EXISTING:

- ☐ Side-street stop control on Lawrence Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility
- ☐ Install wayfinding signage to the 26th Street neighborhood bikeway





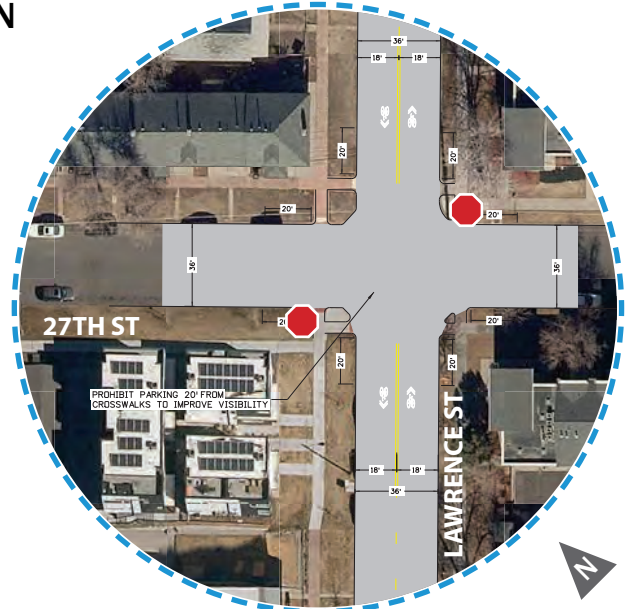
## LAWRENCE STREET & 27TH STREET INTERSECTION

### EXISTING:

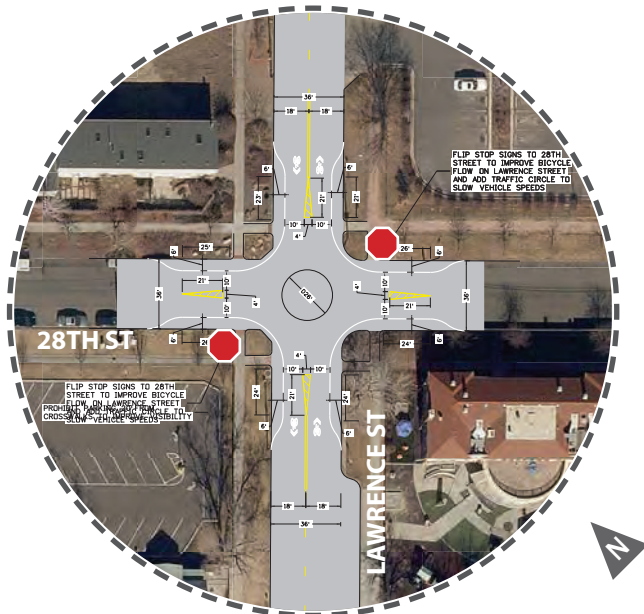
- ☐ Side-street stop control on 27th Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility



## LAWRENCE STREET & 28TH STREET INTERSECTION

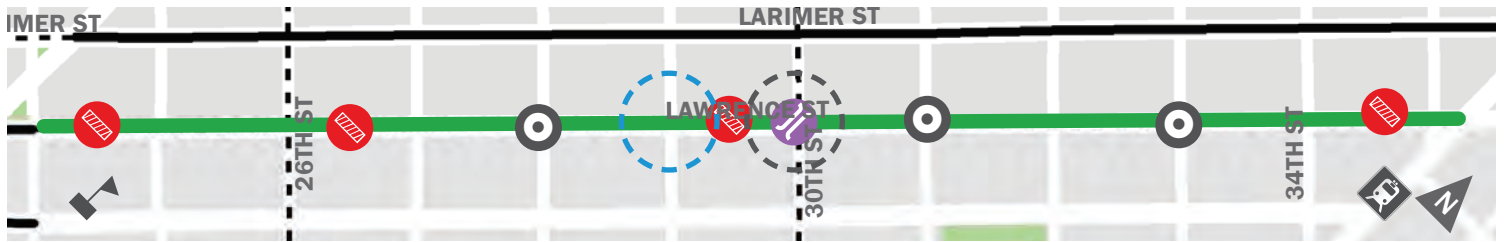


### EXISTING:

- ☐ Side-street stop control on Lawrence Street

### PROPOSED:

- ☐ Flip stop signs to 28th Street approaches and add neighborhood traffic circle to assist with speed control
- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure



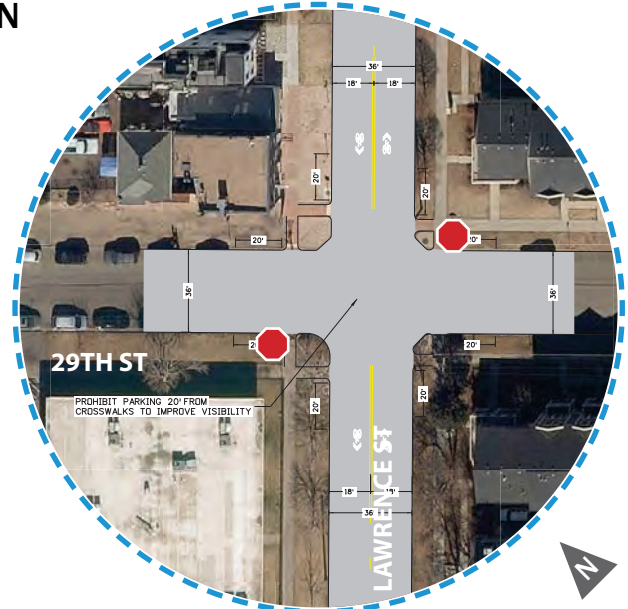
## LAWRENCE STREET & 29TH STREET INTERSECTION

### EXISTING:

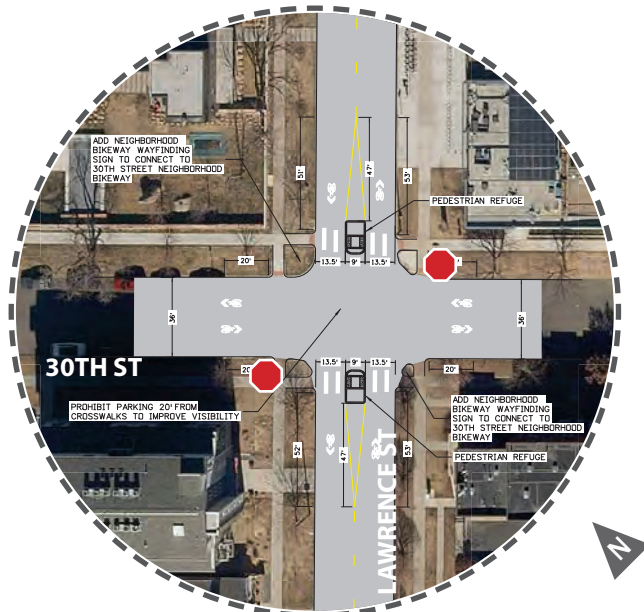
- ☐ Side-street stop control on 29th Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility



## LAWRENCE STREET & 30TH STREET INTERSECTION

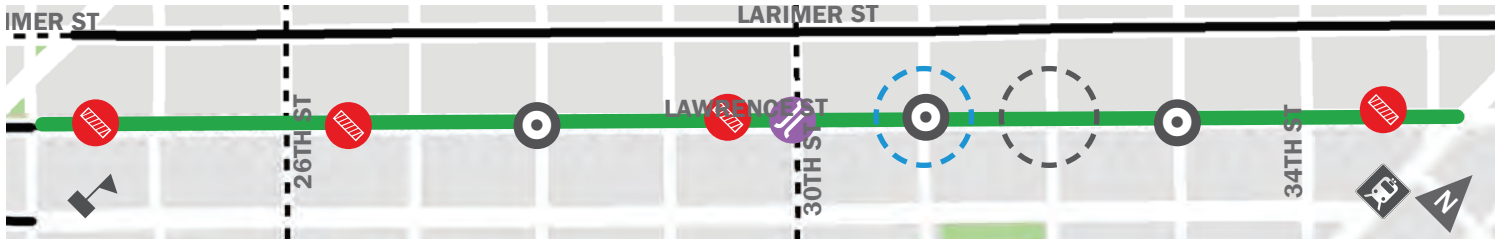


### EXISTING:

- ☐ Side-street stop control on 30th Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility
- ☐ Speed hump/lump on Lawrence between 29th and 30th to reduce corridor speeds



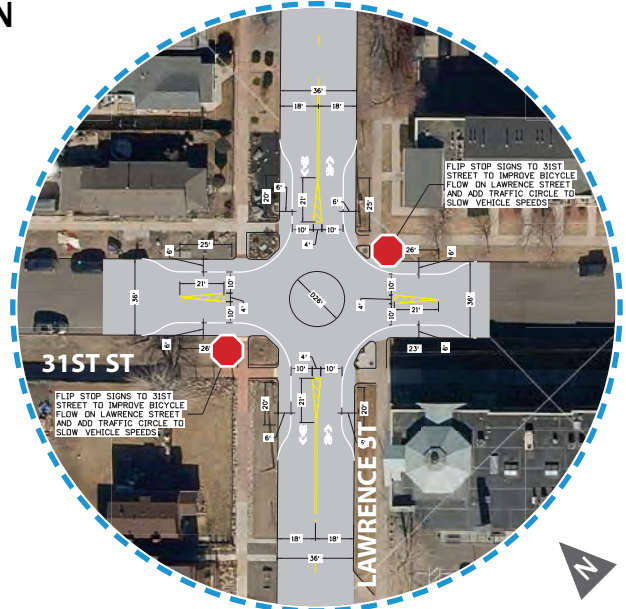
## LAWRENCE STREET & 31ST STREET INTERSECTION

### EXISTING:

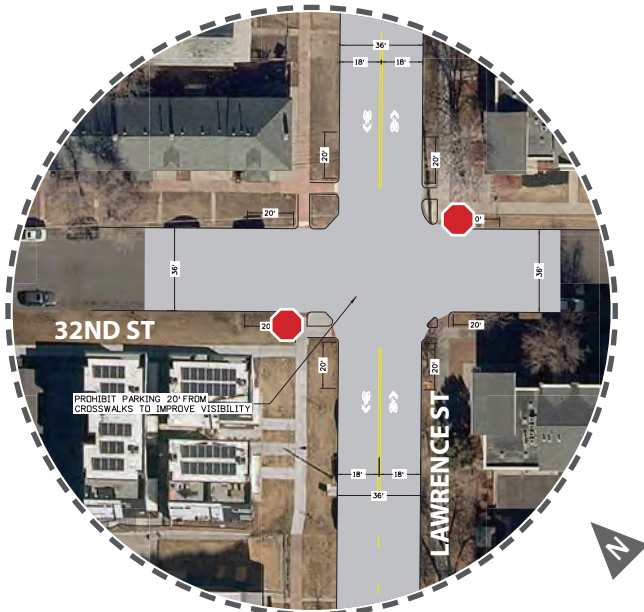
- ☐ Side-street stop control on Lawrence Street

### PROPOSED:

- ☐ Flip stop signs to 31st Street approaches and add neighborhood traffic circle to assist with speed control
- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility



## LAWRENCE STREET & 32ND STREET INTERSECTION



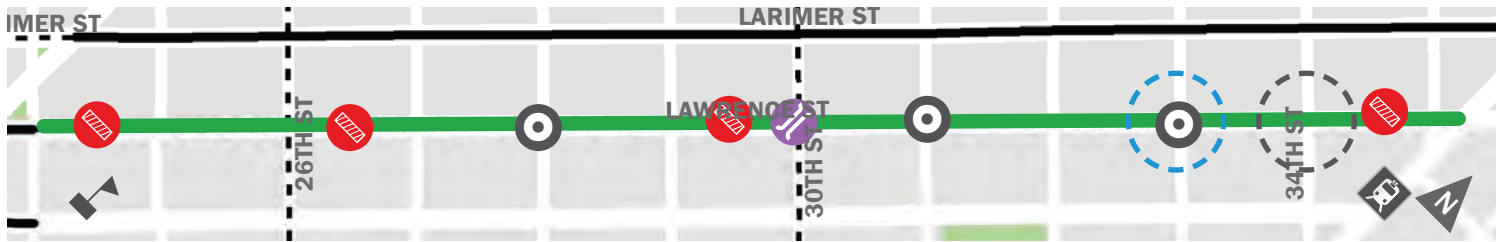
### EXISTING:

- ☐ Side-street stop control on 32nd Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility





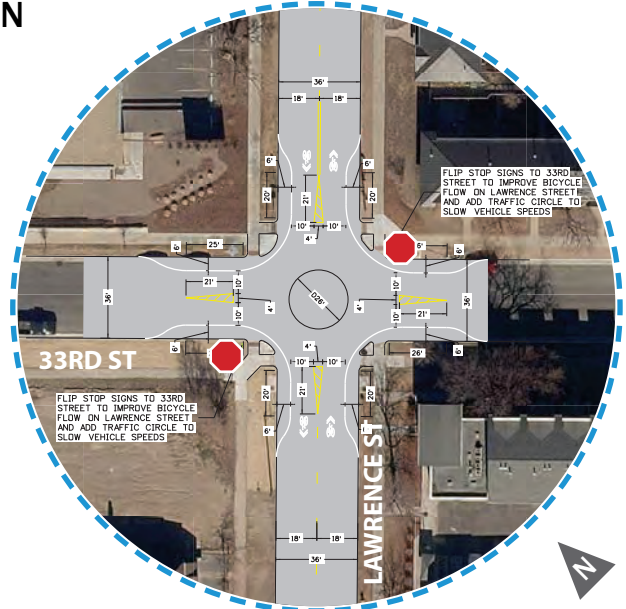
## LAWRENCE STREET & 33RD STREET INTERSECTION

### EXISTING:

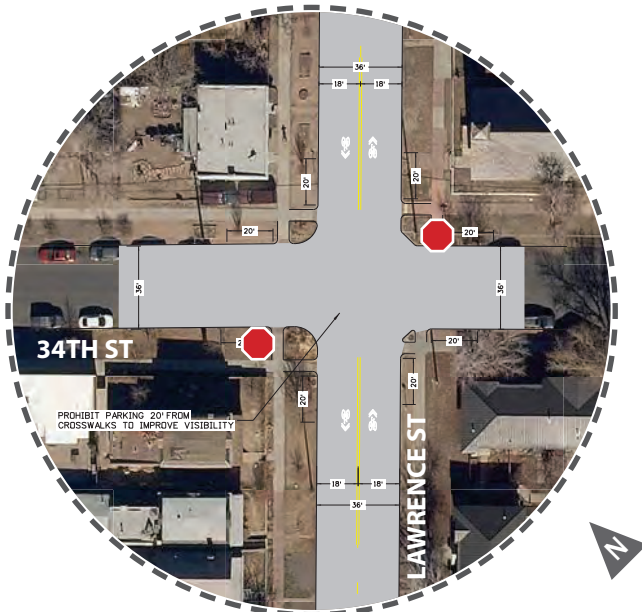
- ☐ Side-street stop control on Lawrence Street

### PROPOSED:

- ☐ Flip stop signs to 33rd Street approaches and add neighborhood traffic circle to assist with speed control
- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure



## LAWRENCE STREET & 34TH STREET INTERSECTION

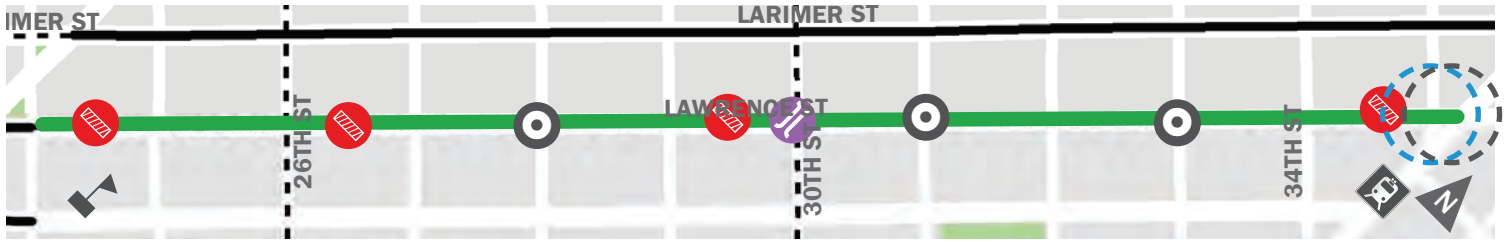


### EXISTING:

- ☐ Side-street stop control on 34th Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility



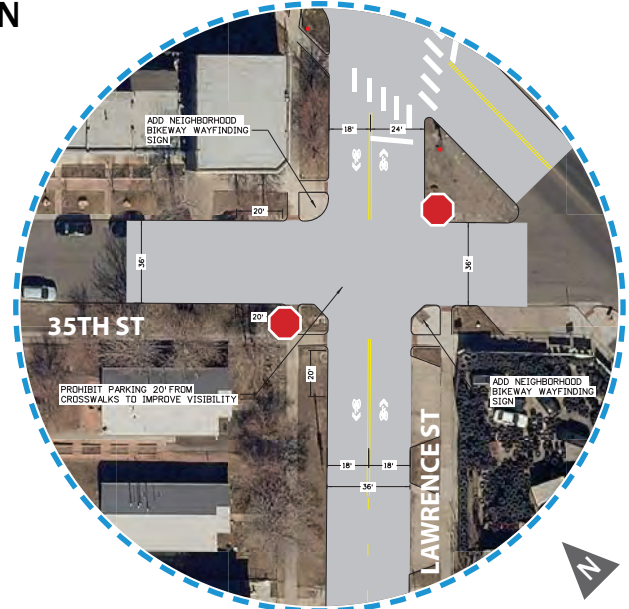
## LAWRENCE STREET & 35TH STREET INTERSECTION

### EXISTING:

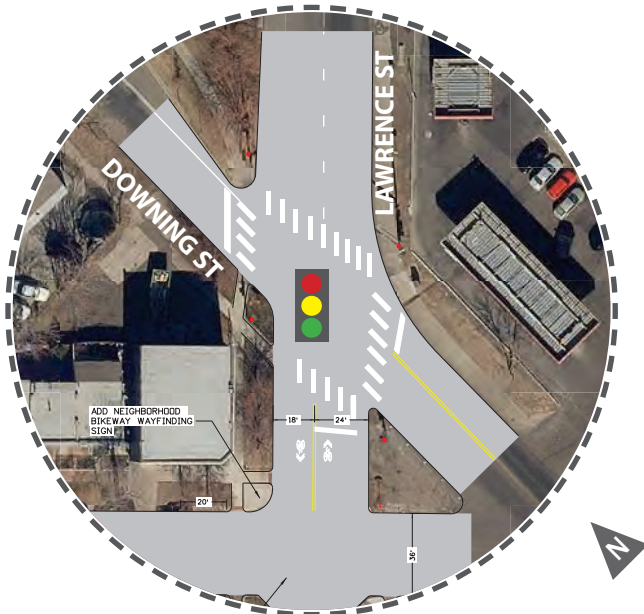
- ☐ Side-street stop control on 35th Street

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Prohibit parking 20 feet from crosswalks on all approaches to improve visibility



## LAWRENCE STREET & DOWNING STREET INTERSECTION



### EXISTING:

- ☐ Signalized Intersection

### PROPOSED:

- ☐ Neighborhood bikeway pavement markings (sharrows) on Lawrence Street approach and departure
- ☐ Install wayfinding signage for start/terminus of neighborhood bikeway

THE UNDERSIGNED, Residents of the Curtis Park neighborhood, are opposed to granting the requested PUD (Zoning change) for the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets and a portion of the 2500 block of Larimer St that would allow 7+ and 5 story structures.

1. We object to a zone change on the Lawrence Street Side of the block that would change its use from Residential to Commercial.
2. We object to the heights proposed for buildings on both Lawrence and Larimer Streets which are much greater than the one to three story buildings currently allowed.

NAME

ADDRESS

DATE

- |     |                  |                           |         |
|-----|------------------|---------------------------|---------|
| 10. | Helen Rubio      | 2610 Arapahoe St          | 3/26/22 |
| 11. | José C Rubio     | 2610 Arapahoe St          | 3/26/22 |
| 12. | Kim R            | 2610 Arapahoe St          | 3/26/22 |
| 13. | Rachel Burkhardt | 3349 Lawrence St          | 3/27/22 |
| 14. | DAVID SEGURA     | 2619 LAWRENCE ST          | 3/27/22 |
| 15. | ANNA KOOP        | 1023 26 <sup>th</sup> St. | 4/11/22 |
| 16. |                  |                           |         |
| 17. |                  |                           |         |
| 18. |                  |                           |         |



# PETITION

THE UNDERSIGNED, Residents of the Curtis Park neighborhood, are opposed to granting the requested PUD (zoning change) for the block surrounded by Lawrence, Larimer, 26<sup>th</sup> and 27<sup>th</sup> streets and a portion of the 2500 block of Larimer St. that would allow 7+ and 5 story structures.

1. We object to a zone change on the Lawrence Street Side of the block that would change its use from Residential to commercial.
2. We object to the heights proposed for buildings on both Lawrence and Larimer Streets which are much greater than the one - three story building currently allowed.

NAME

ADDRESS

DATE

- |    |                  |                           |         |
|----|------------------|---------------------------|---------|
| 1. | Timothy Lopez    | 2550 Arapahoe St          | 3-26-22 |
| 2. | Kathy Soto       | 2542 Arapahoe St          | 3-26-22 |
| 3. | Margaret Montoya | 2554 Arapahoe St          | 3-26-22 |
| 4. | Lathia Montoya   | 2554 Arapahoe St          | 3-26-22 |
| 5. | Theresa Montoya  | 2554 Arapahoe St          | 3-26-22 |
| 6. | Shirley Sorensen | 2456 Arapahoe St          | 3-26-22 |
| 7. | Susan Wolcott    | 1120 26 <sup>th</sup> St. | 3-26-22 |
| 8. | Michelle Buckley | 1089 26 <sup>th</sup> St  | 3-26-22 |
| 9. | Don Young        | 1027 26 <sup>th</sup> St  | 3-26-22 |



# Planning Board Comments



Submission date: 19 April 2022, 1:01PM  
Receipt number: 194  
Related form version: 2

## Your information

Name	Max Silverman
Address or neighborhood	2537 Lawrence
ZIP code	80205
Email	max.

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St
Case number	#2022I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Increasing maximum height from 3 stories to 7 stories will drastically change the character of the neighborhood to the detriment of current and future residents. There are no buildings over 3 stories within several blocks and the planned development would be a blight to the skyline. Hundreds of home owners will have their mountain and city views negatively impacted.**

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.

# Planning Board Comments



Submission date: 16 April 2022, 9:33AM

Receipt number: 189

Related form version: 2

## Your information

Name	Jonathan Shaver
Address or neighborhood	1130 26th St.
ZIP code	80205
Email	Jonshaver@live.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning 2534-2623 Larimer st, 2609,2635, and 2641 Lawrence st

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**This rezoning of this property to allow 3-7 stories would block the view of residents from the Arapahoe 8 homes.**

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.

**From:** [District 9](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Johnson, Kristofer - CPD City Planner Principal](#)  
**Subject:** Fw: [EXTERNAL] Re-zoning Lawrence and Larimer  
**Date:** Friday, April 15, 2022 4:29:31 PM  
**Attachments:** [Outlook-0aeadbxb.png](#)

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Another typo in the email address. Sorry for the delay in getting this to you both! I've had a lot to dig out this week in our inbox, and these got lost in the shuffle.

-Liz



**The D9 Team**

Denver City Council ★ District 9  
2855 Tremont Place, Unit 201  
Denver, CO 80205  
O: 720-337-7709  
[District9@denvergov.org](mailto:District9@denvergov.org)

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**From:** Alex Renteria <[lxplumbing.5280@gmail.com](mailto:lxplumbing.5280@gmail.com)>  
**Sent:** Sunday, April 10, 2022 5:33 PM  
**To:** [kristofer.johnson@denver.org](mailto:kristofer.johnson@denver.org) <[kristofer.johnson@denver.org](mailto:kristofer.johnson@denver.org)>; District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; [aurelio@insideboxing.com](mailto:aurelio@insideboxing.com) <[aurelio@insideboxing.com](mailto:aurelio@insideboxing.com)>  
**Subject:** [EXTERNAL] Re-zoning Lawrence and Larimer

My name is Alex Renteria I have been a resident on 28th and Larimer my whole life (40yrs)and I am opposed the re-zoning of the neighborhood. I feel with the growth we have endured has made our neighborhood hard to recognize and navigate due to the crowds of people and restaurants already there. We definitely don't need any more growth that we cannot control. There currently is it a thru street to get from broadway to downing that is sized for the growth that building will demand. Please limit the capacity of our neighborhood by not allowing this to happen.

Thank you for your support.

Alex Renteria  
7204290677

Sent from my iPhone

**From:** [Rezoning - CPD](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Cc:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] Rezoning of Larimer 25th and 26th Block  
**Date:** Tuesday, April 19, 2022 8:55:18 AM

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**From:** Judy Crawley <judycrawley@yahoo.com>  
**Sent:** Monday, April 18, 2022 7:13 AM  
**To:** Rezoning - CPD <Rezoning@denvergov.org>  
**Subject:** [EXTERNAL] Rezoning of Larimer 25th and 26th Block

Hello,

My husband and I own a townhouse at 2585 Lawrence Street. My husband's son currently resides there.

I am writing this to oppose the zoning changes proposed on Larimer and Lawrence streets between 25th and 27th. The planned rezoning would negatively change the character of the neighborhood. Denver already has too many flat, tenement style, behemoth, apartment structures. These buildings are tolerable (still ugly) on a wider street such as Brighton Blvd but are out of place and unworkable in smaller neighborhood areas such as the area along Lawrence and Larimer.

The crowding, parking issues, shadowing, noise, and traffic will become worse and negatively impact the people living there and the existing businesses. The restaurants need the area to maintain the little parking availability it has and also the fun vibe.

The towering flat tenement with empty retail space on the ground floor has become a blight on the cityscape. Please don't let it spread to this neighborhood.

Thank you,

Judy Crawley

303.475.1046



**From:** [Johnson, Kristofer - CPD City Planner Principal](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#)  
**Subject:** FW: [EXTERNAL] STOP THE REZONING IN RINO  
**Date:** Thursday, April 14, 2022 12:39:57 PM  
**Attachments:** [image001.png](#)

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**DENVER**  
THE MILE HIGH CITY

**Kristofer Johnson, AICP, PLA** | Principal City Planner – Urban Design  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | He/Him/His  
phone: (720) 865-3091 | [kristofer.johnson@denvergov.org](mailto:kristofer.johnson@denvergov.org)

[311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org/CPD](http://denvergov.org/CPD) | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Kelsey Clarke <kelsey.fitzsimmons.88@gmail.com>  
**Sent:** Thursday, April 14, 2022 12:39 PM  
**To:** Johnson, Kristofer - CPD City Planner Principal <Kristofer.Johnson@denvergov.org>; District 9 <District9@denvergov.org>; aurelio@insideboxing.com  
**Subject:** [EXTERNAL] STOP THE REZONING IN RINO

To who this concerns,

My family does not want a 7 story building behind us in Rino - not the community we moved to.

Follow the Area Plans and established rezoning process and we are OPPOSED to the Edens development on the 2600 block of Lawrence and Larimer.

This project violates our area plans and WE DO NOT WANT THIS! It needs to stay 3 stories... do what is right for the people there!

**From:** [District 9](#)  
**To:** [Webb, Andrew - CPD CE2159 City Planner Principal](#); [Johnson, Kristofer - CPD City Planner Principal](#)  
**Subject:** Fw: [EXTERNAL] Stop the Rezoning of 2600 Larimer and Lawrence  
**Date:** Friday, April 15, 2022 4:20:59 PM  
**Attachments:** [Outlook-2teckxpt.png](#)

---

Here's another one with a typo in Kristofer's name in the email address!

-Liz



**The D9 Team**

Denver City Council ★ District 9  
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Denver, CO 80205  
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**From:** Marti Groh <[martigroh@msn.com](mailto:martigroh@msn.com)>  
**Sent:** Monday, April 11, 2022 6:54 PM  
**To:** [kristopher.johnson@denvergov.org](mailto:kristopher.johnson@denvergov.org) <[kristopher.johnson@denvergov.org](mailto:kristopher.johnson@denvergov.org)>; District 9 <[District9@denvergov.org](mailto:District9@denvergov.org)>; [aurelio@insideboxing.com](mailto:aurelio@insideboxing.com) <[aurelio@insideboxing.com](mailto:aurelio@insideboxing.com)>  
**Subject:** [EXTERNAL] Stop the Rezoning of 2600 Larimer and Lawrence

To: Kristopher Johnson, Candi C deBaca and Lelo Martinez,

My name is Louis Groh and I reside in the Curtis Park area at 2809 Champa St. It has recently been brought to my attention that there is a development project planned by Edens in the 2600 block of

Larimer and Lawrence. The development would contain 380 apartments and rise 5-7 stories. I am emailing you to ask you to tell the Planning Board and the City of Denver to follow the Area Plans

and the established rezoning process. I am also emailing you to say that I am Opposed to this project.

Regards,  
Louis M. Groh, Jr

Members of the Denver Planning Board,

I am a resident of the West Colfax neighborhood, and an appointed member of both the Mayor's Pedestrian Advisory Committee and the Department of Transportation and Infrastructure's Advisory Board. I write today in support of the approval of rezoning application #2022I-00175, regarding the lots at 2524-2660 Larimer St, 2609, 2623, and 2641 Lawrence Street.

As seen in the Staff Report associated with this rezoning, the applicant has met all criteria for the rezoning, both within the standard review criteria and the PUD-specific criteria. An application like this represents an ideal use of the PUD zone district type. This PUD amalgamates the intent and allowances of underlying and neighboring zone districts in such a way that it creates an opportunity for development to more closely align with the city's plans and the neighborhood vision than any existing zone types could. Better yet, this PUD removes uncertainty associated with a common complaint – that residents near rezoning are not guaranteed an understanding of what will be built nearby. This application designates the intent of the use of the property in more detail than most rezonings.

I particularly applaud the applicant for committing by legislated definition to community-serving benefits that reflect the character and needs of the neighborhood, as well as employing a design that responds to the neighboring historic districts (although this property does not reside within one). The proposed rezoning of this community center location would allow for a significant enhancement to the experience of local pedestrians, bikers, transit users, and neighbors, particularly as compared to the current use of the property as a surface parking lot (which does not match the character of the broader neighborhood). The proposed building heights and their variations are consistent with the neighborhood as it stands today, even if the use of EHA's height incentives is ultimately applied.

I understand that some neighbors have suggested that the rezoning concerns them for reasons of increased traffic and parking demands caused by new residents and business, as well as fears that increased building heights will change the character of the Larimer Street Corridor. The applicant in this case has responded to all reasonable concerns of this variety.

To note, most fears of increased traffic and parking burdens at multi-modal nexuses such as Lawrence & Larimer are unfounded, as evidence suggests that providing parking (particularly free parking) induces, rather than reduces, neighborhood parking needs and vehicular traffic. The applicant has responded well by acceding to some neighbors' demands that residential and business parking be accounted for within the development. They have provided ample underground parking in the building for both the residents and businesses planned for the block. They have worked on a parking plan for the neighborhood that envisions using under-utilized parking facilities like the Coors Field parking lot to provide more neighborhood parking. They have also worked on traffic plans to divert traffic away from the neighborhood streets. For the benefit of pedestrians and other non-automotive neighborhoods travelers, they have ensured the parking is underground and hidden entrances as well as possible.

Further, the applicant has designed a building that steps up gradually from the adjacent neighborhood, they have provided more income-restricted units than typically required (for a longer covenant period than standard), and they have made minority-owned businesses a cornerstone of the development plan. Taken together, these accommodations should certainly reduce any fears of drastic, negative neighborhood impacts coming to pass.

Some neighbors stating an opposition suggest that the development is not consistent with the surrounding uses and neighborhood plans due to the introduction of commercial uses, which the former zoning did not allow. I would like to reiterate that commercial uses surround this property on all sides, disabusing us of the notion that such uses on this property would not be consistent. Additionally, it is worth noting that the residents claim the existing zoning does not allow heights above three stories. Where Chapter 59 zoning currently applies, which is most of the property, that does not accurately describe the current zoning; there are no restrictions on height, but rather FAR limitations.

For the reasons shared and many more, I urge you to approve this rezoning application.

Best,

Jonathan Pira

# Planning Board Comments



Submission date: 20 April 2022, 8:30AM  
Receipt number: 195  
Related form version: 2

## Your information

Name	Cal Crawley
Address or neighborhood	2585 Lawrence Street
ZIP code	80205
Email	crawleycj@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St
Case number	#2021I-00175 2524-2660 Larimer St

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

Hello,

My wife and I are homeowners at the 3-story residence at 2585 Lawrence Street. I wish to express our opposition to the requested subject zoning change application.

The existing 3-story zoning for the proposed Larimer/Lawrence Street development between 25th and 27th streets should be maintained. The advantages claimed for the development by the applicant will be just as effective with a 3-story limit, and they would have significantly less adverse impact on the immediate and surrounding areas including residential, historic, and business areas. Seventy-five percent (75%) of the immediate surrounding area is controlled by existing 3-story height limitation. The historic and extensive Curtis Park area is south and east and it, like the immediate adjacent streets,



would also have adverse impact related to pedestrian and vehicle congestion, parking, and view.

Lower ground level elevations of the existing 5-story buildings to the north and west and the business enterprise of them greatly reduce the adverse impact from a greater than 3-story limitation to the subject area and the additional areas south and east of the proposed development. The immediate area to the south and east are at the same relative ground level elevation as Larimer Street.

It is our position that the neighbors to the proposed development, and the greater community surrounding that extent, will be better protected and served by a Planning Board limitation to 3-story development.

Thank you,

Cal Crawley

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.

# Planning Board Comments



Submission date: 20 April 2022, 8:55AM

Receipt number: 196

Related form version: 2

## Your information

Name	Daniel Berenson
Address or neighborhood	1441 Little Raven St
ZIP code	80202
Email	dbson@me.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534 Larimer
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I fully support the rezoning to allow for taller buildings, and more housing.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:09AM

Receipt number: 197

Related form version: 2

## Your information

Name	Lauren McDonough
Address or neighborhood	University
ZIP code	80210
Email	lindgrenlg@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2641 Lawrence St.
---------------------	-------------------

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I support this effort to add density and housing to a highly walkable, transit-friendly neighborhood!**

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:11AM  
Receipt number: 198  
Related form version: 2

## Your information

Name	Richard Bell
Address or neighborhood	3557 N Williams Street
ZIP code	80205
Email	rbell65@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer Street 2609, 2635, and 2641
Case number	

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I emphatically support this rezoning effort as the new development will bring desperately needed housing to the area!**

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:22AM  
Receipt number: 199  
Related form version: 2

## Your information

Name	Tyler Cook
Address or neighborhood	Speer
ZIP code	80218
Email	tylercook79@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534 Larimer St
Case number	

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Housing is in desperately low supply in the city of Denver due to Single family homes being overprioritized and NIMBYs. I favor the rezoning from 3 stories to 7. This will improve the density of Denver. The city of Chicago has a significantly higher density and the result is relatively stable housing prices compared to cities like San Francisco, Denver and LA that have prioritized the urban/suburban sprawl.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:23AM  
Receipt number: 200  
Related form version: 2

## Your information

Name	Cody Menzia
Address or neighborhood	30th and Champa
ZIP code	80205
Email	Menzia.Cody@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534 - 2623 Larimer St
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

I believe that building up is the solution to housing availability, te residents of downtown Denver have gorgeous views of the Rocky Mountains available all over the metro area, but housing is exceedingly unavailable. A zoning change that allows 7 stories in this neighborhood is a fair compromise that allows for both those continued, gorgeous views; as well as an opportunity to grow the available housing in the metro area.

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:30AM

Receipt number: 201

Related form version: 2

## Your information

Name	Dustin Ram
Address or neighborhood	Uptown
ZIP code	80218
Email	Rambo3500@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer St. and 2609, 2635, 2641 Lawrence St.
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Please move forward with the proposed zoning changes. More dense development in an up and coming area like RiNo will be nothing but good for the city and the current housing situation. Thank you.**

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.



# Planning Board Comments



Submission date: 20 April 2022, 9:52AM

Receipt number: 202

Related form version: 2

## Your information

Name Amelia Graycen

Address or neighborhood 1055 Logan St.

ZIP code 80203

Email amelia.graycen@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning 2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St

Case number 2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**As a long time resident of the Denver city core, who's view is likely to be obstructed by multiple projects already underway, I strongly support this rezoning this area to allow for taller construction. Further, I'm generally in support of even taller buildings and more mixed use zoning being added to the city core and surrounding neighborhoods, to allow for reduced car dependency and more more effective deployment of public services/tax dollars.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:40AM

Receipt number: 203

Related form version: 2

## Your information

Name	Gino Anselmo
Address or neighborhood	3500 Rockmont Dr
ZIP code	80202
Email	ginoanselmo@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534 larimar st
Case number	20021i-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**It's either build up or build out. If you're against higher density housing then you're pro-suburbs. This city has enough urban sprawl! Suburbs lead to car-centric urban development which has a negative impact on the environment and leads to residents feeling isolated and without a community. We need zoning that supports walkable distances. We do not need more gross suburbs.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:42AM

Receipt number: 204

Related form version: 2

## Your information

Name	Thomas Bell
Address or neighborhood	990 navajo st
ZIP code	80204
Email	tbell622@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I am strongly in favor of the proposal to allow the development of mixed use up to 7 stories as opposed to the current max of 3 stories.**

**RiNo is a prime location for us as a community to build density**

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:55AM  
Receipt number: 206  
Related form version: 2

## Your information

Name	Devin Bazata
Address or neighborhood	701 N Pearl Street unit 202
ZIP code	80203
Email	devin.bazata@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534 - 2623 Larimer st.
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**We need to increase density in Denver, for a multitude of reasons. To increase the housing stock so prices are more affordable, to encourage walkability and public transit use to decrease traffic, and to be more environmentally friendly.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 9:56AM  
Receipt number: 207  
Related form version: 2

## Your information

Name	Ben Hoskins
Address or neighborhood	922 Lipan St
ZIP code	80204
Email	bhoskins105@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong support**

Your comment:

I'd like to express my strong support to rezone this area for higher density housing for the following reasons.

High density housing offers the following benefits:

- More units of housing built more efficiently than with single-family homes
- Increased walkability
- Supports local business development
- Will help bring down overall housing costs in the Denver metro area
- Increased viability of public transit
- Reduces car usage vs suburbs

More generally what I've seen the past few years is massive sprawl caused by development of large, inefficient single family homes on the outskirts of the metro area. These take up land that could otherwise be used for farming or left wild as conservation areas. They require all new infrastructure, more roads, more cars, and do not encourage local business development. They also increase the wildland-urban interface, the risks of which were demonstrated during the Marshall Fire in 2021.

In short, the cities people want to live in are high density, walkable, with strong local business presence and well-planned public transit. We cannot ignore these benefits in favor of a few people's mountain views.

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.

# Planning Board Comments



Submission date: 20 April 2022, 10:08AM  
Receipt number: 208  
Related form version: 2

## Your information

Name	Kim kinnison
Address or neighborhood	Central Park
ZIP code	80238
Email	Klkinnison@gmail.com

## Agenda item you are commenting on

Zoning Code Text Amendment

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name	27th/Lawrence
--------------	---------------

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Allow taller buildings and remove parking requirements**

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.

# Planning Board Comments



Submission date: 20 April 2022, 10:09AM

Receipt number: 209

Related form version: 2

## Your information

Name	Matt Casey
Address or neighborhood	3201 BRighton Blvd
ZIP code	80216
Email	mattwad@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2641 Lawrence St
---------------------	------------------

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**We need more affordable housing. Denver is a city, 7 stories is nothing. We should set an example and build up and not out to protect our natural lands.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 10:22AM

Receipt number: 210

Related form version: 2

## Your information

Name	Hilary Denton
Address or neighborhood	2430 Welton Street
ZIP code	80205
Email	Hilarydenton90@gmail.com

## Agenda item you are commenting on

Zoning Code Text Amendment

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name	PUD-G #28
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## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I am 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.**

**We need more density in this city and building up is a significant means of achieving that end.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 10:29AM

Receipt number: 211

Related form version: 2

## Your information

Name	Matt Worthington
Address or neighborhood	2543 Lawrence Street
ZIP code	80205
Email	worthington.matt@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer Street
Case number	#2021i-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

Dear Planning Board - I respectfully request permission to speak for 5 minutes at today's hearing instead of 3 minutes.

My name is Matt Worthington. I live at 2543 Lawrence Street, but my home is actually located in the alley between Larimer and Lawrence.

I don't have anyone who can cede their time to me. I am not part of any neighborhood group, interest group, HOA group, or business group. I'm just one person--the guy who actually lives here, with the front door of my home 15-feet from where EDENS' has proposed to build a 70-foot tall building.

This proposal will have a devastating impact to me and my home, and I respectfully request 2 additional minutes to speak. This is an emotional issue for me. I'm afraid I'm going to have a difficult time saying everything that needs to be said in 3 minutes.

I don't have the resources of any of the major organizations that you will hear from today. I'm just one person, who has tried his best to read the zoning code, the neighborhood plan, and the city's other plans, and tried his best to comment what this will do to my home. I feel I have been mostly ignored by both the groups that have sent comments--in support and in opposition--even though I feel like I will be the person most directly impacted by this rezoning proposal. I have felt totally alone in this process. Nobody seems to care about my views or concerns.

I submitted a comment earlier on Monday. I was the only one who worked on it. It took me a substantial amount of time to create. I tried to be thoughtful and provide proactive solutions that would help mitigate the impacts created by this project. I would appreciate if the Board would read it and truly consider what I wrote.

Thank you,  
Matt Worthington

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.

# Planning Board Comments



Submission date: 20 April 2022, 10:40AM  
Receipt number: 212  
Related form version: 2

## Your information

Name	William Kowalczyk
Address or neighborhood	3445 Larimer Street
ZIP code	80205
Email	bkcheck@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Build up not out! As a RiNo resident, I think this is a reasonable rezoning request and I am excited about the additional density it will bring to the neighborhood. I understand that there has been some opposition to this rezoning because of potential loss of mountain views from surrounding buildings and the additional height it will bring to the neighborhood. I think prioritizing density is more important than preserving mountain views in a neighborhood immediately adjacent to the skyscrapers of downtown. Further, 7 stories is not a huge increase -- I'd call this a reasonable transitional height between downtown and RiNo. We have clearly been pushing for increased building height towards 38th & Blake for several years now and this will continue to push the neighborhood in the right direction.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 10:50AM

Receipt number: 213

Related form version: 2

## Your information

Name	AJ
Address or neighborhood	Virginia Village
ZIP code	80222
Email	blum.aj@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	RiNo Larimer St.
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Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**We NEED TO BUILD UP NOT OUT.** With the current state of traffic and transit in Denver, it would be mindboggling to restrict one of the most important tools we have to help improve density. Sorry that all these people who tried to make it rich with investments in the RINO area aren't going to be able to count on offering "mountain views" when they all try to resell their townhomes. There's always a bigger fish! Please let's not be reasonable with this and allow building up! There is no infrastructure in place in Denver that would in any way justify denying this rezoning.

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.

# Planning Board Comments



Submission date: 20 April 2022, 10:55AM  
Receipt number: 214  
Related form version: 2

## Your information

Name	Scott Sanderson
Address or neighborhood	Congress Park
ZIP code	80206
Email	scott@SandersonPLaw.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

Hello, you may have noticed housing costs are skyrocketing and it is an undue burden, especially to young people, to live in denver and pay these costs. We are in desperate need of new infill development that at least has the option of walking, biking, and transit. The current restrictive zoning makes it very hard to build new housing that isn't car dependent! Please allow this rezoning to go through and let us have denser, more walkable housing! The car sprawl model is killing us. Thank you for reading. -Scott.

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.

# Planning Board Comments



Submission date: 20 April 2022, 11:06AM

Receipt number: 215

Related form version: 2

## Your information

Name Mason Brouwer

Address or neighborhood 8105 W. Floyd Ave. #12-305

ZIP code 80227

Email masonb1099@gmail.com

## Agenda item you are commenting on

Zoning Code Text Amendment

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name 2534-2623 Larimer St Zoning

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Densifying the Denver metro-area is critical to address the ongoing housing affordability crisis. The interests of some in preserving niceties such as views from their residence should come second to enabling affordable housing and well-designed cities. I support allowing buildings with a height of up to 7 stories.**

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.



# Planning Board Comments



Submission date: 20 April 2022, 11:11AM  
Receipt number: 216  
Related form version: 2

## Your information

Name	Mathew Garcia
Address or neighborhood	1255 Vrain St Denver Colorado
ZIP code	80204
Email	matthew.garcia09@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**If gentrification of the metro Denver area was allowed then  
Lower downtown should be allowed also.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 11:15AM  
Receipt number: 217  
Related form version: 2

## Your information

Name	Spencer Mills
Address or neighborhood	Lower Highlands
ZIP code	80211
Email	smills360@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Do not turn Denver into San Francisco by adding height restrictions into the RiNo area. The cost of housing has dramatically increased in Denver and adding height restrictions will only cause this to continue to rise. We need to make it easier to build more housing, not harder.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 11:15AM  
Receipt number: 218  
Related form version: 2

## Your information

Name	Joseph Nedland
Address or neighborhood	2200 Market Street
ZIP code	80205
Email	jnedland917@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534 Larimer Street
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

The River North neighborhood, with its close proximity to downtown, is the perfect site for increased density and mixed-use development. As one of the most popular areas in the city, artificially capping housing supply leads to existing housing stock skyrocketing in price, and forcing long-time residents farther north and east. Tom Kiler's proposed zoning ordinance change ought to be approved unanimously-- and extended at least 10 blocks east-- to enable continued growth in one of Denver's most expensive neighborhood, to promote both downward price pressures on the housing market and a more idealized vision of the type of city planning that focuses on the experiences of pedestrians.

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.

# Planning Board Comments



Submission date: 20 April 2022, 11:44AM

Receipt number: 219

Related form version: 2

## Your information

Name Trevor Bedford

Address or neighborhood

ZIP code 80104

Email Trevorjbedford@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning 2534-2623 Larimer Street

Case number 2021i-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**I think the key to a thriving urban area and more affordable housing is increased density. With current property values it is probably impossible to be affordable with only 3 story residential buildings in urban areas. I hope you agree and support increased densities in urban areas so that Denver can be a reasonable place to live.**

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.

# Planning Board Comments



Submission date: 20 April 2022, 11:50AM

Receipt number: 220

Related form version: 2

## Your information

Name	Lindsay wright
Address or neighborhood	Lower highlands
ZIP code	8021-
Email	Lindsaywright813@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St
Case number	

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**As a renter in the city, my rent was increased by so much this year that I can barely afford to survive. We NEED to increase housing in the city of Denver in order to keep it somewhat affordable for people to live here. Please, approve this re-zoning and allow for taller development in this space**

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.

## In Respectful Opposition to Zoning Change Application #2001i-00175

Good afternoon. My name is Christopher. I've been an inhabitant of 80205 since migrating from Boulder in 2005 for grad school. I've called RiNo, specifically Lawrence between 25th and 26th home since 2015. I mention grad school because that experience lends a unique perspective that warrants consideration as part of this rezoning debate. My MPA (Public Administration) focused on environmental management, policy and law and included coursework under Peter Park exploring the principles of Smart Growth and the Charter for New Urbanism. Peter Park, as you may remember was instrumental in the modernization of Denver's Zoning Code in the early 2000's — a modernization that borrowed greatly from the Charter's concepts. This perspective and philosophy forms the basis for my OPPOSITION TO THIS CHANGE OF ZONING.

My opposition is not just philosophical; but also a matter of practical application that change allows an overzealous developer to try to shoehorn a development into a space that it simply does not fit or belong, for which I'll provide a specific example. Further, in reviewing the developers publicly facing plans for the site through the project's website, there are multiple deceptive elements that the developer included in what seems an obvious effort to sugar coat the significant impact of this project. I'll highlight some of those deceptions as well pose several important questions that must be clarified before this change can even be seriously considered.

*Let me be clear. I am not against development. I am a creature of the urban environment and city dweller to the core. I wholly believe that high density urban areas are the best way to preserve open spaces as well as efficiently distribute and consume resources. Grow up and not out, 100%.*

WITH THAT BEING SAID, for an urban area to evolve and grow effectively and as sustainably as possible, a long term vision and plan to guide that evolution must be in place and **that plan must take precedent over individual development considerations AT ALL COSTS**. A well document example of unchecked development is the City of Houston, where free enterprise development and an absence of comprehensive zoning leads to overdevelopment and inappropriate development on flood plains — hello Hurricane Harvey.

Denver is fortunate not to have the same threats by the force of nature as the Gulf Coast, and luckily the city has smartly outlined its vision to evolve through documents like Blueprint Denver (as a philosophical intention) and through regulatory mechanisms such as—you guessed it—zoning ordinances. Working against intention and regulation is the drive for profit and in situations such as this, the developer's profit. However, there is no incentive for the developer to align with the overall social vision for a city, aside from making feel good claims and presenting as a socially conscious steward—which is the case in this situation. *Circling back however, the plan and vision must always take precedent and it is the obligation of those elected officials and public servants to protect our collective intention that was voiced during and codified within existing zoning.*

Let's quickly ground ourselves here and clearly define what is being debated. This is a CHANGE of ZONING to allow the maximum building height on the blocks in question to MORE THAN DOUBLE the currently allowed 3 stories that characterize the Larimer/Lawrence corridor north of 24th and Broadway. No one is saying "no development" or arguing against the need for additional housing capacity. In opposition, we are collectively highlighting reasons why this change works against our collective interest — it was originally zoned for three stories for a reason — and should stay zoned as such

One reason the land is zoned for three stories surrounds the capacity and characteristics of existing and adjacent road capacities. All of the development in excess of three stories below 24th are supported by wider roads in both directions and managed by stop lights. They are adequate to serve the demands of the high-rises that are prevalent closer to the CBD. That does not exist north of 24th. Neither Lawrence or Larimer have the ability to serve more than a bi directional lane of traffic plus parking while 25th, 26th and 27th are streets with a small enough capacity that they do not even have lane lines.

I'm not sure if you've ever spent time in the area during peak use, but all of the intersections are chaotic at best with multimodal traffic. Larimer and 25th on a Friday night during baseball season? It's barely functional chaos at best. Traffic lights are not appropriate at any of these intersections given their size. In addition, the developer highlights 26th and

27th as primary pedestrian and bicycle corridors, however those are their projected uses within BluePrint Denver and remain underdeveloped.

**This is one of the deceptive elements introduced by the developer through use of maps on their website. It over-represents the role of 26th and 27th street as feeding Larimer as a public transit corridor between Union and 38th and Blake. By what mode of transportation? Many segments of Larimer are currently closed to auto traffic and utilized by restaurants and bars and the trend of use of this street has evolved and continues to evolve into a more heavily pedestrian utilized stretch. How is infusing more cars onto this street with no indicated enhancement of public transportation options as well as adding an increased demand to already over congested street parking going to help Larimer function as this artery? The Peddle Hoppers are not an adequate form of efficient public transport. The development is beyond a ¼ mile from a light rail station, commonly considered as the maximum distance point at which people significantly change their transportation characteristics from auto to public transport.**

Here's another much more practical and significant example of the developer's clear lack of consideration regarding the specific impacts of his plan. The developer wants to construct a 5 story multiuser residential structure on the quarter lot currently occupied by the MAC gas building, which is particularly troubling. He has stated that he wants to include levels of underground parking for this structure, accessed from the L/L alley between 25th and 26th.

This alley currently serves as access to 24 two car garages for residences facing Lawrence as well as trash pickup and retailer deliveries to the Work and Class business conglomerate. *For commercial use the alley needs to be 16-20 feet wide by code, however because of utility poles it is 13'3" wide at its narrowest and just barely 16 at it's widest.* It is absolutely insufficient to carry the capacity of these underground parking structures. The alley also exhibits very very poor drainage and has a tendency to become heavily ice damed and a challenge to navigate in the winter. This problem will only be exacerbated by the 5 story structure that will block even more direct winter light from the alley, remove the existing runoff area on the west side of the alley and add to the water volume drained into the space from the new buildings. This alley also homes utility lines and transformers running it's length which will be in direct conflict with the footprint of the new 5 story structure. The structure and necessary right of way overlap considerably.

**The developer has been quoted as saying he is not inclined to rework the alley or fix the drainage issues as part of the project.** He has given no indication of the plan to remediate this issue or how the garage access will be impacted if utility lines are buried or the alley is widened — a point of compliance that will demand significant attention. There are no place for those 24 garages worth of cars to go given the 2 hour street parking restrictions. As currently stands, the design intention is a bill of goods that exists outside the realm of reality and is being sold to residents anyway. Widening the alley and providing utility right of way narrows the potential footprint of the structure significantly, and the developers seem unaware of this—seemingly intent on constructing a residential pool area within this needed right of way that (just pointing this out in the interest of absurdity), receive almost zero (under 3 hours) of direct sunlight per day... Awesome idea.

These are just two of the myriad of considerations and objections regarding this change of zoning that others are also highlighting, so I'll close by asking a couple of related questions...

- *Will their new underground parking be genuine pubic parking or only for residents/shopping customers or provided for fee based use? This is important because only the first option prevents the addition of significant additional demand to street parking that has no excess capacity within a several block radius what so ever. What is the plan to mitigate this potential problem?*
- *The open space provisions (**deceptive sugar coating again**) outlined by the developer include courtyard type public gathering spaces surrounded by structure... True open space is accessible by the entire community (parks etc). Are these semi private open space additions really going to be authentically accessible by all neighborhood residents, or just those who "look like" they belong in said space. Will this include public restrooms or will those all be exclusive for use by "customers only?"*

- The developer has provided no accurate development renderings or drawings that are publicly accessible showing either the true massing impacts **(those on the website are all from Curtis and Arapahoe — several blocks away— deception by the detail of the caption)** nor any renderings showing how the 7 stories will look. Why has the developer not accurately illustrated and conveyed the true massing of these structures from the streets most impacted — Larimer and Lawrence These are massive buildings that they are asking for carte blanche approval to still design and construction. Once this zoning change is put into place it cant be taken back and nothing precludes them from turning the 5 stories into 7 on the quarter block. Again seven stories more than **DOUBLES** the existing building heights on this corridor...
- There are also safety considerations as many of the streets in this micro area are poorly lit at night by a lack of street light coverage. The developer has not included any plans to address safety concerns. Is the developer planning on any public infrastructure upgrade to the surrounding blocks? Clearly the alley isn't of concern, what about lighting on those pedestrian and bicycle corridors? Additional public trash cans (cause RiNo is a spotless neighborhood)?

If the developer believes that he has met his burden in demonstrating the need for this change through the dubious claims on the project's site, it is my genuine hope that the above considerations and those posed by my thoughtful neighbors cast considerable doubt that he has done so. I also hope and implore city officials charged with considering and determining the outcome of this petition to have the curiosity to ask much harder and poignant questions and **remain mindful that it is their obligation to shepherd the city's collective intent to evolve and grow smartly and with the utmost deference to that intent over those demands of a clearly overzealous individual developer.**

Kind regards,

Christopher Topp  
Resident of RiNo and Denver Urbanite  
Master of Public Administration (2009)

# Planning Board Comments



Submission date: 20 April 2022, 12:47PM  
Receipt number: 223  
Related form version: 2

## Your information

Name	Lee Bierman
Address or neighborhood	RiNo
ZIP code	80216
Email	leembierman@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

Inability to build upward is a major factor in the affordable housing crisis in Denver. As a RiNo resident, I am saddened to see myself being priced out of my own neighborhood due to the lack of housing options in the area. Restricting vertical development restricts all development and restricts the total number of housing options for residents, which drives up unit prices. It's counterproductive to restrict development in areas so close to downtown. Please consider allowing for zoning changes that will create more housing in Denver, it is in the best interest of the city and its citizens.

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.

# Planning Board Comments



Submission date: 20 April 2022, 12:17PM

Receipt number: 222

Related form version: 2

## Your information

Name	Ian Frasch
Address or neighborhood	Wash Park West
ZIP code	80209
Email	fraschi17@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

It's clear that this rezoning to increase height limit and allow the developer to move forward with a mixed use project is what's best for the city and the neighborhood on the whole. We need to build up and allow urban growth in Denver (especially near downtown) so that the suburbs don't keep sprawling outward and destroying open space along with the planet. Suburban sprawl results in car dependent places with long car commutes that produce heavy pollution and increased traffic citywide. Building denser in the urban core of Denver does the opposite and allows walkable, bikeable car-light or car-free lifestyles. This healthy density makes transit more viable, increasing RTD ridership and leads to increased service from the additional fare revenue.

We need to legalize significantly more housing supply in Denver to bring down prices and make it so people are not pushed out of the city due to getting outbid on artificially limited housing stock. Lower income retail workers need to be able to live in the neighborhood they work in, and we can only accomplish that by legalizing significantly more housing

supply. We also need to legalize more commercial spaces for walkable corner stores and to help small businesses not get pushed out due to high rents.

This development will replace a surface parking lot along with several single story buildings and vacant lots, which is a significant improvement. Denver needs to get rid of all of its surface parking lots, which historically didn't exist and had buildings on them in the early 1900s, which were torn down for parking. 7 stores is NOT high for an urban neighborhood in the heart of the city 1/2 mile from downtown. I question why a property owner was required to go through a complicated, expensive rezoning process for this, and encourage the planning department to do a citywide upzoning and massive simplification of the zoning code that allows small time developers to easily build by right, to allow for small incremental development, which is how cities naturally grew for thousands of years before zoning overreach. I encourage the city to remove all parking requirements from this development as well (along with the entire zoning code), as parking induces driving and we should not be subsidizing parking or driving.

Please vote yes. Legalizing development like this is key to healthy, sustainable growth for Denver and the region and reducing our dependency on cars. Build up, not out.

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.

# Planning Board Comments



Submission date: 20 April 2022, 2:24PM

Receipt number: 227

Related form version: 2

## Your information

Name Garrett Thomas

Address or neighborhood Cheesman Park

ZIP code 80218

Email Ksgtho@gmail.com

## Agenda item you are commenting on

Plan

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood RINO

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**This is in regards to the updating of the height limits in RINO.**

**As a Denver resident, I'm in full support of this update, as we need to build up in order to continue to have more housing options to address the housing crisis in our city, as well as to help reduce climate impact, since we know that central cities have far less impact on the environment as a whole as opposed to continuing to build sprawl into the plains.**

**Buying in this city doesn't give you the ability to have a forever view of the mountains, and currently we need more houses than mountain views anyway.**

**Please continue to upzone RINO. Thank you!**

**Garrett**

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.

# Planning Board Comments



Submission date: 20 April 2022, 3:56PM

Receipt number: 230

Related form version: 2

## Your information

Name	Rachel Hoffmann
Address or neighborhood	1271 Osceola St
ZIP code	80204
Email	Hoffmann.rachel@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	Rino
Case number	PUD-G#28

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Build up not out! Keep this city walkable, this also helps denver know where to build more public transit!**

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.

# Planning Board Comments



Submission date: 20 April 2022, 1:45PM

Receipt number: 226

Related form version: 2

## Your information

Name	Sam Kuhn
Address or neighborhood	2749 Walnut Street
ZIP code	80205
Email	samkuhn4@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2524-2660 Larimer St, and 2609, 2623, and 2641 Lawrence St
Case number	#2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Rental prices in the Denver metro area have appreciated 6.5% since March of 2021, largely due to a lack of supply. Building higher density apartments on Larimer will provide more slack in the rental market and reduce pressure on other neighborhoods. Five Points and River North are some of the some of the most in demand neighborhoods in Denver, and more housing stock needs to be added to account for this.**

**[https://www.bls.gov/regions/mountain-plains/news-release/consumerpriceindex\\_denver.htm](https://www.bls.gov/regions/mountain-plains/news-release/consumerpriceindex_denver.htm)**

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.

# Planning Board Comments



Submission date: 20 April 2022, 1:32PM

Receipt number: 224

Related form version: 2

## Your information

Name	John McGraw
Address or neighborhood	1462 Zenobia Street, Denver
ZIP code	80204
Email	acjmcgraw@gmail.com

## Agenda item you are commenting on

Zoning Code Text Amendment

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name	Zoning Change Proposal at 2534-2623 Larimer St, 2609, 2635 and 2641 Lawrence St
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## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong support**

Your comment:

I want to voice my strong support in favor of changing the zoning at 2534-2623 Larimer St, 2609, 2635 and 2641 Lawrence St. At the moment, Denver is ranked as the 5th fastest growing metro area in the entire United States. This rapid pace of growth in combination with outdated zoning restrictions has resulted in a severe housing shortage. It is time that we update our zoning rules to accommodate the need and demand for larger urban development. There is no longer any room to sprawl out, so it's time we allow the city to grow up. This will help ensure that we can meet demand for housing as our city continues to grow, which will further encourage development of a healthy economy, livability, and overall citizen satisfaction. If we do not update our zoning rules to allow for higher density development, we are going to ultimately restrict future growth of our city which will hamper development of our local economy. We do not want to find ourselves in a situation where the city becomes so overpriced and unaffordable that people begin to leave elsewhere in search of a city that is willing to accommodate more housing. This will result in a vicious feedback cycle of falling tax revenues, leading to larger cutbacks of city services and development, which will further push away more people.

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.

# Planning Board Comments



Submission date: 20 April 2022, 2:32PM

Receipt number: 228

Related form version: 2

## Your information

Name Dalton Mori

Address or neighborhood

ZIP code 80202

Email dmori915@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning

Case number 2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

**Any opposition to this and similar projects are simply selfish and regressive. Denver is growing, and the best way to address that is by building up - not out. We need taller buildings in Denver; not only to support the growing population, but also to reduce housing costs and bring more affordable housing to the area. I am in full support of this and any other rezoning applications that intend to raise the height limits of our buildings.**

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.

# Planning Board Comments



Submission date: 21 April 2022, 9:35AM

Receipt number: 231

Related form version: 2

## Your information

Name Chris Shuck

Address or neighborhood RiNo

ZIP code

Email Shuck9@hotmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong support**

Your comment:

There isn't enough homes to go around and downtown is dying because the homes that are there are too expensive. These people who oppose higher building are only concerned about themselves, how about we put the city and residents as a whole above those that want to own the view and make sure as few people as possible can enjoy it.

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.

# Planning Board Comments



Submission date: 20 April 2022, 2:40PM  
Receipt number: 229  
Related form version: 2

## Your information

Name	MICHELLE SULAHIAN
Address or neighborhood	2929 LAWRENCE STREET UNIT 4
ZIP code	80205
Email	michellesulahian12@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	2534-2623 Larimer St, 2609,2635 and 2641 Lawrence St
Case number	2021I-00175

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Moderate support**

Your comment:

I generally am supportive of development because it helps liven the community while also bringing rental prices down. However, I have lived in Rino for over a year now and am 2 blocks away from the proposed site and have noticed a lot of development and a large influx of new residents in the rino area while living in Denver and RiNo. What concerns me is that we aren't seeing any changes relative to how traffic and congested the area gets with the growth of the area. On weekends and most weeknights, there are so many cars parked illegally, blocking sidewalks, alleys and causing traffic that having even more people now scares me. I think what the area needs is a public garage so that we can alleviate the population growth stemming from both new residents and visitors to the area. There have been so many times where I am driving and I cannot see oncoming traffic because people are parked illegally in "No park zones" blocking my view. there are also times where I myself cannot find a parking spot in my own neighborhood. I would like to know what this developer is planning on doing about the increase in congestion and how both the developer and the city plan to mitigate the negative impacts of the tremendous growth RiNo has seen. I think if the City or this developer can build a public garage where overflow parking can be moved to, the area would benefit tremendously. I also am in favor of this project coming with a grocery store. we desperately need one in this neighborhood. the one thing i am not in support of is the height increase as part of the zoning change. I consider this part of Rino a 3-5 story neighborhood given the aesthetic of the area and believe that 7-8 stories will not be consistent with the nearby developments.

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.