

October 10, 2022

Re: Edens Urban Redevelopment Plan Application

Dear Planning Board –

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

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

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

A handwritten signature in black ink that reads "Ryan Tobin". The signature is written in a cursive, flowing style.

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

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



Monday, October 10th, 2022

Dear Members of the Denver Planning Board –

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

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

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

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

*Ali Duncan*

October 7, 2022

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

**Re: Five Points Larimer and Lawrence Urban Redevelopment Plan**

Dear Members of the Planning Board,

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

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

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

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

Sincerely,



David Schunk  
President and CEO

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

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Dear Members of the Planning Board –

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

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

Jevon

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**Jevon Taylor**  
CEO, Green Spaces

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

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

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Hi Andrew,

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

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

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Sincerely,

Tim Choi  
[Timchoimail@gmail.com](mailto:Timchoimail@gmail.com)  
303-895-8774

# Planning Board Comments



Submission date: 11 October 2022, 12:57AM  
Receipt number: 407  
Related form version: 2

## Your information

Name	John Hayden
Address or neighborhood	2418 Champa Street
ZIP code	80205
Email	HAYDENPRYOR@MSN.COM

## Agenda item you are commenting on

DURA Renewal Plan

## 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

**Larimer and Lawrence**

Name of project

**Larimer and Lawrence Redevelopment for Edens**

## 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:

Dear members of the Planning Board,

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

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

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

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

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

Thank your consideration

John Hayden

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



# Planning Board Comments



Submission date: 11 October 2022, 12:49AM  
Receipt number: 406  
Related form version: 2

## Your information

Name	Keith Pryor
Address or neighborhood	2418 Champa Street
ZIP code	80205
Email	kpryor13@gmail.com

## Agenda item you are commenting on

DURA Renewal Plan

## 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

**Larimer and Lawrence**

Name of project

**Edens**

## 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:

Dear members of the Planning Board,

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

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

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

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

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

Thank you your your consideration

Keith Pryor

2418 Champa

Denver 80205

303-881-9873

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.



## **International Media And Cultures**

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Subject: EDENS/VOA Project- Support for upcoming DURA public hearings.

Date: 10<sup>th</sup> October 2022.

To Whom It May Concern,


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

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

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

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

Yours Sincerely,

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