



March 7, 2025

City and County of Denver
Community Planning and Development, Planning Services
201 W. Colfax Ave, Dept. 205
Denver, CO 80202

**RE: Rezoning Request, Community Outreach Documentation
589 & 595 S Lincoln St**

To Whom It May Concern:

This written documentation of community outreach is being submitted as an attachment to the rezoning application at the below referenced property.

Address:	589 & 595 S Lincoln St
Schedule Numbers:	0515124011000, 0515124012000
Neighborhood / Council District:	Washington Park, Council District 7 (Alvidrez)
Current Zoning:	U-TU-B2, UO-3
Proposed Zoning:	U-RH-3A

City Council Engagement

CCH reached out to Councilwoman Alvidrez of City Council District 7 via email on August 16, 2024 and met virtually with her office on September 11, 2024.

Community Organization Engagement

CCH contacted the Lincoln/Broadway Corridor RNO (LBCRNO) and the West Wash Park Neighborhood Association RNO (WWPNA). Initial outreach led to CCH staff meeting with the LBCRNO virtually on September 18, 2024 and the WWPNA virtually on September 24, 2024.

CCH also attended an in-person public meeting hosted by LBCRNO on December 16, 2024. Residents of the neighborhood were invited to the meeting via social media and the meeting was attended by approximately 40 people, including City Council staff.

CCH has received positive feedback on the rezoning potential to add affordability and low-scale density to the area. LBCRNO has voiced



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explicit support for the project under the condition that a Community Benefits Agreement be negotiated between CCH and the RNO, with importance on ensuring affordability and maintaining neighborhood character. A position letter from the L/BCRNO is included with our application.

Community Benefits Agreement Discussions

Throughout January and February 2025, CCH and the LBCRNO have been in discussions about the content of a CBA. Most recently, CCH met with RNO representatives virtually on February 16, 2025.

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to **rezoning@denvergov.org**. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at **rezoning@denvergov.org** or by telephone at 720-865-2974.

Application Number	2024i-00170
Location	595 & 589 S Lincoln Street, 35 E Center Ave
Registered Neighborhood Organization Name	L/BCRNO
Registered Contact Name	Lincoln/Broadway Corridor RNO
Contact Address	317 N. Lincoln St.
Contact E-Mail Address	president.LBCRNO@gmail.com
Date Submitted	03/10/2025

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments:

Please see the attached letter with the joint RNO statement from WWPNA, L/BCRNO and BHNA. A vote was taken for the approval of this position statement. This is an amendment to the previous position statement was given by board vote previously.

Rezoning Applications may be viewed and/or downloaded for review at:
www.denvergov.org/Rezoning



March 8th, 2025

Attention: Edson Ibañez
Senior City Planner
Webb Building, 201 W. Colfax Ave.
Denver, CO. 80202
T: 720-865-2933
Email: Edson.Ibanez@denvergov.org

re: Denver proposed rezoning case #2024i-00170 , 595 & 589 S Lincoln Street, 35 E Center Ave

Dear Mr. Ibañez

This letter is submitted on behalf of three RNO's, "West Washington Park Neighborhood Association" (hereby referred to as WWPNA), "Lincoln/Broadway Corridor Registered Neighborhood Organization" (hereby referred to as L/BCRNO), and "Baker Historic Neighborhood Association" (hereby referred to as BHNA), and , whose boundaries include the subject properties of 595 & 589 S Lincoln Street, 35 E Center Ave and collectively known as "595 S Lincoln". The properties are owned by Lincoln/Glenarm L.P. and owned by Colorado Coalition for the Homeless ("CCH") and hereby referred to as the "Owner".

WWPNA, L/BCRNO and BHNA jointly write this position letter to **express our conditional support** for rezoning case #2024i-00170 in which the existing properties at 595 & 589 S Lincoln Street, 35 E Center Ave. would be rezoned from U-TU-B2, UO-3 to U-RH-3A. **This approval is contingent on the acceptance of a Community Benefits Agreement (hereby referred to as a "CBA") with the Owner. Each RNO has informed its members of our intent to reach a CBA.** All parties listed are in talks and conversation regarding the content of the CBA but at this time, an agreement has not been made on the items that will be included in the CBA.

Background: The RNO's were first made aware of the rezoning through a query from L/BCRNO to the Owner via outreach upon the neighborhood's notice of the closure and abandonment of the existing homes. A relationship was formed and additional discussions began on the future of the buildings. The Owner has presented to the RNO's an update and vision for the redevelopment of the property as early as September 18th, 2024. A public zoning meeting was held and hosted by L/BCRNO on December 16th, 2024 to answer follow-up questions. **The Owner in good faith has agreed to pursue conversations regarding the Community Benefit Agreement as a way to partner with the Owner and the community in which the RNOs represent.**

Agreements: Beginning in January 2024, the RNOs have collectively engaged with the owners in a good faith negotiation toward a CBA and the Owner. These discussions are in very early stages and all RNO's believe that we will come to an agreement with the owners. When a final CBA is accepted, we will expeditiously forward it to Denver city staff for review. A CBA is important to the organizations due to the outpouring of comments, questions and concerns received regarding the potential property from the neighbors within the community. This letter outlines the intent and terms of the CBA in the section labeled "Outline of Material Terms".

The proposal from the neighborhood RNO's consist of the below and these have not been approved or confirmed to be in agreement with the Owner at this time.

Outline of Material term: The CBA will cover land use concepts and the development of the subject properties, as well as creating a relationship and communication between the parties. The Community Benefits Agreement shall also include terms and outline conditions for the covenants as well as processes and schedules for the creation of a Neighborhood Advisory Committee.

Affordable Housing Commitments

The Owner shall provide income-restricted housing units as specified in Article 3, ensuring long-term affordability for households at or below 80% of the Area Median Income ("AMI").

- A. At least 60-70% of the residential units within the "Project Property" shall remain income-restricted.
- B. A maximum of 30-40% of units may be market-rate to ensure financial feasibility.
- C. No less than 20-25% of units shall be income-restricted to households earning no more than 80% of the "Area Median Income (AMI)", ensuring accessibility for moderate-income and workforce housing.
- D. No less than 20-25% of units shall be income-restricted to households earning no more than 60% of "AMI", ensuring eligibility for Low-Income Housing Tax Credits (LIHTC) and other public funding sources.
- E. No less than 10-15% of units shall be income-restricted to households earning no more than 50% of "AMI" or below, providing deeper affordability for households with the greatest need.

If the "Property" is transferred or sold, all "Affordable Housing" units shall remain income-restricted for a minimum of ninety-nine (99) years, with an automatic renewal of affordability restrictions upon any subsequent property transfer unless an affordability review determines infeasibility.

Property Management, Maintenance and Security

- F. The Owner shall maintain the exterior of the "Project Property" in strict accordance with applicable municipal codes, best practices in urban design, and industry standards for structural longevity, aesthetic integration, and public welfare. The Owner shall ensure that:
- G. The building envelope, including façades, fenestration, roofing, and structural components, remains in optimal condition to preclude deterioration or hazardous conditions.
- H. All dead or dying landscaping must be replanted within one month and maintain a healthy landscape plan. No artificial grass shall be used as a part of the landscaping plan for the Project.
- I. Owner shall make every reasonable effort to maintain the interior of the property from infestations, including taking proactive measures to ensure that residents live in vermin or bug free conditions.
- J. Graffiti removal shall occur within seventy-two (72) hours of identification or notification unless delayed by municipal remediation processes.
- K. Controlled ingress and egress through secure access points with electronic monitoring.
- L. Surveillance infrastructure, including high-resolution security cameras, at all primary entryways and communal areas, with real-time monitoring capacity.
- M. The Owner shall respond to all reasonable inquiries within ten (10) business days.
- N. All reported issues relating to deferred maintenance, trash issues, graffiti, and resident sanitary issues such as vermin, bed bugs, or other infestations and make every reasonable effort to address the issue within (28) twenty-eight business days.

Neighborhood Advisory Committee.

A Neighborhood Advisory Committee will be established of Neighborhood RNO appointed zoning chairs and/or board members and/or RNO's members who may be appointed from time to time ("Neighborhood Stakeholders") upon approval of the rezoning pursuant to the Rezoning Application. The Owner agrees to work with the Neighborhood Advisory Committee.

Demolition of the building.

- A. If the proposed rezoning for this property is approved by City and County of Denver City Council, the Owner shall demolish all existing structures on site within a specified time of rezoning approval.
- B. Once demolished, Owner shall make reasonable efforts to maintain the property such as keeping the site litter free and secure.
- C. Owner shall ensure that the site has sufficient erosion control measures and grading in place to mitigate potential runoff issues onto adjacent properties.
- D. If the project does not move forward within one year of the demolition of the buildings and the project will not be constructed within an additional (2) years of the demolition date, the Owner must convert the land into a community space available and open for the neighborhood's use. Native grasses must be installed.

Architectural Design Impacts.

The Broadway and Lincoln area was developed in the 1870's and had a peak time of growth in the early 1900's. The neighborhood in which the Property is located holds deep historical significance for the development and character of the neighborhood. The distinctive brick facades and storefronts on Broadway, and the historical character of the houses is an integral part of the neighborhood's identity and serve as key considerations for the proposed new construction.

The project is removing two homes on Lincoln Street that contain architectural styles of historic significance of the area and would be contributing structures to any future historic district; it is important to the neighborhood that any new structures maintain the historic look of Lincoln Street and Broadway. The building must be architecturally designed to be representative of the historic finishes, architectural styles, height, materials and typical architectural details (e.g., historic style frontages and prominent front stoops) as seen within the surrounding neighborhood.

The following design requests go beyond aesthetics-they are essential to preserving the architectural character and historical charm that make this neighborhood unique. Residents and commuters have long appreciated the area's rich history, and a thoughtful design approach to the building will ensure that new development both respects and enhances our neighborhood. In addition to a conscious design focused on integrating into the neighborhood the following must be followed:

- A. The architectural design, building setbacks, height, and frontage must align with the prevailing streetscape to promote neighborhood continuity within the Lincoln/Broadway Corridor.
- B. The architectural design and use of materials must integrate historically inspired materials, façade treatments, and detailing. High-quality and durable exterior materials, such as masonry, brick, or comparable alternatives, are utilized to maintain long-term aesthetic integrity.
- C. Long-term building maintenance shall be considered in material selection; EIFS exteriors and excessive caulked seams shall be prohibited due to their propensity to degrade quickly over time.
- D. Architectural finishes shall not include blocks of primary or secondary colors or modern materials with heavy decorative patterns. A neutral palette consistent with adjacent buildings shall be maintained.

- E. The building shall make every effort to include a front porch facing Lincoln Street.
- F. A clearly defined entryway with architectural features that reflect the surrounding residential context including: Front porches, stoops, or similar elements that align with adjacent residential properties to create a welcoming streetscape.
- G. All vehicular access to the property and parking spaces must occur from the alley between Lincoln Street and Broadway.
- H. All designated smoking sections must be located away from the residences at 581 S Lincoln.
- I. Subject to City requirements, at all sidewalks, the amenity space will consist of landscaped, hardscaped or other decorative styles of safety barriers on Lincoln Street for pedestrians on the sidewalks and the maximum allowable street tree shall be planted and maintained.

Mechanical Equipment and Lighting

- J. Shielded and downward-facing exterior lighting fixtures to prevent light trespass onto neighboring properties. Lighting temperature shall not exceed 3000K to maintain a warm, neighborhood-compatible ambiance.
- K. Rear lighting shall use motion-activated or dimmable fixtures to reduce continuous illumination.
- L. Screening of all rooftop or ground-level mechanical equipment to reduce noise and visual obtrusiveness. Sound dampening measures shall be considered as necessary to ensure minimal disruption to neighbors.

Streetscape Integration

- A. Subject to City requirements, on all sidewalks, the amenity space will consist of landscaped, and decorative styles of safety barriers on Lincoln Street for pedestrians on the sidewalks.
- B. Landscaping and street tree plantings in accordance with City requirements and the “Neighborhood Stakeholders” consensus recommendations, including:
- C. Installation of at least three (3) drought-tolerant street trees along Center Avenue.
- D. Incorporation of native and pollinator-friendly plants in landscaped areas.
- E. Maintenance of living landscapes, with replacement of permanently dead or non-regenerating plantings within a reasonable timeframe. Seasonal dieback of perennials, pollinator-supportive plants, and other ecologically beneficial vegetation may remain in place to support habitat and biodiversity.
- F. Prohibition of artificial turf.

Communications

- A. The Owner shall designate a primary point of contact responsible for receiving and responding to inquiries from the “Neighborhood Stakeholders” related to property management, security, and maintenance. Any change to this designated point of contact shall be communicated in writing to the “Neighborhood Stakeholders” within ten (10) business days of such change.

Good Neighbor Construction Practices.

The Owner acknowledges that the size of the Project will require the implementation of certain construction regulations in order to decrease the negative impact of such construction on the neighborhood.

WWPNA, L/BCRNO, and BHNA, are working diligently, cooperatively, and respectfully with the owner on these agreements and are available to meet with City representatives to address any questions or concerns. Please utilize this letter as record for the contingent support of the rezoning application and distribute to the appropriate agencies.

Best regards,

For West Washington Park Neighborhood Association
Jonathan Edwards - President - Signed Digitally

for Lincoln/Broadway Corridor Registered Neighborhood Organization
Robert Fouhy - President - Signed Digitally

for Baker Historic Neighborhood Association
Beth Fluto - President - Signed Digitally

Cc: Max Lubarsky
Colorado Coalition for the Homeless
211 Champa Street, Denver CO. 80205

Cc: Councilwoman Flor Alvidrez, Luke Johnson, President, Broadway Merchants Association

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REGISTERED NEIGHBORHOOD ORGANIZATION
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Application Number	<input type="text"/>
Location	<input type="text"/>
Registered Neighborhood Organization Name	<input type="text"/>
Registered Contact Name	<input type="text"/>
Contact Address	<input type="text"/>
Contact E-Mail Address	<input type="text"/>
Date Submitted	<input type="text"/>

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Application # .

Comments:	<input type="text"/>
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Planning Board Comments



Submitted on	19 March 2025, 2:54PM
Receipt number	829
Related form version	3

Your information

Name	Charles Reed
Address or neighborhood	570 South Broadway
ZIP code	80209
Email	CReed_1@comcast.net

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	595 & 589 S. Lincoln Street ad 35 E Center
Case number	20241-00170

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 your would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Neutral

Your comment:

How many row houses are planned? Will these row houses be rented to low income families and individuals? Where will the occupants of the row houses park - in the alley, or underneath the row houses? What plans are being made to handle trash and trash removal? Prior occupants of these three addresses let trash pile up in the back yards, driveways and blow into the alley. 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.