

Haigh, Robert M. - CPD CE0429 City Planner Senior

From: Haigh, Robert M. - CPD CE0429 City Planner Senior
Sent: Tuesday, January 28, 2025 1:37 PM
To: Anita Banuelos
Subject: RE: [EXTERNAL] 627 S Lipan Street (case number #2024I-00091)- Final Decision

Good morning Anita,

Thank you for providing this position statement on behalf of the RNO. This email has been added to the record. Please let me know if you have any additional questions about the process or this application.

You likely are aware, but this item is scheduled for a public hearing next Wednesday, February 5, 2025.

Sincerely,



DENVER
THE MILE HIGH CITY

Rob Haigh | Senior City Planner
Community Planning and Development | City and County of Denver
[Pronouns](#) | He/Him/His
phone: (720) 865-2608

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From: Anita Banuelos <president@athmarpark.com>
Sent: Friday, January 24, 2025 1:04 PM
To: Haigh, Robert M. - CPD CE0429 City Planner Senior <Rob.Haigh@denvergov.org>; Rezoning - CPD <Rezoning@denvergov.org>; Penafiel Vial, Maria F. - CPD CE2159 City Planner Principal <Francisca.Penafiel@denvergov.org>; Showalter, Sarah K. - CPD CE3125 City Planning Director <Sarah.Showalter@denvergov.org>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor <Elizabeth.Weigle@denvergov.org>
Cc: president@denverinc.org; excomm@denverinc.org; DenverVoters@gmail.com; Gonzales-Gutierrez, Serena - CC Member District 12 Denver City Council <Serena.Gonzales-gutierrez@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>; City Council District 7 <district7@denvergov.org>; District 1 Comments <District1@denvergov.org>; District 3 <District3@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Alvidrez, Flor C. - CC Member District 7 Denver City Council <Flor.Alvidrez@denvergov.org>
Subject: [EXTERNAL] 627 S Lipan Street (case number #2024I-00091)- Final Decision

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Hello Rob,

After careful consideration, the Athmar Park Neighborhood Association board has decided to respect the [Neighborhood Planning Initiative](#) (NPI) process, which is currently in progress. Consequently, we cannot support the rezoning request for 624 S. Lipan Street at this time (also under the previous address of 1265 S. Gill Place, Denver, CO, 80223).

While we understand this decision may not align with your expectations, it was considered a potential outcome early in the redT and APNA conversations. Whether to bypass this critical and strategic process has been a topic of debate for our board members. Ultimately, our representation is to the Athmar Park neighborhood as a whole, and by choosing to allow for the completion of the NPI, we honor that representation.

We want to extend our appreciation to Joshua for his time and efforts, as well as to the other individuals at redT who were involved in this process. We recognize redT's active involvement in the Denver metro area and look forward to future interactions.

Please note that while I have been your primary point of contact, my time on the board will conclude at the end of this year, so please ensure you retain president@athmarpark.com for future communication.

As a courtesy to all major stakeholders, we have copied the property owners, Joe and Jane Madrid, and District 7 Councilwoman Flor Alvidrez.

Sincerely,

The Athmar Park Neighborhood Association

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Anita Banuelos

President Board

Athmar Park Neighborhood Association

w: www.athmarpark.com e: president@athmarpark.com

Haigh, Robert M. - CPD CE0429 City Planner Senior

To: Abbud, Fernando - CPD CE0429 City Planner Senior; Stephen Rocha; City Council District 7
Subject: RE: [EXTERNAL] Southwest Area Plan Application 2024I-0091

From: Stephen Rocha <stephen.rocha2@gmail.com>

Sent: Wednesday, January 15, 2025 3:56 PM

To: Abbud, Fernando - CPD CE0429 City Planner Senior <Fernando.Abbud@denvergov.org>; City Council District 7 <district7@denvergov.org>

Subject: [EXTERNAL] Southwest Area Plan Application 2024I-0091

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Hello,

My name is Stephen Rocha and I am the owner of 1265 W Gill Pl, Denver, CO 80223. I received a notice in the mail to attend a virtual planning meeting for a Planning Board Hearing on application 2024I-00091 to be held on Jan 15th at 3pm. I followed the steps to join the meeting and when I joined, the planning board was talking about a completely different application and there was no agenda item for application 2024I-00091. I would like to comment on this application. I had done so in the past with Anita Banuelos, President of the Athmar Park Association, but it looks like my comments were not attached to the application mentioned. Is there a way to attach comments now?

After reviewing application 2024I-00091, I am concerned about the closeness and tightness this project is going to have with current and future residents. I am all for growth and change but their proposed 24 townhomes to be built on this small parcel. Having dealt with Red T homes before (they sold me my house), I am concerned about their lack of due diligence and professionalism in getting things done right and in the community's best interest. For example, I closed on my house on Feb 28th, 2024 and they didn't complete work agreed upon in the inspection resolution until mid April. This was even after multiple attempts and assurances saying the work would be complete 2 weeks after closing. I couldn't proceed with scheduled move-ins and set up because of them not finishing work and not communicating. Since they didn't communicate, I had planned to take off work and get my projects done. You should have seen me multiple times when I got to the property and could proceed as planned due to them not finishing work. Since I took off work for nothing, that led to almost \$20,000 of lost wages.

I am afraid this project is being done for a quick profit. I don't think 24 townhomes and then the adjacent planned 4 single family homes is feasible. They just want to pack as many people there and make the most money. As I said, I am all for change and growth but let's do it responsibly. Maybe 14 townhomes instead of 24?

I am afraid this neighborhood is going to be greatly gentrified pushing families that have been here for several generations. This destroys character, culture, and a way of living just for more affluent agendas. I moved to Athmar Park because of the blue collar and diversity of people. I would like to see it be kept while growing responsibly. This keeps Denver as the Denver we all know and the one that has attracted thousands of people. Let's not let it become like several mountain towns where its own workforce can't even afford rent forcing them to spend more money and time commuting just because someone with a thicker wallet came in.

I just wanted to express these concerns. Would you please direct me if there is a formal process on adding comments to this application? Thank you and I hope you have a great rest of your day.

Stephen Rocha
1265 W. Gill Pl. Denver, CO 80223
720-394-6852

From: [Itchy -0](#)
To: [Haigh, Robert M. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Gill & Lipan Development / Zoning Change
Date: Wednesday, January 29, 2025 2:52:10 PM
Attachments: [image.png](#)

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Hello Rob,


I live and own the property at 1276 W Center Ave and recently observed Zoning Change Proposed signage near our home.

Neighbors and I have deep concerns about additional mid-rises saturating this neighborhood.


The massive development that went up just a block away from this lot at Exposition and Lipan has already caused enough problems.


Concerns my neighbors and I would like to voice:

- **Zoning Regulations:** The current zoning designation for the area is for good reason(s).
- **Increased Traffic-** Lipan cannot handle more congestion and this would seriously make it worse for people visiting the park and neighbors.
 - This cannot be over stated - the big rig trucks that frequent the industrial business all along the east side of the corridor against the existing residences to the West has been an issue for decades.
 - The massive development that just went up at Exposition and Lipan has exacerbated this issue and we just do not need more congestion.
 - The recent Alameda and Lipan construction that widened the street was hardly enough and the engineer that thought putting the turn lane on the left made a real mistake as taking a right has anyone that lives in the area avoiding it and rerouting through residential streets.
- **Infrastructure Strain:** Introducing a mid-rise development will place additional stains on existing infrastructure, including sewage systems, storm water drains and public services. The alley behind already floods. (See attached photos)

 [IMG_3479.png](#)

 [IMG_3480.png](#)

 [IMG_3481.png](#)

 [IMG_3482.png](#)

 [IMG_3485.png](#)

 [IMG_3488.png](#)

- Adding non-permeable structures this will put more water in this alleyway and will force the city to pay to re-grade the entire alley and/or add storm drains.
- The City needs to address this before allowing this development to divert more water into this alleyway. It is already a public health hazard that sees stagnant water sitting for longer than it should. As an RN that has worked at Denver Health for over 20 years I see this as a real threat and health concern.
- **Economic Concerns:** We all fear that new developments and the financial burden put on the city to keep up with infrastructure needs will lead to increased property taxes and living costs, potentially causing displacement of long-term community members like ourselves.
- **Environmental Impact:** Construction and increased population density may negatively affect local ecosystems, contributing to pollution, loss of green spaces, and disruption of wildlife habitats.
- **Safety and Construction Quality:** Rapid development in Denver has caused a number of construction defects due to understaffed inspection departments struggling to keep pace with building permit volumes, raising concerns about building safety and quality. Again, something that the city needs to consider and residents worry about for the long run. We are the ones that ultimately pay for "too much too fast."

I am prepared to gather signatures from my neighbors but wondering if that might be a waste of time or do you think it would help make the case for denying this zone change?

Last- this sign is misleading as it says the zoning change is for 950 & 970 N Federal Blvd.

I see this as a red flag if the developer cannot keep straight all of the zoning changes they are applying for, what other oversights will come after the work begins?

Zoning Change Proposed

February 5, 2025 at 3:00 p.m.

What:

- The property owner is proposing to change the zoning at 950 & 970 N Federal Blvd
- The **current zone district** allows for single-unit residential uses and associated accessory uses.
- The **proposed zone district** allows for a similar mix of residential, commercial, and industrial uses with a maximum height of 3 stories.

Public Hearing for Rezoning

Webb Building, 201 W. Colfax Ave. Room 4.F.6 & 4.G.2
Or join remotely at www.denvergov.org/planningboard

Submit comments:

Visit denvergov.org/proposedrezonings for:

- Details of the proposed change
- Instructions for submitting comments/questions
- How to attend the public hearing online

For reference:

Application #: 2024I-00091
Current zone district: E-SU-B
Proposed zone district: I-MX-3



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Posted from 1/21/2025 to 2/5/2025.

Scott Banning

[itchy-O](#)

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