



23 January 2024

RE: Rezoning Application 20231-00054

Dear President Torres and Members of the Denver City Council:

I am writing to express Curtis Park Neighbors' (CPN) support of the rezone at 3051 Lawrence St from RH-3 to RX-3. The property owner is requesting this change to operate a small B & B, around 6 rooms, a use not allowed under current zoning. The applicant met with board and committee members multiple times starting in May 2023 to create a GNA and Protective Covenant that we feel reduces any potential negative impacts of the rezone.

The applicant presented to the BOD in November 2023. In January we held a special meeting for the applicant to present their request to the neighborhood, answer questions, and receive community feedback. The rezone request was discussed again at the January board meeting. Based on community feedback the GNA, Deed Restriction & Protective Covenant were revised to assuage concerns of neighbors. At a special board meeting on 22 January the motion to support the rezone passed 11-1.

Sincerely,

Stephen MBennett

President
Curtis Park Neighbors

January 19, 2024

To whom it may concern:

My name is Kyle Flaming. I am a long time resident and homeowner just a few properties over at 3027 Lawrence St. I am writing this letter in opposition to the re-zoning of 3051 Lawrence Street, **Case number 2023i-00054**.

Unfortunately, for many reasons, the notification process from the property owner and of the Curtis Park Neighborhood Association failed and I was not aware of this proposed change until recently. I was not able to offer input on the negotiations regarding a good neighbor agreement, or be a part of the Denver Planning Board's consideration and evaluation. I am hopeful you will carefully consider my input and comments now.

This proposal has significant, permanent implications for the immediate neighborhood, Curtis Park as Denver a whole. It is a step in the further erosion of a beautiful residential neighborhood community. It will take away yet more of our housing which is such an important issue today.

I will try to address the criteria that my research showed you most value when voting on re-zoning issues:

Is the rezoning consistent with adopted plans?

NO - Only a few years ago in 2010, Denver re-worked and adopted new zoning of this entire area to meet their "comprehensive update" to, "balance conservation and development to implement the communities vision for the future of Denver through our build environment for our entire area". This master plan included the RINO and Curtis Park areas.

When Denver re-zoned the blocks up and down Lawrence Street in 2010, the planners took into account the pre-existing properties that have been referenced in the Denver Planning Board's current report, namely Epworth Church Building, and what is now Enterprise Center to make the blocks between 30th and 32nd on Lawrence Street G-RH-3 and UO-3. The G-RH-3 allows urban house, duplex, and row house building forms. The "UO-3 Historic Structure Use Overlay" is "intended to encourage **preservation, protection**, adaptive reuse, and enhancement of historic structures".

Other blocks on Lawrence Street were zoned differently, such as G-MU-3, which allows for a bit more density including apartment building forms. The plan in 2010 specifically zoned these other blocks differently as their surrounding environments were not the same as the already heavy load of commercial development in place on the Lawrence blocks between 30th and 32nd. In plain English, these zoning decisions for each block on Lawrence Street were unique, carefully considered and based on the previously existing surroundings. This decision was meant to preserve the boundaries of the Curtis Park residential neighborhood.

Denver's comprehensive update plan for this block never intended for more commercial development, and was designed specifically to protect areas like this from this type of predatory expansion. This commercial zoning change will break up a two block stretch of permanent residential housing.

Does the rezoning further public health, safety and welfare?

NO - Even though the requestors have tried to mitigate some of the possible negative scenarios by working out a good neighbor agreement, the proposed deed restrictions will expire in a very short 10 years. This opens the possibility of the commercial first floor to become a bar, convenience store, cabaret, hookah lounge, commercial kitchen, ghost kitchen, medical and retail marijuana

infused products manufacturing facility, conference facility, outdoor entertainment, food trucks, parking garage, liquor store, tattoo parlor, and even the rental or sales of adult material within a retail bookstore.

Any of these uses pose health, safety and general welfare issues for the surrounding residents. Congestion issues will also ensue, and certainly put more load on traffic and parking issues which have already become very difficult for area residents.

Are there circumstances that justify the rezoning?

NO - In fact there are already too many under utilized / not developed commercial properties within a stone's throw distance, and a plethora of AirBnB's available in the immediate area. The owner stated his intentions are for a "Lodge, Inn, B&B", on the upper floors. When is the last time a non-automated B&B has been established... 1980? The business model just isn't effective in today's automated environment. What we need is housing for people who live and work in Denver. As for the commercial on the main floor, no one knows what that will be, not even the requestor. The submitted application nor existing documented plans address even a desire or goal to create something that would benefit the neighborhood or justify its need for being built.

Is the rezoning consistent with the neighborhood context?

NO - The vision for the Curtis Park neighborhood was low to medium density housing for residents who live and work in Denver, and for the RINO and surrounding areas like on Larimer and Welton Streets to host commercial opportunities. These areas have been slow to develop and have not even come close to filling in yet. There are so many lots available within just a few blocks of this property that are not only prime for this kind of re-development, but are already appropriately zoned for the sort of business the owner has proposed. Additionally, there are no shortages in the commercial areas for what the owner proposes, i.e lodging.

Will this re-zoning be a benefit to our neighborhood?

NO - I struggle to find any economic or structural benefit to our residents in this neighborhood, nor has any been pointed out by the planning board, neighborhood board, or property developer. It is not the right fit for our community and should be located in a suitably zoned development area.

Finally I would like to say, this proposed commercial development is enormous and will swallow every square inch of the residential property on this lot. It will tower over the existing homes and other structures. This block of Lawrence Street already has a significant business and commercial load placed on it from the re-development of the Enterprise and Epworth Centers directly across the street.

Additionally, the soon to be permanent closed off commercial district between 29th and 30th on Larimer Street directly behind it will place even more load on our residential block. We do not need any more commercial uses in this immediate area. Please help us keep our side of the block true to it's intended and well thought out and planned uses intact. I ask you to not allow further erosion of our residential neighborhood and **vote NO on this re-zoning proposal.**

Thank You for your consideration, Kyle Flaming

Filing for Public comment:

Case number: 2023I-00054

3051 Lawrence Street Zoning change: Zoning change from G-RH-3, UO-3 to G-RX-3

To the Denver City Council Members:

I write to you today as a citizen of the US, and as a part time resident on the 30th block of Lawrence in Denver. I do not support this zoning change.

The City of Denver is in a most unusual time and circumstance. We currently have countless vacant commercial properties and buildings in our city. We are working through our existing homelessness issues and now additionally homeless migrant displacement issues. Eventually many of these families will take up permanent residence in our city. They will of course need housing. They will need teachers, and dentists, doctors and nurses, plumbers and electricians and many more community members to support their successful transition. If we want those kinds of people to support them, to support our city, we will also need to maintain a variety of housing opportunities and make the most use of our existing unique neighborhoods. We need to keep our currently residential zoned properties zoned as residential. We need to avoid expanding any form of commercial zoning within the City of Denver unless it is proven as absolutely necessary. In this case it has not been. To change the zoning on this property now would indicate a complete lack of situational awareness of what is taking place all around us. I ask you to please vote against this rezoning request based on the following:

1. Does the rezoning further public health safety and welfare? No.

From page 2 of the application: "In the review criteria narrative attachment, please provide an additional section describing **how** the requested rezoning furthers the public health, safety and general welfare of the City."

There is no included section or narrative in the application from November 2023. The only response included is the following: *"The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plans."*

The requestor has not addressed this **most important question, let alone, the how** that is required. It was not addressed in the application, nor in the single presentation offered to the community as a whole, given only one week ago (January 12, 2024).

The City of Denver is experiencing a housing crisis unlike any it has ever endured. In fact, it is the biggest health and safety issue of the moment. This rezoning in no way contributes to further public safety and welfare, in fact it does the opposite.

The limited presentation offered to the neighbors explained that the requestor is interested in demolishing a perfectly suitable single-family residence (that has been beautifully remodeled within the last 5 years) to pursue rebuilding and opening a B&B or Inn. This late date presentation is inconsistent with the application. The application continuously justifies the request by referring to "housing". This property as currently zoned (RH3) *already allows for housing* or "residential uses". In fact, as it is currently zoned, it allows for further residential expansion as is. There is ample room to add an additional residential building(s). This RH3 property is already allowed to have residential units be added

without scraping the current unit (i.e. removing a single-family home), and without changing the zoning to RX3. In fact, many other property owners have already done so in the Curtis Park neighborhood, including on Lawrence Street. It is unclear as to why this property should be an exception.

Based on the property owner's stated intentions, this rezoning is actually removing housing, not adding to it. Additionally, it is adding unneeded commercial uses that already exist and are not being used to their full potential just one block over on Larimer Street. This change has been in no way justified as contributing to the health, safety or general welfare of the city.

2. Are there circumstances that justify the rezoning? No.

We have a housing issue, not a lack of lodging issue. On the nights of January 11-15 when the city activated overnight shelters to help homeless people from the cold, there were 100 vacant Air B&B units in the RiNo neighborhood alone. Those are all residential units that are "offline" as permanent housing. We already have neighborhood hotels just blocks away: Rambler at 25th and Larimer, Catbird at 37th and Walnut, Vib Hotel (by Best Western) 35th and Brighton and The Source Hotel at 37th and Brighton, in areas zoned for that use. On the AirBnB site alone there are 512 units listed as available in this area. We do not need more lodging.

And as far as any other commercial uses allowed with RX3, there are ***many currently vacant spaces available*** both on Larimer and nearby Welton street that are already zoned for these any of the uses allowed in RX3. This is a residential property, and it was zoned RX3 quite intentionally in 2010. As of yet, we have not outgrown those planned uses. There has been no justification to date presented as to why this is needed.

3. Is the rezoning consistent with the neighborhood context? No.

Per the zoning code, the proposed G-RX-3 district "is primarily a residential district, **commercial uses are secondary** and are meant to provide **neighborhood-scaled shops and offices for residents to conveniently access goods and services** within walking distance." Again, just one block over on Larimer street, all of these commercial uses are already easily available, and they are not currently being used to their maximum potential. The 2010 rezoning project took all of the existing residences and commercial uses into account when they deliberately zoned this property as RH-3. It was intentionally designated as a residential block. There are existing commercial uses already conveniently accessible one block away.

In closing, I would like to offer one more important piece of information for your consideration. In my past experience, the Curtis Park Neighbors has always worked hand in hand with the community with issues such as this, and we have been through many. I have relied on their involvement and excellent communication to keep me informed through neighborhood meetings, emails, newsletters and such. Perhaps I relied on them too much. Evidently something fell through the cracks this time. This particular rezoning issue did not come to my attention through any general Curtis Park outreach until December 26th, well after most steps of this process had passed without immediate neighbor input. In fact, am not aware of any general neighborhood outreach until before this. It is also unclear what kind of immediate neighbor outreach was done. So I apologize for not offering comments much sooner, but I suppose that is why we post signs and offer public comment even at this late date. Thank you for your consideration.

Submitted by: Danielle Simoneau, PO Box 260543, Lakewood, CO 80226

From: [Thomas Paszkiewicz](#)
To: [Rezoning - CPD](#)
Subject: [EXTERNAL] Comment - 2023i-00054
Date: Tuesday, January 23, 2024 10:19:28 AM

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Good morning,

I wanted to write a public comment re: 2023i-00054, the rezoning of 3051 Lawrence St 80205. I am a neighbor, living at 31st St/Lawrence, within eyeshot of that property. I would like to write to oppose the rezoning and express concerns regarding that.

Being a primarily residential street, I find it inappropriate to redevelop an area which is already losing its historic nature, charm and appeal to residents. Also, there has been a significant loss to open street parking on 31st St and Lawrence already, I feel commercial and nightlife development would make it worse. I also worry about the noise. Despite noise ordinances that already exist, 5 Points neighbors know all too well that new-build commercial establishments often have a disregard for that and enforcement appears to be minimal.

Thank you,

Thomas Paszkiewicz

LETTER OF OPPOSITION: Request for City Council Denial of Rezoning
Application for 3051 Lawrence Street: Case Number 2023i-00054; Hearing Date:
01.29.24

My name is Ashley Albright. I am a 4.5 year resident of Curtis Park at 818 32nd Street, not 5 blocks from the proposed rezoning property at 3051 Lawrence Street.

I have also been a member of the Curtis Park Neighbors RNO Design Review Committee since January 2023, as I had a prior commitment on the December 2022 date. The Design Review Committee is the only committee to review applications concerning Landmark or zoning. There is no other committee that does so. There is no land use or zoning committee. My comments will focus primarily on the lack of notice I have received, the CPN Design Review Committee has received, and the CPN community has received by the CPN Board or the developer.

I have attended every scheduled CPN Design Review Committee meeting in 2023. I have attended every CPN monthly meeting for the last twelve months and I have read every monthly newsletter for the last 4.5 years. I received no notice of this rezoning effort until a blip was advertised in the January 2024 Newsletter about a CPN “Special Meeting” on this rezoning request scheduled for 01.12.24. I have been subscribed to the CPN RNO’s Google Groups “Notices” groups, utilized for internal and City notifications, for 1-2 years. I have not received any of the external Public Review Process Notices allegedly sent by Staff to the RNOs, presumably through the CPN’s RNO Google Groups email, on 09.07.23, 10.31.23, 12.02.23 or 01.08.24.

Additionally, I stopped receiving some internal notices through this same CPN “Notices” group starting 12.19.23 when I did not receive a Design Review Committee notice about the Zoom ID information, when I had received a notice about the meeting date 1.5 hours prior. I did not receive the Google Groups Notice on 12.26.23 that apparently others have, while I am receiving outside City email notices from Landmark, Parks, Liquor, police, etc. – all through the same Google Groups Notices email.

There has been nothing disclosed in CPN monthly meetings for the last 12 months about this project; and, there has been nothing written in the monthly newsletters until the January 2024 newsletter where the “Special Meeting” was advertised for 01.12.24.

This application for rezoning should be denied for the following reasons:

- 1) The City has expressed an interest in Equity in Rezoning and while this single property may be smaller than what is typically discussed in that Committee, the gist is the same: to retain and increase residential housing, be transparent and keep the public informed. This is echoed in the Denver Comprehensive Plan 2040,

as well as in Blueprint Denver. This proposed rezoning project does the opposite. It removes perfectly good residential housing and potential additional housing from the neighborhood and a street which is residential by proposing a B&B/boutique hotel which will have transient lodgers and not residential owners or renters. The primary core of Rino has plenty of lodging with lots available for purchase and development. There is no need to trample on a residential neighborhood and expand the impact of that commercial area into our residential North Curtis Park.

- 2) This rezoning project will be a detriment to the residential nature of North Curtis Park, which is predominantly residential as compared to the residential/commercial area around 25th Street and the commercial/residential area south of that. It is a phenomenal thing when there is a residential area like North Curtis Park so close to an urban core, the majority of which is Landmark designated. It needs to be preserved and not destroyed and to destroy it would be in conflict with the City's stated goals of residential housing.
- 3) Neighborhoods go up, they go down, they go up. That is the cyclical nature of real estate, especially in Denver. Residential North Curtis Park, as much of the rest of the more commercial Curtis Park to the south, and Downtown Denver, etc., was boom then bust, and now is boom. And, tomorrow it could be bust. But one thing is for certain. When housing goes out of production into commercial – just like farmland – it never comes back in. And how long did downtown commercial office buildings sit vacant during the 1980s-1990s O&G collapse? A dead boutique hotel does not contribute much long term, but people in houses do.
- 4) At minimum, should the City Council be inclined, the process should be unwound all the way back to what would typically be considered the notification period so that the neighborhood can be informed about a project that has managed to be hidden from community public view for reasons I can only guess at, so the community can make an informed decision. After all, it is the responsibility of the CPN RNO to comply with the requirements of its RNO registration and to “conduct business in an organized, representative and fair manner, which is designed to obtain informed participation from as many neighborhood citizens as possible”.

Respectfully yours,

Ashley Albright

Lechuga, Tony D. - CPD CE0429 City Planner Senior

From: Declan Riley <Declan.Riley1@outlook.com>
Sent: Wednesday, January 24, 2024 1:22 PM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior
Subject: [EXTERNAL] RE: 3051 Lawrence _ Comment Letter

This Message Is From an External Sender

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“Frustration” does not begin to describe it. I have a few other more applicable words. Please ensure this email chain is attached to my original Letter of Opposition. There should still be a remedy here for falsification to the community by a registered City RNO.

Thank you for your kind assistance.

Sent from [Mail](#) for Windows

From: Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>
Sent: Wednesday, January 24, 2024 1:08:32 PM
To: Declan Riley <Declan.Riley1@outlook.com>
Subject: RE: 3051 Lawrence _ Comment Letter

I understand your frustration if this information was not shared more widely within the RNO. Unfortunately, this largely seems like an issue to work out within the RNO. We don't choose who the contact member is for the RNO; the RNO told us that Ryan Cox was the member to contact. If he didn't share information within the RNO that is something for the RNO to work out. If the RNO would like to provide us with a different or an additional contact they can do so and we will comply. As I said before, we did receive a letter from the President of the RNO stating that the RNO has been meeting with the applicant since May of 2023, a vote was held, and the RNO supports the rezoning request.

Your comments, along with all other comments we have received in support and opposition, have been attached to the application package that will be shared with Council.

From: Declan Riley <Declan.Riley1@outlook.com>
Sent: Wednesday, January 24, 2024 11:22 AM
To: Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>
Subject: [EXTERNAL] RE: 3051 Lawrence _ Comment Letter

Thank you for the information, Mr. Lechuga.

Your communications to Ryan Cox were not presented to the community on 09.07.23 or on 10.31.23 or on 01.08.23. This matter was not presented to the community “since May 2023” or “November 2023”. This matter was not presented to the Curtis Park Neighbors Design Review Committee which is the only Committee who would hear these matters. Ryan Cox does not solely represent Curtis Park or make decisions for its community. Please attach to my prior letter of objection in the City Council packet. You should be receiving several letters.

Thank you for your assistance.

Ashley Albright.

Sent from [Mail](#) for Windows

From: Lechuga, Tony D. - CPD CE0429 City Planner Senior <Anthony.Lechuga@denvergov.org>
Sent: Wednesday, January 24, 2024 9:08:37 AM
To: Declan.Riley1@outlook.com <Declan.Riley1@outlook.com>
Subject: 3051 Lawrence _ Comment Letter

Good morning,

Thank you for your comments on the proposed rezoning. I will include your comments in the application package that is going to City Council.

To respond to your questions:

We have a designated email for RNO outreach. In the case of Curtis Park Neighbors that person is Ryan Cox. I'll also note that we received a letter of support from the RNO signed by Stephen Bennett, President of Curtis Park Neighbors, noting that the applicant has been in conversation with the RNO since May 2023, gave a presentation in November 2023 and another in January 2024. It sounds like maybe there is some communication issues within the RNO if you feel like you weren't notified.

Additionally, our office sent an email to the RNO on September 7, 2023 notifying them of the application to rezone, we sent another email on October 31, 2023 notifying the RNO of the Planning Board hearing, and we sent a final email to the RNO on January 8, 2024 notifying the RNO of the City Council Public Hearing next Monday, 1/29. We also sent postcards to every property within 200 feet of the subject property on September 7, 2023 and again on October 31, 2023 notifying them of the intent to rezone and the Planning Board hearing.

Please let me know if you have any other questions.

Tony



Tony Lechuga | Senior City Planner
Community Planning and Development | City and County of Denver
[Pronouns](#) | He/Him/His
phone: (720) 865-8602

[311](tel:3033213111) | denvergov.org/CPD | [Denver 8 TV](https://www.denver8.com) | [Facebook](https://www.facebook.com/denvergov) | [Twitter](https://twitter.com/denvergov) | [Instagram](https://www.instagram.com/denvergov)

DATE: January 18, 2024

TO: Members of Denver City Council

FROM: Jorges Jensen

ADDRESS: 2910 Arapahoe Street

RE: Support for Rezoning 3051 Lawrence St. from G-RH-3 to G-RX-3
2023I-00054 / CB23-1850

Dear Members of Denver City Council:

I am a neighbor of 3051 Lawrence St. and am contacting you to register my support for the proposed rezoning of 3051 Lawrence St.

I am supportive of this rezoning because it is consistent with and implements Denver's adopted Plans, to include Blueprint Denver and the Northeast Downtown Neighborhood Plan; as evidenced in the CPD Staff Report recommending approval and the Planning Board's unanimous recommendation of approval.

Furthermore, the applicant has been proactive in engaging the community and, working with the Curtis Park Neighbors RNO, has offered a Good Neighbor Agreement and Protective Covenant to assure the redevelopment of the property reflects community input and creates predictability around development outcomes. For example, the GNA and Covenant:

1. Prohibit uses that would otherwise be allowed in G-RX-3
2. Put limitations on building heights
3. Require a Face Block sensitive setback on Lawrence St.

The applicant has been transparent and good to work with and the community will benefit from the quality redevelopment of this property that is enabled by the rezoning.

For these reasons I support this rezoning request and urge your approval of CB23-1850.

Sincerely,



DATE: January 22, 2024

TO: Members of Denver City Council

FROM: Christian Butler

ADDRESS: 2908 Arapahoe St

RE: Support for Rezoning 3051 Lawrence St. from G-RH-3 to G-RX-3
2023I-00054 / CB23-1850

Dear Members of Denver City Council:

I am a neighbor of 3051 Lawrence St. and would like to register my support for the proposed rezoning of 3051 Lawrence St. I have lived in this neighborhood for 10 years, including many years next door to the subject property.

I support this rezoning request because I believe it will add value to the neighborhood, while being respectful of our diverse needs as well as align with the intent and vision of the Denver zoning code, including Blueprint Denver and the Northeast Downtown Neighborhood Plan.

Lawrence Street, particularly within the several blocks between 26th St and 34th St, acts as a transition between the commercial corridor of RiNo, and the residential context of Curtis Park. It's an ideal location for blended needs of residential and commercial uses in our community.

The applicant has a long standing reputation for contributing to the preservation and advancement of Denver's culture, and has worked with the local interested parties including gaining support from the Curtis Park Neighbors RNO. He has likewise integrated restrictions to the zoning change with a Good Neighbor Agreement and a Protective Covenant, to help insure this adaptation aligns with the interest of our community.

I am in agreement with the Planning Board's unanimous recommendation of approval, and strongly encourage the city council to support approval of CB23-1850, an appropriate and community supported zoning change.

Sincerely,

A handwritten signature in dark ink, appearing to read "C. Butler", with a stylized flourish at the end.

DATE: January 17th, 2024
TO: Members of Denver City Council

FROM: David Champion

ADDRESS: 2565 Champa Street, Denver CO 80205

RE: Support for Rezoning 3051 Lawrence St. from G-RH-3 to G-RX-3
2023I-00054 / CB23-1850

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Furthermore, the applicant has been proactive in engaging the community and, working with the Curtis Park Neighbors RNO, has offered a Good Neighbor Agreement and Protective Covenant to assure the redevelopment of the property reflects community input and creates predictability around development outcomes. For example, the GNA and Covenant:

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For these reasons I support this rezoning request and urge your approval of CB23-1850.

Sincerely,

A handwritten signature in black ink, appearing to be 'David Champion', written in a cursive style.

David Champion

DATE: January 18, 2024

TO: Members of Denver City Council

FROM: Focus Property Group

ADDRESS: 3000 Lawrence St, Denver CO 80205

RE: Support for Rezoning 3051 Lawrence St. from G-RH-3 to G-RX-3
2023I-00054 / CB23-1850

Dear Members of Denver City Council:

I am a neighbor of 3051 Lawrence St. and am contacting you to register my support for the proposed rezoning of 3051 Lawrence St.

I own several properties in RiNo, including the Enterprise Coworking Building at 3000 Lawrence St, 2900 & 2920 Larimer the locations of Ratio Beerworks and Barcelona Wine Bar, as well the Office/Retail at 3330 & 2737 Larimer.

I strongly support this area and believe in its future growth.

I am supportive of this rezoning because it is consistent with and implements Denver's adopted Plans, to include Blueprint Denver and the Northeast Downtown Neighborhood Plan; as evidenced in the CPD Staff Report recommending approval and the Planning Board's unanimous recommendation of approval.

Furthermore, the applicant has been proactive in engaging the community and, working with the Curtis Park Neighbors RNO, has offered a Good Neighbor Agreement and Protective Covenant to assure the redevelopment of the property reflects community input and creates predictability around development outcomes. For example, the GNA and Covenant:

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For these reasons I support this rezoning request and urge your approval of CB23-1850.

Sincerely,



Bahman Shafa

DATE: January 17, 2024

TO: Members of Denver City Council

FROM: Andrew Oehrle & Shannon Oehrle

ADDRESS: 3045, 3047, 3049 Lawrence St Denver CO 80205

RE: Support for Rezoning 3051 Lawrence St. from G-RH-3 to G-RX-3
2023I-00054 / CB23-1850

Dear Members of Denver City Council:

I am the direct neighbor of 3051 Lawrence St. and am contacting you to register my support for the proposed rezoning of 3051 Lawrence St. As a property owner that plans to stay in this community for a long time, I believe this rezoning will bring great benefit to the RINO neighborhood

I am supportive of this rezoning because it is consistent with and implements Denver's adopted Plans, to include Blueprint Denver and the Northeast Downtown Neighborhood Plan; as evidenced in the CPD Staff Report recommending approval and the Planning Board's unanimous recommendation of approval.

Furthermore, the applicant has been proactive in engaging the community and, working with the Curtis Park Neighbors RNO, has offered a Good Neighbor Agreement and Protective Covenant to assure the redevelopment of the property reflects community input and creates predictability around development outcomes. For example, the GNA and Covenant:

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For these reasons I support this rezoning request and urge your approval of CB23-1850.

Sincerely,

Andrew Oehrle & Shannon Oehrle

DATE: January 23, 2024

TO: Members of Denver City Council

FROM: Sam Sharp

ADDRESS: 3011 Lawrence Street

RE: Support for Rezoning 3051 Lawrence St. from G-RH-3 to G-RX-3
2023I-00054 / CB23-1850

Dear Members of Denver City Council:

I am a neighbor of 3051 Lawrence St. and am contacting you to register my support for the proposed rezoning of 3051 Lawrence St.

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For these reasons I support this rezoning request and urge your approval of CB23-1850.

Sincerely,

Sam

DATE: January 24, 2024

TO: Members of Denver City Council

FROM: Thomas Sprung

ADDRESS: 3001 - 3033 Larimer St Denver

RE: Support for Rezoning 3051 Lawrence St. from G-RH-3 to G-RX-3
2023I-00054 / CB23-1850

Dear Members of Denver City Council:

I am a neighbor of 3051 Lawrence St. and am contacting you to register my support for the proposed rezoning of 3051 Lawrence St.

I am supportive of this rezoning because it is consistent with and implements Denver's adopted Plans, to include Blueprint Denver and the Northeast Downtown Neighborhood Plan; as evidenced in the CPD Staff Report recommending approval and the Planning Board's unanimous recommendation of approval.

Furthermore, the applicant has been proactive in engaging the community and, working with the Curtis Park Neighbors RNO, has offered a Good Neighbor Agreement and Protective Covenant to assure the redevelopment of the property reflects community input and creates predictability around development outcomes. For example, the GNA and Covenant:

1. Prohibit uses that would otherwise be allowed in G-RX-3
2. Put limitations on building heights
3. Require a Face Block sensitive setback on Lawrence St.

The applicant has been transparent and good to work with and the community will benefit from the quality redevelopment of this property that is enabled by the rezoning.

For these reasons I support this rezoning request and urge your approval of CB23-1850.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Thomas Sprung', with a long horizontal line extending to the right.

DATE: January 25, 2024
TO: Members of Denver City Council
FROM: Epworth Development LLC
ADDRESS: 1130 31st Street
RE: Support for Rezoning 3051 Lawrence St. from G-RH-3 to G-RX-3
2023I-00054 / CB23-1850

Dear Members of Denver City Council:

Epworth Development LLC owns the building across Lawrence from 3051 Lawrence St. and we are contacting you in support of the proposed rezoning of 3051 Lawrence St.

We support this rezoning because it is consistent with Denver's adopted Plans, to include Blueprint Denver and the Northeast Downtown Neighborhood Plan, shown by the CPD Staff Report recommending approval and the Planning Board's unanimous recommendation of approval.

The applicant has engaged the community and, working with the Curtis Park Neighbors RNO, has agreed to a Good Neighbor Agreement and Protective Covenant to assure the redevelopment of the property reflects community input. For example, the GNA and Covenant:

1. Prohibit uses that would otherwise be allowed in G-RX-3
2. Put limitations on building heights
3. Require a Face Block sensitive setback on Lawrence St.
4. Put appropriate limits on uses allowed in the new building

For these reasons we support this rezoning request.

Sincerely,



Ruth Falkenberg, Manager