

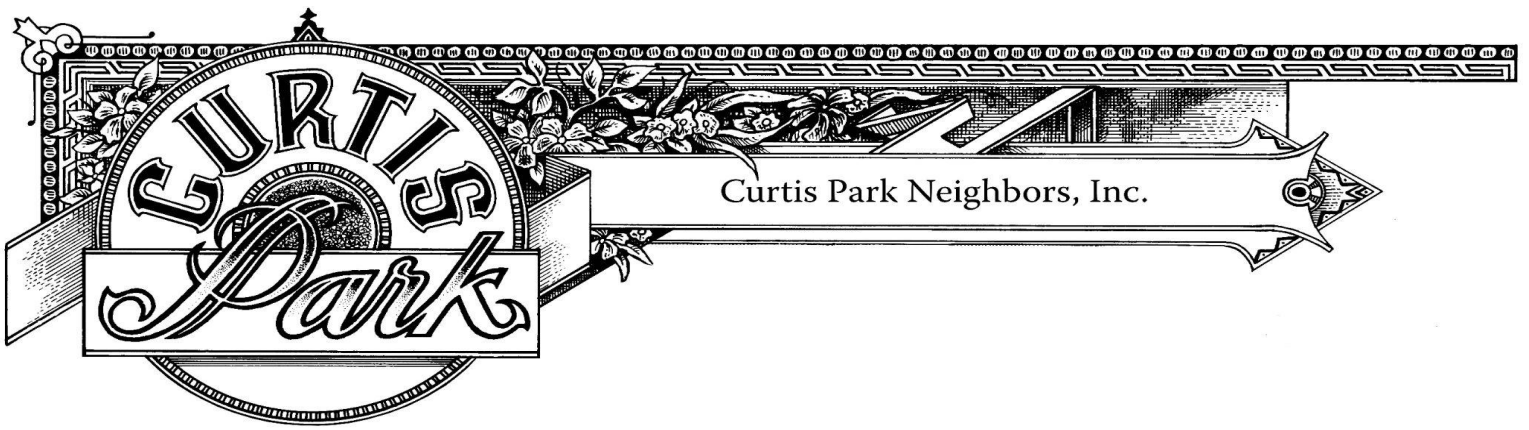
October 19, 2022

To Whom It May Concern:

Please see attached for Curtis Park Neighbors' Letter of Support for the rezone and project as proposed by Edens for the block of 26th-27th-Lawrence-Larimer and the north corner of the block of 25th-26th-Larimer from earlier this year. As the DURA TIF funds usage is aligned with accomplishing the goals of the project, Curtis Park Neighbors is in support of approval.

Sincerely,

*Ryan Cox*  
Ryan Cox  
President  
Curtis Park Neighbors  
303.517.6185



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