



Baker Historic Neighborhood  
Association  
P.O. Box 9071  
Denver, CO 80223  
board@bakerneighborhood.org  
www.bakerneighborhood.org

September 30, 2024

RE: Deed Restriction and Protective Covenant; 401 N. Delaware Street, Denver, Colorado 80203

To whom it may concern:

This letter is written in support of an application for a zone map amendment for 401 N. Delaware Street, Denver, CO to change the zoning of the premises from U-RH-2.5 to U-MX-2x (hereafter the "Application").

At a General Membership Meeting on September 10, 2024 the membership of BHNA approved both the Application and the Memorandum of Understanding that directs the BHNA Board of Directors to produce this letter of support. The motion was passed with 53% in favor and 29% opposed with 18% abstention.

The support of BHNA is conditioned on the adoption and recording of the Deed Restriction and Protective Covenant for 401 N. Delaware Street in the real property records of the City and County of Denver, Colorado promptly upon Denver City Council's approval of the Application. Such a Covenant shall limit development upon the Premises and prohibit future development of certain uses and operational limitations and requirements.

BHNA is a Denver Registered Neighborhood Organization with boundaries of Sixth Ave., Lincoln St., Mississippi Ave. and the South Platte River. BHNA holds monthly membership meetings and anyone who resides within or owns property within these boundaries is eligible for membership without dues. Our meetings are regularly-scheduled and announced via social media, a large email list, and word of mouth. BHNA tracks license applications and related issues on a public website. There are about 3000 households and 6200 residents in Baker.

Sincerely,

Mark Tabor  
President  
Baker Historic Neighborhood Association

MEMORANDUM OF UNDERSTANDING  
CONCERNING AN APPLICATION FOR A  
ZONE MAP AMENDMENT FOR  
401 N. DELAWARE STREET, DENVER CO 80203

THIS AGREEMENT is entered into by and between the Baker Historic Neighborhood Association, a registered neighborhood association in the City and County of Denver, (“BHNA”) and 401 N Delaware Street LLC (the “Applicant”).

A. BHNA is a registered neighborhood association in Denver, Colorado whose neighborhood contains the premises at 401 N. Delaware Street, Denver, Colorado (the “Premises”).

B. The Applicant has applied for Zone Map Amendment to change the zoning of the Premises from U-RH-2.5 to U-MX-2x (hereinafter the “Application”) for the Premises.

C. Applicant wants BHNA to provide a letter of support of its Application.

D. The Applicant plans to develop the Premises and desires to establish certain use restrictions on future development of the Premises.

E. BHNA agrees to support Applicant’s Application and will inform Denver Community Planning and Development in writing that it supports the Application subject to the agreements herein.

NOW, THEREFORE, for good and valuable consideration, the parties hereby agree as follows:

1. BHNA agrees it will support the Application and will provide a written letter of support for the Applicant to submit with the Application (the “Letter”).

2. If BHNA provides the Letter as set forth herein, Applicant will record the protective covenant (the “Covenant”) attached hereto as Exhibit A in the real property records of the City and County of Denver, Colorado promptly upon Denver City Counsel’s approval of the Application. Such Covenant shall limit development upon the Premises and prohibit future development of certain uses identified therein.

This Agreement is the entire agreement between the parties. No provision of this Agreement may be modified without the written consent of the parties. Nor shall any waiver of any of the provisions be valid or enforceable unless in writing and signed by all parties.

Each person signing below represents that he/she has the authority to execute and deliver this Agreement.

Executed and effective on the latest date set forth below:

**BAKER HISTORIC NEIGHBORHOOD ASSOCIATION**

Signed: Mark Tabor

Date: 9/30/2024

Printed Name: Mark Tabor  
President, BHNA  
PO Box 9171, Denver, CO 80209

**401 N DELAWARE STREET LLC**

Signed: Amanda Precourt

Date: 09/25/2024

By: Amanda Precourt, Manager  
Address: 4950 S. YOSEMITE STREET F2-327  
GREENWOOD VILLAGE, CO 80111

DATE: October 1, 2024  
TO: Members of Denver City Council  
FROM: Nan Ellin  
ADDRESS: 410 Acoma St. #506  
RE: Support for Rezoning 401 N. Delaware St. from U-RH-2.5 to U-MX-2x  
2024I-00094 / CB24-1093

Dear Members of Denver City Council:

I am a neighbor of 401 N Delaware St. and am contacting you to register my support for the proposed rezoning of 401 N Delaware 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 Baker neighborhood

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

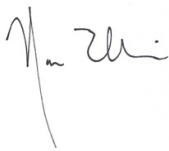
Furthermore, the applicant has been proactive in engaging the community by hosting an open house, meeting with individual neighbors, and working with the Baker Historic Neighborhood Association RNO. In addition, the applicant has completed and executed a Good Neighbor Agreement and Protective Covenant to ensure (1) the redevelopment of the property reflects community input and (2) predictability around development outcomes. For example, the GNA and Covenant:

1. Prohibits uses that would otherwise be allowed in U-MX-2x
2. Puts limitations on building operations
3. Requires maintenance of the existing off-street parking

The applicant has been transparent and excellent 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 CB24-1093.

Sincerely,



Cc: Rob Haigh, CPD



DATE: October 1, 2024

TO: Members of Denver City Council

FROM: Bridget Basel

ADDRESS: 369 Cherokee St Denver CO 80223

RE: Support for Rezoning 401 N. Delaware St. from U-RH-2.5 to U-MX-2x  
2024I-00094 / CB24-1093

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Furthermore, the applicant has been proactive in engaging the community hosting an open house, meeting with individual neighbors and, working with the Baker Historic Neighborhood Association RNO, has completed and executed 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. Prohibits uses that would otherwise be allowed in U-MX-2x
2. Put limitations on building operations
3. Requires keeping existing off-street parking

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 CB24-1093.

Sincerely,

*B. Basel*

Cc: Rob Haigh, CPD



DATE: October 1, 2024  
TO: Members of Denver City Council  
FROM: James Abraham  
ADDRESS: 369 Cherokee St, Denver Co 80223  
RE: Support for Rezoning 401 N. Delaware St. from U-RH-2.5 to U-MX-2x  
2024I-00094 / CB24-1093

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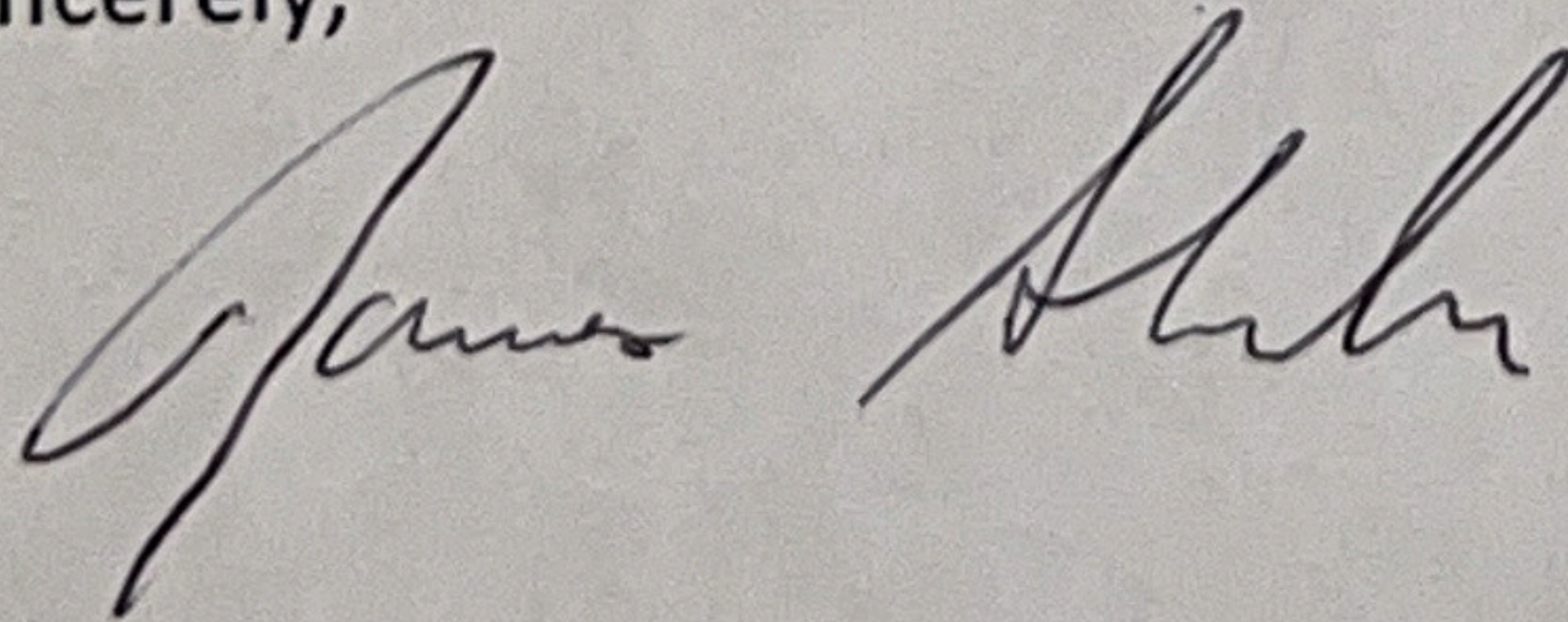
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Cc: Rob Haigh, CPD