Council President Jamie Torres
Denver City Council, District 3
1437 Bannock St., Room 451
Denver, CO 80202

9/25/2023

Re: Rezoning Application Notice for 548 S. Perry Street, Denver CO 80219

Dear Council President Torres,

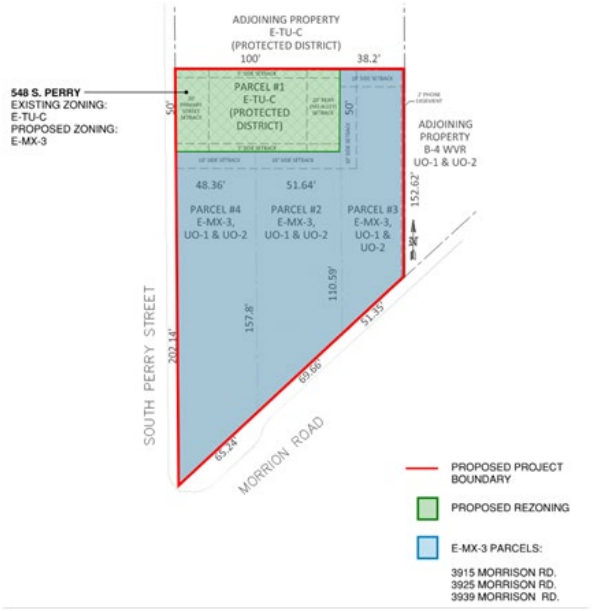
I hope this message finds you well. It was wonderful to see you at the Westwood Chile Festival a couple of weeks ago.

As you may recall, Elevation Community Land Trust ("ECLT") is working with BuCu West to redevelop parcels of land at 548 S Perry St. and 3915-3939 Morrison Rd., Denver, CO 80219 to both preserve existing commercial and residential space, and redevelop underutilized portions of the site to create new permanently affordable, for sale housing opportunities for low- to moderate-income households. The redevelopment and preservation project will provide a minimum of 36 bedrooms in new residential homeownership opportunities and will preserve the commercial space for local, heritage businesses. This mixed-use development opportunity provides two paths for low to moderate income residents to have the opportunity for wealth-building in Westwood through the community land trust model.

In the Safety, Housing, Education, and Homelessness Committee meeting that took place August 31, 2022, you inquired whether a rezoning would be necessary to complete the project.[1] City staff, with support from ECLT staff, stated that a rezoning would likely not be necessary.

After further due diligence and communications with City planning and zoning, ECLT has concluded that a rezoning is necessary to align the entire property zoning with the Westwood Neighborhood Plan prior to redevelopment. The rezoning application is for Parcel #1 that is currently zoned E-TU-C, and requests a rezoning to E-MX-3 to be consistent with Parcel #2, 3, and 4. **ECLT writes today to provide your office with notice that it is applying for a rezoning for 548 S. Perry Street, Denver CO 80219 (Parcel 1)**

[1] Denver City Council, Safety, Housing, Education & Homelessness Committee Meeting, August 31, 2022. Available at https://denver.granicus.com/player/clip/15015?view_id=180&meta_id=1121124&redirect=true&h=a45631a2a08ca3688e237378605bebab (Council President Torres' inquiry at the 14:40 mark).



ECLT plans to submit the rezoning application by September 27, 2023. This project has been accepted into the Affordable Housing Review Team (AHRT) program and we have been through our first Concept Review meeting and received comments in August 2023. Our team has been working to incorporate the comments from Concept Review and has begun outreach to neighborhood RNOs and community groups in Westwood. After submitting the rezoning application, we will be focused on continued community outreach and education and plan to submit our revised Concept Review in October 2023.

ECLT looks forward to applying for rezoning to better allow this development to create affordable homeownership opportunities and small business ownership opportunities for low- to moderate-income households in the Westwood community.

Please contact me with any questions.

Sincerely,

Lauren DeBell
Chief Strategy Officer
Elevation Community Land Trust

1114 W. 7th Ave. # 101
Denver., CO 80204

720-822-0052
info@elevationclt.org

elevationclt.org

BuCu West
Where Business Meets Culture

4200 Morrison Road, Unit 3.
Denver, CO 80219
303.936.4302
bucuwest.com

September 25, 2023

City and County of Denver
201 W. Colfax
Denver, CO 80202

To Denver Board of Adjustments,

I am writing today in support of Elevation Community Land Trust zoning variance for the Morrison Road Condo's project which will bring much needed permanently affordable for sale housing for Westwood residents.

BuCu West has been serving the southwest Denver neighborhood of Westwood for nearly four decades. The organization's overarching goal is to ensure a more equitable place to live, as Westwood is one of the most underserved and underrepresented neighborhoods in the City. BuCu West works with the community to support economic stability and growth, celebrate diversity and culture, and provide the resources needed so that low-income, underserved, refugee, and immigrant individuals and businesses can create their own sustainable solutions that allow them, their businesses, and community to thrive.

As part of these efforts, BuCu West in partnership with Elevation Community Land Trust identified and purchased a commercial property which was in disrepair but also centrally located in the Westwood neighborhood and home to 5 families and 5 small businesses. The property was an assemblage of one parcel zoned for two-units and three others zoned for Urban Edge, Mixed Use (E-MX-3). As a stakeholder and participant in the 2016 Westwood Neighborhood Plan, BuCu West is very familiar with the conversations that took place in the neighborhood and with City Planners when discussing Morrison Road. In general, the community was adamant that they wanted more commercial activity and more residential density on Morrison Road. This is reflected in the neighborhood plan and the proposal to re-zone the assembled properties to create this new affordable housing project is consistent with the communities interest back when the neighborhood plan was created and also with our understanding of the neighborhood today as well.

BuCu West strongly supports the Elevation's proposal for re-zoning for this unique project that would bring affordable for sale residential condominiums to Westwood for the first time. Thank you for your consideration of their application.

Sincerely,

Jose Esparza
Executive Director

From: Jose Esparza
To: Pearl Lopez
Cc: Nicole Guzman; Lauren DeBell
Subject: Morrison Road Condos project
Date: Friday, September 8, 2023 8:45:00 AM

Dear Pearl, Nicole and Southwest Vida Team Members,

We are reaching out to share information about an exciting partnership and future re-development in Westwood. Elevation Community Land Trust (ECLT) is a statewide non-profit focused on creating and preserving permanently affordable homeownership. With over 215 homeowners and over 500 properties in our portfolio, ECLT is currently working in 12 municipalities across the state to build a portfolio of permanently affordable homeownership opportunities for low to moderate income households.
In October 2022, ECLT worked with BuCu West and the City of Denver, and purchased the 0.6-acre mixed-used parcels at the corner of Morrison Road and South Perry Street in Westwood. This project will be focused on preserving the commercial heritage businesses that front Morrison Street and re-developing under utilized portions of the site to develop new permanentlyaffordable condominiums. Both the commercial and residential condos will be part of the community land trust and preserve affordability for generations to come.
ECLT and BuCu West are working with KTGY Architects to begin the redevelopment process of improving this site to include new residential affordable homeownership and preservation and restructuring of existing commercial space into commercial condos. The new development will create affordable residential and commercial condominiums that will serve households at or below 80% AMI. ECLT and BuCu West will provide updates and engage with Westwood community partners and residents to ensure an inclusive development process.
We are looking forward to your support and feedback as we embark on this journey to create a permanently affordable spaces in Westwood. ECLT will be at Chile Fest again this year, so please come by our booth and learn more about our organization and our commitment to partnering with communities to make affordable homeownership possible and to bring innovation to Westwood through this unique partnership with BuCu West.

Please email us at jose@bucuwest.com and ldebell@elevationclt.org with 2 to 3 available times your organization would be able to meet with us in the next few weeks to learn more about this project.

In gratitude,
ECLT and BuCu West

https://www.elevationclt.org/
https://bucuwest.com/

From: Jose Esparza
To: Kasandra Ornelas; Maricendi Jaimes
Cc: Oracio Guardado; Lauren DeBell
Subject: Morrison Road Condos
Date: Friday, September 8, 2023 8:42:37 AM

Dear Kasandra, Maricendi, Oracio and Westwood Community Action Team Members,

We are reaching out to share information about an exciting partnership and future re-development in Westwood. Elevation Community Land Trust (ECLT) is a statewide non-profit focused on creating and preserving permanently affordable homeownership. With over 215 homeowners and over 500 properties in our portfolio, ECLT is currently working in 12 municipalities across the state to build a portfolio of permanently affordable homeownership opportunities for low to moderate income households.

In October 2022, ECLT worked with BuCu West and the City of Denver, and purchased the 0.6-acre mixed-used parcels at the corner of Morrison Road and South Perry Street in Westwood. This project will be focused on preserving the commercial heritage businesses that front Morrison Street and re-developing under utilized portions of the site to develop new permanentlyaffordable condominiums. Both the commercial and residential condos will be part of the community land trust and preserve affordability for generations to come.

ECLT and BuCu West are working with KTGY Architects to begin the redevelopment process of improving this site to include new residential affordable homeownership and preservation and restructuring of existing commercial space into commercial condos. The new development will create affordable residential and commercial condominiums that will serve households at or below 80% AMI. ECLT and BuCu West will provide updates and engage with Westwood community partners and residents to ensure an inclusive development process.

We are looking forward to your support and feedback as we embark on this journey to create a permanently affordable spaces in Westwood. ECLT will be at Chile Fest again this year, so please come by our booth and learn more about our organization and our commitment to partnering with communities to make affordable homeownership possible and to bring innovation to Westwood through this unique partnership with BuCu West.

Please email us at jose@bucuwest.com and ldebell@elevationclt.org with 2 to 3 available times your organization would be able to meet with us in the next few weeks to learn more about this project.

In gratitude,

ECLT and BuCu West

https://www.elevationclt.org/
https://bucuwest.com/

From: Jose Esparza
To: Damaris Ronkanen
Cc: Lauren DeBell
Subject: Morrison Road Condos Project
Date: Friday, September 8, 2023 8:40:59 AM

Dear Damaris and Hecho en Westwood Members,

We are reaching out to share information about an exciting partnership and future re-development in Westwood. Elevation Community Land Trust (ECLT) is a statewide non-profit focused on creating and preserving permanently affordable homeownership. With over 215 homeowners and over 500 properties in our portfolio, ECLT is currently working in 12 municipalities across the state to build a portfolio of permanently affordable homeownership opportunities for low to moderate income households.

In October 2022, ECLT worked with BuCu West and the City of Denver, and purchased the 0.6-acre mixed-used parcels at the corner of Morrison Road and South Perry Street in Westwood. This project will be focused on preserving the commercial heritage businesses that front Morrison Street and re-developing under utilized portions of the site to develop new permanentlyaffordable condominiums. Both the commercial and residential condos will be part of the community land trust and preserve affordability for generations to come.

ECLT and BuCu West are working with KTGY Architects to begin the redevelopment process of improving this site to include new residential affordable homeownership and preservation and restructuring of existing commercial space into commercial condos. The new development will create affordable residential and commercial condominiums that will serve households at or below 80% AMI. ECLT and BuCu West will provide updates and engage with Westwood community partners and residents to ensure an inclusive development process.

We are looking forward to your support and feedback as we embark on this journey to create a permanently affordable spaces in Westwood. ECLT will be at Chile Fest again this year, so please come by our booth and learn more about our organization and our commitment to partnering with communities to make affordable homeownership possible and to bring innovation to Westwood through this unique partnership with BuCu West.

Please email us at jose@bucuwest.com and ldebell@elevationclt.org with 2 to 3 available times your organization would be able to meet with us in the next few weeks to learn more about this project.

In gratitude,
ECLT and BuCu West

https://www.elevationclt.org/
https://bucuwest.com/

January 16th, 2024

Attn: Maria Penafiel Vial
CPD City Planner Associate

RE: City and County of Denver Planning Board Meeting, January 17th 2024
Agenda Item (4): Official Map Amendment, application #20231-00127, rezoning 548 S Perry St from E-TU-C to E-MX-3

Dear Planning Board,

As the largest active RNO in the Westwood community, Westwood Community Action Team is writing to express our support for the above referenced rezoning of 548 Perry Street from E-TU-C to E-MX-3. Elevation Community Land Trust (ECLT) and BuCu West have reached our to our leadership and our member base, in both English and Spanish, to provide education and information about their organizations, the proposed planning for this site redevelopment and the benefit of this rezoning.

We are in support of the mission of the community land trust model and the goal to both preserve existing elements of this and the adjacent parcels and to rezone this parcel to support an efficient redevelopment of the 4-parcel site to provide permanently affordable homeownership and commercial ownership opportunities for low to moderate income households in our neighborhood.

Westwood Community Action Team first was contacted by ECLT and BuCu West in early September 2023 about this redevelopment and those organizations subsequently met with RNO leadership on September 21, 2023. Organizational information and a presentation about the rezoning and redevelopment was also provided in Spanish to the RNO membership on the evening of Tuesday, October 10th during our regularly scheduled meeting. ECLT and BuCu West had bilingual staff present to answer questions about their partnership, programs and the proposed development that includes the 548 Perry Street site.

Sincerely,

Moriah Rodriguez, RNO Board President
Westwood Community Action Team (RNO #624)
720-648-4643
westwoodcommunityactionteam@gmail.com