

Haigh, Robert M. - CPD CE0429 City Planner Senior

From: Torres, Jamie C. - CC Member District 3 Denver City Council
Sent: Tuesday, February 11, 2025 12:27 PM
To: Haigh, Robert M. - CPD CE0429 City Planner Senior
Cc: Montoya, Mark - CC YA2246 City Council Aide Senior; Yolles, Jake - CC YA2245 City Council Aide; Guillen, Bonnie K. - CC Senior City Council Aide; Sebek, Ondrej - CC YA2246 City Council Aide Senior; Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior; Anita Banuelos; Flynn, Kevin J. - CC Member District 2 Denver City Council; Alvidrez, Flor C. - CC Member District 7 Denver City Council; District 1 Comments; City Council District 9; City Council District 10; Office of Councilwoman Sarah Parady
Subject: RE: [EXTERNAL] South Platte River Committee Members/Rezoning of 627 S. Lipan Street, Denver, CO 80223, Athmar Park

Anita, I'm sending this communication to Rob Haigh, the planner for this rezoning application to add it to the record.

Councilwoman Jamie Torres

Denver City Council, District 3

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From: Anita Banuelos <president@athmarpark.com>
Sent: Monday, February 10, 2025 11:06 AM
To: Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Alvidrez, Flor C. - CC Member District 7 Denver City Council <Flor.Alvidrez@denvergov.org>; District 1 Comments <District1@denvergov.org>; City Council District 9 <District9@denvergov.org>; City Council District 10 <District10@denvergov.org>; Office of Councilwoman Sarah Parady <paradyatlarge@denvergov.org>
Cc: Montoya, Mark - CC YA2246 City Council Aide Senior <Mark.Montoya@denvergov.org>; Yolles, Jake - CC YA2245 City Council Aide <Jacob.Yolles@denvergov.org>; Guillen, Bonnie K. - CC Senior City Council Aide <Bonnie.Guillen@denvergov.org>; Sebek, Ondrej - CC YA2246 City Council Aide Senior <Ondrej.Sebek@denvergov.org>; Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <Daisy.RochaVasquez@denvergov.org>
Subject: [EXTERNAL] South Platte River Committee Members/Rezoning of 627 S. Lipan Street, Denver, CO 80223, Athmar Park

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Report Suspicious

Hello South Platte River Committee Members,

My name is Anita Banuelos, and I currently serve as the President of the Athmar Park Neighborhood Association (APNA). We are actively participating in a neighborhood planning initiative led by the city, which aims to gather input on the needs, desires, and concerns of residents, as well as what they cherish most about the neighborhood.

The individuals who volunteer on our neighborhood board—parents, retirees, and full-time professionals—are deeply committed to helping our community thrive. They joined because they care about making a positive impact. In the past, the city ensured that the Neighborhood Association's voices were heard and valued, particularly when it came to decisions on rezoning, liquor licenses, and other developments in our area.

Athmar Park is home to two significant affordable housing complexes. The first is the Bean Project/Warren Village, located at West Alameda and S. Pecos. The second is Pascal Gardens, which offers 216 affordable units for qualifying residents and is situated at 728 S. Lipan Street, just under a mile away from the proposed rezoning at 627 S. Lipan Street.

RedT previously proposed a rezoning request to the Athmar Park Neighborhood Association (APNA) for the properties at 1200 W. Gill Place and 1265 W. Gill Place (MAT 7.24.2023, Pre-app date: 8.15.2023). The request sought to rezone from E-SU-B1 to I-MX-3, which would allow for the construction of 26 townhomes with an average resale value between \$500K and \$600K. Each unit would feature a one-car garage, with additional parking provided on the street. The proposal was contingent on concessions for updates to Aspgrn Park and other community investments.

Over the past two years, leadership worked with the developers to reduce the number of units from 26 to 20, but the developers were unable to make adjustments due to financial constraints. As previously mentioned, with the addition of Pascal Gardens, this area would become highly densely populated, located on a two-way street with heavy commercial traffic, including large semi-trucks and other heavy vehicles passing through the neighborhood.

One of the APNA board members contacted RedT regarding the address change and was informed that the previous application had been submitted with an incorrect address. As a result, RedT decided to resubmit the rezoning application without further communication with the neighborhood association. This creates a discrepancy between city records, property owners, and the developers. It is important to note that RedT clarified to the APNA that they do not currently own the property but plan to purchase it once the rezoning is approved, acquiring it from the current owners. RedT is solely responsible for submitting the application on behalf of the property owners.

The following points have been reviewed by CPD and other parties:

Registered Neighborhood Organizations (RNOs): As of the date of this report, staff has received a position statement from the Athmar Park RNO, which opposes the rezoning request due to the ongoing Southwest Area Plan.

Other Public Comments: As of the date of this report, staff has received two written comments expressing concerns about the potential number of dwelling units and the risk of displacement.

https://denvergov.org/files/assets/public/v/1/community-planning-and-development/documents/zoning/map-amendments/2025/2024i-00091_pb_staff_report_1.pdf

- a. Athmar Park is currently in Phase III of the City and County of Denver's Neighborhood Planning Initiative, specifically the Southwest Neighborhood Planning Initiative.
- b. To efficiently develop area plans for the entire city, planning areas under this initiative are grouped to cover multiple statistical neighborhoods. The sequence of new plans is determined

by various factors, including the planning needs of each area, opportunities to secure additional resources and grant funding, input from elected officials and community leaders, and efforts to maximize staff and other resources. Once one phase is completed, the remaining areas of the city are reassessed based on these factors before the next phase is announced.

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Zone-Descriptions>)

Upon reviewing the RedT application under the section titled "VIII: Community Engagement Overview" on Page 21, there was no mention of engagement with surrounding property owners or a new request to meet with the APNA regarding the address at 627 S. Lipan Street. This raises concerns not only for Athmar Park but also for other neighborhoods in the city. A discrepancy in city property records, coupled with the resubmission of a rezoning application, undermines the integrity of the rezoning process and the essential community engagement that should accompany such changes.

Therefore, at this time, the APNA respectfully requests that the South Platte River Committee Members vote against the rezoning of the property at 627 S. Lipan Street, due to the several concerns outlined in the letter above.

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Anita Banuelos

Co-President Board

Athmar Park Neighborhood Association

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