



## Lincoln/Broadway Corridor Registered Neighborhood Organization Position Statement

April 23rd, 2021

**Re:** Proposed Rezoning 73, 75, and 87 N. Lincoln Street; G-MU-5 to G-MS-5

**Application Number:** N/A- Pre-Application Review

Dear the City and County of Denver,

The Lincoln/Broadway Corridor Registered Neighborhood Organization (L/BCRNO) supports the proposed rezoning of 73, 75, and 87 N. Lincoln Street from G-MU-5 to G-MS-5, as presented in the Pre-Application Request, dated August 19<sup>th</sup>, 2020. L/BCRNO acknowledges that some commercial development on Lincoln Street is inevitable, and potentially desirable, therefore L/BCRNO provides its support with the following recommendations to promote safe, active, and pedestrian-scaled commercial streets.

- L/BCRNO would like to see the Department of Transportation & Infrastructure (DOTI) work collaboratively with the developer to implement the city's Complete Street Design Guidelines and ensure a safe walking environment, including the preferred sidewalk zone of 12' and an amenity zone of 8'.
- In addition, to support this development's long-term success with Lincoln Street's status in the High Injury Network, L/BCRNO asks DOTI to specifically address the reduction of speed limits by narrowing the street and reallocating space to a safe pedestrian realm of 20 feet with a safety buffer, as well as shortened crossing distances supported by the Complete Street Design Guidelines.
- L/BCRNO requests that the architect and owner coordinate the overall design of the building so that it cohesively fits within the architectural character and identity distinctive of the South Broadway area. Use of historical materials such as brick, metal, and masonry are highly encouraged for a cohesive integration, as well as long term durability.
- A "good neighborhood" agreement should be created and executed upon leasing to new retail or commercial tenants.
- Finally, L/BCRNO would like the developer to consider opportunities to reduce the number of curb cuts that are currently on Lincoln St, with the intention of improving walkability and reducing traffic crashes from turnouts onto Lincoln from the property.

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization was held on April 21st, 2021, with 11 members in attendance. With a total of 11 members voting, voted to support (or to not oppose) the application; 0 voted to oppose the application; and 0 voted to abstain on the issue. It is therefore resolved, with a total of 11 members voting in aggregate: The position of the Lincoln/Broadway Corridor Registered Neighborhood Organization is that Denver City Council approve, with comments noted, the proposed rezoning of 73, 75, and 87 N. Lincoln Street from G-MU-5 to G-MS-5.

Sincerely,

Steven Freeman  
Zoning Committee Chair  
zoning.lbcerno@gmail.com  
L/BCRNO