

WINSTON DOWNS COMMUNITY ASSOCIATION UPDATE

September 15, 2019

Re: 716 S Poplar St –Home Use

Dear Winston Downs Neighbors:

Cottonwood Community Alternatives submitted an application to the City and County of Denver to rehabilitate the residence at 716 S. Poplar St. for use as a residential care facility for up to 3 individuals with intellectual or developmental disabilities and at least one full-time staff member. Cottonwood Community Alternatives, founded in 1991, is a non-profit that provides services to adults with intellectual and development disabilities to help them live as independently and productively as possible. They operate 4 homes throughout Denver used in this manner. A staff member is on-site 24 hours per day, 7 days per week to provide continuous support. The full application, including design drawings for renovations on the property and background on Cottonwood Community Alternatives, can be found on our website at: <https://www.winstondowns.org/special-presentations-and-resources.html>. Look for the link to the Cottonwood Community Alternatives ZPIN application.

In the past, this residence was leased to another non-profit that used it as temporary supported housing for people recovering from substance abuse or other issues. The house has remained empty for several years after the expiration of that lease agreement with the City of Denver. The condition of the home has deteriorated significantly, and the new proposed use would mean a significant investment in landscaping, fencing and the interior and exterior of the home to make it consistent with the value and appearance of neighboring homes. The City would transfer the deed for the property to Cottonwood Community Alternatives. Restrictions would be placed on the deed that would require current or subsequent owners of the property to continue to use the property for this purpose. Cottonwood Community Alternatives has met with the WDCA Board and also separately with neighbors of the property to address concerns regarding traffic, parking, maintenance and noise.

The City and County of Denver has issued a notice for comments from residents and homeowners in Winston Downs, specifically related to how the proposed application does or does not meet the specific criteria in [Section 12.4.2, Article 12](#), and/or [Section 11.2.9, Article 11](#), of Denver Zoning Code.

Please feel free to contact Stephen Elkins, Associate City Planner with Denver Community Planning & Development, directly at stephen.elkins@denvergov.org or 720-913-3476 if you have any questions or concerns about this proposal. The City prefers written comments so they can be included in the record for this application. Please provide an address or email address so that you can be notified when the decision is made. Please reference Record ID Number 2019-ZONE-0002324 in your communications.

Winston Downs Community Association