



SLOAN'S LAKE NEIGHBORHOOD ASSOCIATION

February 15, 2015

Denver City Council
Denver, Colorado

Re: Rezoning of Block One of the Old St. Anthony's Hospital Site

Dear Members of City Council:

Sloan's Lake Neighborhood Association (SLNA) was first organized in 2004 as an RNO to advocate on behalf of Sloan's Lake Park and the matters effecting the community surrounding and adjacent to the Park. SLNA boundaries are West Colfax on the south, West 29th Avenue on the north, Sheridan Blvd. on the west and Julian Street on the east. Current paid membership is 35 households and 60 individuals.

Several members of our organization were actively involved in the City sponsored St. Anthony's Redevelopment Task Force and the West Colfax Plan in 2006. The following Resolution is in conformance to our collective and clear understanding of the outcomes of those processes. The following Resolution was adopted unanimously by the membership by an Internet vote between February 11 and 14, 2015.

Resolution in Opposition to Re-zoning the St. Anthony's Redevelopment Not in Conformance to the West Colfax Plan

Whereas, the St. Anthony Redevelopment Task Force, a City of Denver initiated neighborhood planning process, met for more than a year in 2005 and 2006 to plan the future of the St. Anthony site, and

Whereas, the West Colfax Plan, also a City of Denver initiated neighborhood small area planning process, was developed at the same time in 2005 and 2006 and was to include the St. Anthony site, and

Whereas, the West Colfax Plan did not address the St. Anthony site in detail but instead specifically incorporated the Guiding Principles of the St. Anthony Redevelopment Task Force Report, with clear language which states on Page 130, the City shall "Utilize the guiding principles of the Saint Anthony's Hospital Redevelopment Task Force in preparing and implementing future plans for the redevelopment of this 16+ acre urban site." and,

Whereas, it was the community's strong conviction which was stated in the Guiding Principles of the St. Anthony Plan to have the tallest structures on the site to be set back on the West Colfax Avenue side of the property and not to allow high rise development toward 17th Avenue, and

Whereas the Urban Form Guiding Principles of the St. Anthony Plan which are part of West Colfax Plan state "The height and densities of the edges of the redevelopment site...should transition from the densities along those edges to higher densities internal to the site and toward Colfax Avenue", and

Whereas, the non-adopted (by City Council) General Development Plan approved by the Planning Board (GDP) and the zoning changes being proposed for the site call for the tallest buildings to be toward 17th Avenue and not toward West Colfax,

Now Therefore, does Sloan's Lake Neighborhood Association affirm the clear intent of the West Colfax plan was to have the tallest buildings in the center of the site, towards West Colfax and away from 17th Avenue and the Park and opposes the rezoning of any of the EFG development site to high rise development along 17th Avenue, adjacent to Sloan's Lake Park.

Sincerely Yours,



Jane Parker-Ambrose
President, Sloan's Lake Neighborhood Association



How New Skyscrapers Are Forever Changing Central Park

The [Municipal Art Society of New York](#) conducted [a study](#) last year on what effects a number of new high rises will have on Central Park, which is visited by over 40 million people each year. This includes a series of shadow studies that show how the new buildings will change the park's light. The illustrations below show what the park would like before and after a new series of skyscrapers are erected (shadows across the park are at 4 pm on September 21st). To learn more, see Bill's special show this week, [The Long, Dark Shadows of Plutocracy](#).
<http://billmoyers.com/episode/full-show-long-dark-shadows-plutocracy/>

Central Park Shadows Prior to Development



Central Park Shadows After Development



