

2014I-00096, Approximately 99

Quebec Street

Public Comments

E-mailed to Denver Planning

Board

May 1, 2015

From: pierson98@comcast.net
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: Fwd: Park Heights -- Boulevard One
Date: Tuesday, April 28, 2015 8:31:12 AM
Attachments: [Blvd. One Petition 4.26.15 3rd draft.pages](#)
[HandoutForParkHeightsApril262015-2.docx](#)

Hi Theresa,

One of our neighbors suggested that I send you our letter, below.

Thanks for your time and attention.

Elizabeth Lund

From: pierson98@comcast.net
To: "Helene Martin" <hmartin67@gmail.com>, "Christine O'Connor" <mitz_4@mac.com>
Cc: "Lamont and Janice Smith" <lamont@apse.net>, "Daniel Powell" <danielt.powell@comcast.net>, "Barbara and Mickey Silberman" <babz516@yahoo.com>, "Sandy Eskenazi" <eskenaz2@comcast.net>, "Reno Wenz" <lutwrob@hotmail.com>, "Debbie Walters" <dsw242@aol.com>, "Leora Wechsler" <leorajoseph1@gmail.com>, "Paul and Normie Voillequé" <nmv@mindspring.com>, "Howard and Marci Rosenberg" <Howard.Rosenberg@colorado.edu>, "Oksana Khavasova" <oksanadenver@msn.com>, "Meg Kaehny" <Margaret.kaehny@ucdenver.edu>, "Michelle Ku" <michelle_ku@msn.com>, "Kitty and Tim Swan" <ksswan@comcast.net>, "Christine O'Connor" <lowryunitedneighborhoods@gmail.com>, "Kevin Wanebo" <kevinwanebo@comcast.net>, "Terry Samuel" <Terrysamuel18@gmail.com>, "Don Esstman" <don.esstman@rubinbrown.com>, "Laura and Keith Abramson-Pritchard" <lauraap@comcast.net>, "Heidi and Stephen Popkin" <poppy5@aol.com>, "Andy and Cindy Motz" <ham3doc@aol.com>, "J'ne and Paul Day-Luore" <jmdaylu@comcast.net>, "Dino & Kristin Maniatis" <denverdino1@msn.com>, "Sherry Qin and Bob Klein" <rmklein57@gmail.com>, "Marsha Lunnon" <marsha.lunnon@gmail.com>, "Shawn Wallace" <shawnpwallace@aol.com>, "David Kaufman" <dkaufman@universitybldg.com>, "Cindy Halpern" <cindy@halpern.co.il>, "Carol Tobin" <cattobin@comcast.net>, "Barry and Grace Cheng Ogin" <bogin@comcast.net>, "Patrice Rowan" <patricerowan@yahoo.com>, "Jennifer Harned Adams" <jenniferharnedadams@me.com>, "Isadora & Alan Bielsky" <alanwithisa@yahoo.com>, "Joan Troy" <joan.troy@comcast.net>, "Leslie Stewart/ Stuart Senkfor" <leslie@smjfamily.com>, "Becky O'Rourke" <becky@williamhorourke.com>, "Pat (Patricia) Wassik" <wassik@comcast.net>, "Tim Swan" <tim.swan@cbre.com>, "Donna Winter" <ddwmkw@aol.com>, "Rose Andom" <roseandom@comcast.net>, "Nancy Kaufman" <nkaufman@universitybldg.com>, "Larry Halpern" <larry@halpern.co.il>, "Robert Salehrabi" <salehrabi@usa.net>, "Graeme & Irit Bean" <beanfamily@beanmix.com>, "Mark and Sydney Nehler"

<Sydney_Nehler@msn.com>, "Florence Ricci" <florence.ricci@comcast.net>, "Ty and Jennifer Kiser" <tkiser93@comcast.net>, "Jennifer Kiser" <jennifer.kiser@ucdenver.edu>, "Kim Fishman" <kimberlyfishman@hotmail.com>, "David Smith" <davidleesmith@gmail.com>, "Evi Makovsky" <emakovsky@comcast.net>, "Robyn Larkin" <robynalarkin@gmail.com>, "Jennifer Dechtman" <jdechtman@denverrealestate.com>, "Aryeh and Dorit Fischer" <arfischer@yahoo.com>, "Ed & Mindy Wiener" <edwardwiener@hotmail.com>, "Sara Nieder" <saranieder@yahoo.com>, "Greg Ross" <gregorydross@aol.com>, "Debra Johnson" <djstinkbug@aol.com>, "Chuck and Charla Rudolph" <cbrednose@aol.com>, "Clem and Mary Hanson" <hanson139@comcast.net>, "Michelle Sisk" <michsisk@gmail.com>, "Michelle Wallace" <michellejwallace@aol.com>, "Arnie and Karen Stein" <Arnie@arniestein.com>, "Steve Adams" <steveadams1972@yahoo.com>, "Sarah and Jonathan Prostack" <sarahstrapp@gmail.com>, "Patty and Bern Michalek" <pattymichalek@yahoo.com>, "Grace Cheng" <biscuitkisses@hotmail.com>, "Arinn and Noah Makovsky" <anmakovsky@yahoo.com>, "Cate Esstman" <cateesstman@hotmail.com>, "Lisa Smith" <lisassmith@gmail.com>, "Jane and Adam Koszowski" <jkoszowski@yahoo.com>, "Mike Wechsler" <mikewechsler@gmail.com>, "Scott and Sally Alpert" <waggles8@comcast.net>, "Lee and Peggy McGill" <pgyvgs@aol.com>, "Leann Shepard" <LeannShepard1953@gmail.com>, "Carol and Marshall Tobin" <marshalltobin@comcast.net>, "Jill and Daniel Goldstein" <jsgolds@comcast.net>, "John and Christina Sacha" <jtsacha@aol.com>, "Joel Susel" <jsusel@aol.com>, "Jonathan Fishman" <docfish@hotmail.com>, "Mary Cox" <memcox@gmail.com>, "Evan Dechtman" <evan@iddwebs.com>

Sent: Monday, April 27, 2015 4:01:45 PM

Subject: Park Heights -- Boulevard One

Park Heights neighbors,

Thanks so much to those of you who attended the very productive meeting about Boulevard One last night at Joni's home.

Here are two key things discussed at the meeting with which we could use your assistance:

1. Planning Board Meeting on May 6, 3 PM:

The Planning Board's meeting regarding the LRA's Application for Urban Center zoning is next week. The application is for the same zoning that is being used in Cherry Creek and is very dense. (Only downtown Denver has a more dense zoning designation). Please consider sending an email or attending the hearing or both.

Attached to this email is a one page description of where to send an email and the procedure for speaking at the hearing.

2. Petition from Park Heights to the Denver City Planning Board and City Council:

Neighbors will be walking around our neighborhood this week to give you the opportunity to sign our neighborhood petition. The Petition says that the zoning

proposal is just too dense and that the Park Heights neighborhood is very concerned about lack of parking, lack of adequate setbacks, the building heights (5 stories), the already crazy traffic on Quebec, etc.

Attached to this email is the Petition. If neighbors coming to your door miss you, please both sign and print your name, print your address and date the Petition and place it in my mailbox by Tuesday, May 5th. I will make sure that it is provided to the Planning Board in a timely manner.

Thanks.

Elizabeth Lund
203 South Pontiac Street
303 343 3955

April 4, 2015

Subject: Letter of Support for Boulevard One

From: Amy Ford <amywcford@gmail.com>

Sent via email

Dear Planning Board,

For over ten years I have either been involved with or carefully watching the planning associated first with the closure of Buckley Annex and then the development of the Boulevard One plan. It had not been an easy process as there have been intense discussions and public meetings about what it means to have true mixed-use and new urbanism development in east Denver.

One thing has been clear, however. Lowry is an area of change, an area that has been the trailblazer for the future, not just for developments that followed like Stapleton, but for the country. During the development of Lowry, the residents of Denver and Aurora crafted master plan that worked to balance a live, work, play and walk sensibility with the surrounding neighborhoods. Its success has been evidenced in the property values, the schools, the number and diversity of residents and businesses who call Lowry home.

Over the last several years, the Boulevard One planners have worked to balance the same. The design plans have changed to account for a more compatible height with the rest of Lowry (from originally 7-12 stories to no more than five), to provide for buffers where asked (keeping the berms along Monaco) and reconnecting communities (removing berms along 1st). They have worked to calm east/west traffic along 1st and funnel it to a main road along Lowry Boulevard. They have worked to address the requests for different types of housing - single family, apartments and town homes -that would address the needs of many, not just families who can afford single family homes. They have worked to address the parking challenges that have cropped up in other parts of Lowry by looking to approach those in binding design guidelines.

Boulevard One is bordered by two main arterials, Monaco and Quebec. My understanding is that Monaco has still yet to achieve the traffic volume that it originally had when Lowry Air Force Base was in operation and Quebec was not accessible. That said, however, it is still incumbent upon the Lowry Redevelopment Authority to continue to plan well for transportation and work with Denver and RTD to do so. Upcoming plans for Quebec and Colfax as well as concepts of more flexible, Uber style transit from Councilwoman Susman move more concretely in that direction.

It is time to take the next steps in the Denver planning and zoning process. Though there are some who challenge that process based on the fact that it cannot provide, in their mind, guarantees that commitments like the parking or building heights will be kept, I would instead choose to trust in a system and the people who developed a finely tuned master plan, a system and people who have already built an extraordinary community in which even the detractors and over 12,000 people call home.

That does not mean that we will not be carefully following this and assuring those commitments are kept. On the contrary, the collaboration that has been had to date demands it and where necessary we will continue those discussions. In the end we all want more of what we already have - a livable, playable, workable and walkable community that enhances Lowry and adds to our community's vibrant ability to meet the needs of Denver's future.

Sincerely,

Amy Ford
7754 E. 9th Avenue

March 30, 2015

Dear Denver Planning Board and Denver City Council:

We are writing to show our support of the mixed-use parcel rezoning at Boulevard One in Lowry. As residents in the northwest neighborhood for 13 years, we have been looking forward to the completion of this urban infill community. My husband and I picked Lowry because of its smart growth approach to development... a place designed to celebrate urban living in Denver with a mix of home types and sizes and a mix of uses -- retail, restaurants and offices. And the most recent development at Hangar 2 is a beautiful example of creating even more vitality within the community. Like the sought after Denver neighborhoods, Lowry is a compact urban development that promotes walking and is inclusive.

So when we learned there a few vocal people in the Crestmoor neighborhood who are opposed to the mixed-use rezoning at Boulevard One, we got frustrated. Frustrated that a few people who are afraid of change could be standing in the way of important progress at Lowry. We hear they are worried about traffic cutting through their neighborhood, to which we would say that nobody is going to make that mistake more than once. Crestmoor's circuitous street pattern discourages any pass through. We hear they are worried about traffic in general, to which we would say this is the reality of our city, and smart planning that keeps services in the neighborhood also keeps people shopping and working close to home. We moved from the Mayfair neighborhood, and the traffic feels very manageable, which we attribute to a plan that distributes traffic very well. We hear they are worried that more people will be using "their" parks. To which we would say, those parks don't belong to you. They are city parks. And Lowry has plenty of its own. In the 13 years we've lived in Lowry, we've never been to "their" parks.

This whole debate strikes us of the classic NIMBY attitude. Entitled people who don't want to share their city. Lowry serves a diverse population, so I hope our voices will help balance the vocal opposition whom we believe is in the minority. Our city has to accommodate growth. We pass by the signs that proudly display the Lowry 1998 Smart Growth Award, and we find it ironic that we are having this debate 17 years later. I am an urban planning professional and my husband is a DPS teacher. We care deeply about how our city grows and changes.

We hope you will prevail in your plans for Boulevard One and continue the urban pattern that has contributed to Lowry's success.

Sincerely,

Amy Levi and Aaron Williams
7743 E. 6th Place
Denver, CO 80230

amyandaaron@comcast.net

Greg and Susie Austin
8021 East 6th Ave.
Denver, CO 80230

April 9, 2015

Dear Members of Denver Planning Board and Denver City Council:

We are writing to support the Lowry Redevelopment Authority's application for mixed-use zoning in the Boulevard One development.

We are proud to be among the first homeowners at Lowry. We moved to our entry-level, single-family home in 1998 and raised three children there. Over the years we have truly enjoyed the urban lifestyle we sought at Lowry. Our children went to Lowry Elementary School while one of us worked from home. We ride our bikes to the many wonderful parks and enjoy doing our errands in the town center. Recently we sold our house and bought a larger one—in another Lowry neighborhood.

Now the next generation can enjoy the same lifestyle here and across Quebec Street at Boulevard One. As neighbors, we look forward to trying new restaurants, parks and things to do there. Boulevard One offers more opportunities for everyone to “live, learn, work and play”—Lowry's original tagline.

The critics of Boulevard One are trying to preserve a different, more exclusive lifestyle. Most of us at Lowry have been living a diverse, mixed-use lifestyle for many years. We think Denver is growing in a dynamic way. We all need to adapt to the city's growth by being more flexible in how we get around, and by supporting mixed-use development that allows people to live in an area where they don't have to get in their cars and drive to do everything.

Please approve this zoning request.

Sincerely,

Greg and Susie Austin

March 30, 2015

City of Denver
Lowry Design Review Committee
Boulevard One Design Review Committee

Via email

To whom it may concern:

As a long-time resident of Lowry (1999), please accept this letter of support for the rezoning of the Boulevard One area allowing for a mixed-use, medium-density development.

For nearly 30 years, my family has called Denver home. Moving to Lowry from the inner city in the late '90s provided our family an opportunity to build our dream home after refurbishing several turn-of-the-century homes in central Denver. The promise of diversity and affordability were linked with the vision of creating another great walking community, much like Washington Park, the Baker neighborhood or Congress Park.

Sadly, the market crash of 2008 and other economic downturns in the 2000s dramatically slowed the development of what we thought would become a more diverse, connected and "old school" neighborhood of the future.

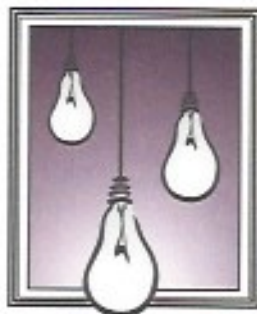
The vision of Boulevard One is part of my values for urban living.

I am such a firm believer in this vision that my company recently purchased a building in the River North neighborhood which, along with Lowry, provides an opportunity to create mixed-use, pedestrian-friendly, live-work communities that will sustain Denver for decades to come.

I hope you will move the rezoning along quickly so that we may look forward to realizing the dream of another great Denver neighborhood.

Sincerely,

Brad Bawmann
110 S. Ulster St.
Denver, CO 80230
303.870.3949



Enlighten
Real Estate Group

4/16/15

Denver Planning Board
Denver City Council

Re: Boulevard One Zoning Application

Dear Members of the Denver City Council & Planning Board:

As a native of Denver and someone who grew up in the shadow of Lowry Air Force Base (7th & Cherry St.) I have taken great joy in watching how the Lowry Redevelopment Authority has performed in transitioning the area from military base to one of Denver's premier neighborhoods. I have appreciated the redevelopment so much, that I am not only a business owner in Lowry but my wife and I are also proud residents of Lowry's Officers' Row Community.

I believe the last phase of Lowry's development, Boulevard One, will be the crowning jewel in what has been an historic and nationally recognized example of how a City can, through proper planning and guidance, redevelop an area into a remarkable community. As the Broker/Owner of a residential brokerage doing business in Lowry I appreciate, as much as anyone, how significant the services are that we offer in our neighborhood. I proudly discuss with Clients the numerous features/benefits of Lowry and emphasis the exciting new opportunities to be available with the introduction of Boulevard One.

I strongly endorse the proposed mixed-use development of Boulevard One and would encourage and appreciate the Planning Board and City Council's endorsement of the Lowry Redevelopment Authority's zoning application, C0-MX-5.

Thank you, in advance, for your time in considering my letter.

Sincerely,

Bruce P. Garfield, GRI
Broker/Owner
Enlighten Real Estate Group

Bruce P. Garfield, GRI
Broker / Owner

Enlighten Real Estate Group

200 Quebec Street, Building 300, Suite 111, Denver, Colorado 80230

Office: (720) 324-8061, Cell: (303) 349-9965

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Brian Wert
250 Eudora Street
Denver, Colorado 80220

April 2, 2015

To: Members of Denver City Council

Ladies and Gentlemen:

I am writing in support of the Lowry Redevelopment Authority (LRA)'s zoning application pertaining to a portion of the former Lowry Air Force Base (Lowry) property now known as Boulevard One, located between Monaco Boulevard and Quebec Streets, south of East First Avenue. I am writing both as an interested citizen and also as a 20+ year member of the LRA's Community Advisory Committee (CAC).

The subject application follows previous applications pertaining to parts of the Boulevard One property, each of which incorporate the same values and sensitivity to surroundings. As recognized with respect to previous applications, the subject application is consistent with Blueprint Denver and the current Denver Zoning Code as they pertain to areas of change, which all of Lowry was designated. The proposed zoning is only one piece in the overall vision for Boulevard One, as a mixed use development which includes a broad spectrum of housing types and housing market segments.

The subject application, identically to those before it pertaining to portions of Boulevard One property, complies with and honors the General Development Plan (GDP) approved by the City and County of Denver for the redevelopment of Boulevard One lands. Generation of the GDP occurred over a period of five years or so and is the result of several dozen public meetings that were very well attended. The GDP was also modified and revised considerably on the basis of public input during the GDP process. Lastly, the GDP incorporates the highest levels of sustainability of all of the redevelopment at Lowry and some of the highest levels thus far in the City.

The GDP and plan for Boulevard One was a considerably more intense public process than much of Lowry. As a member of the CAC since its inception, I want to assure you that the plans for Lowry have always been the result of a public process in which there have always been disagreements, but also finding of consensus for advancement and execution of plans.

Opposition to the subject application, as well as the Boulevard One plan in its totality, is being viciously waged according to an obstructionist agenda which has no basis in view of the GDP, through which it was concluded that transportation system levels of service will not be adversely affected by development of Boulevard One lands.

The plan for Boulevard One promises to be a fitting finale for the redevelopment of Lowry lands and is already proving to be very desirable in the marketplace. Pre-sales are brisk and occupancy of the first homes to be built will not occur for a number of months. Without reservation I encourage your support of the application before you.

Sincerely,

Brian Wert

March 20, 2015

RE: Boulevard One Zoning

Members of Denver Planning Board and Denver City Council,

My name is Mike Uhlenkamp. I moved to Lowry in 2003 and have been active in the Lowry community ever since. I have been a member of the Lowry Community Advisory Committee (CAC) since 2006. I previously served as a volunteer on the Buckley Annex planning committee during the original planning of Boulevard One and am a former member of the Lowry Community Master Association.

I am writing to support and encourage you to approve the current zoning application for Boulevard One at Lowry. Boulevard One is consistent with the feel of the surrounding community while acknowledging current trends in urban design and market trends. Significant work and consideration of public input has gone into developing the plan for Boulevard One. Changes to the design including building heights and density were made as a result of public input. This development will help the Lowry neighborhood continue its growth as a vibrant and exciting area within Denver. It makes smart use of the limited land and is fully consistent with urban infill.

As a member of the CAC, I have actively reached out to neighbors to get input on the development and have received very positive feedback from everyone with whom I have talked. There is definitely a sense of excitement around this newest area of Lowry and what it will bring to enhance an already great area. The successful development of Hangar 2 is an example of how continued growth and enhancements are making Lowry an even more amazing neighborhood.

There are some concerns related to traffic, but this is an ongoing concern in the area and not fully tied to the development. As you know, Quebec Street is a major issue for the city and needs attention as it has for many years. I hope the city will explore options for addressing traffic and public transportation shortfalls in the region and specifically urge the city to pursue funding of Quebec street improvements recommended in the city's Quebec Street Alternatives Study. Putting these improvements off any further is not acceptable given the growth of East Denver. However, I do not feel that these ongoing traffic concerns should be to the detriment of the Boulevard One project and all that it will bring to this corner of Denver.

Again, I urge your support of the zoning application before you for Boulevard One at Lowry.

Regards,

Mike Uhlenkamp
1028 Syrcause St

Denver, CO 80230
303-324-0482
michaeluhlenkamp@yahoo.com

March 28, 2015

To The Denver City Council and the Denver Planning Board

As someone that has lived at Lowry since 1998 and been involved in many community committees, I am writing in full support of the proposed zoning application for the Boulevard One area. I think the current proposal is very positive and would enhance the entire project, especially at the Quebec end. There have been many public meetings through the years about the entire new development. I was at many of those meetings when Marcia Johnson was on city council and feel the entire planned development has evolved in a very positive direction with solid neighborhood input. This mixed use plan can strengthen that corner of the new area as well as create additional opportunities for small businesses and other mixed use concepts.

I feel the requested C-MX-5 with waivers fits the rest of the Boulevard One development and is a good, constructive solution to the eastern edge. I have been a member of the Lowry Design Review committee since 1998 and am now on the Boulevard One Design Review committee. All the meetings are open though rarely attended by anyone other than the presenters. Like the rest of Lowry, Boulevard One is following the same process that has developed the rest of the award winning community. There has been some concern about traffic in the area to be developed but I think most people forget what the traffic was like when the Finance Center was fully staffed at Lowry.

Over the past several years there has been a lot of concern about what would happen in the Buckley Annex area that is now Boulevard One. Many of us that live and/or work at Lowry wanted the LRA to continue the successful development they had demonstrated with the rest of Lowry. I know most of those at Lowry and the nearby communities were very happy to see the LRA chosen as the group that would develop that area, a choice that was not sure at the beginning of the final Lowry development. I believe that overall, the Lowry Redevelopment Authority, with input from Lowry residents and neighboring communities has done an excellent job in creating an outstanding modern community from the old military base. Because it had been a military base, Lowry has undergone far more oversight and scrutiny from many agencies in Denver, Aurora and the Federal Government than anywhere in Denver. Boulevard One has benefitted from all the groups that have been involved and I think it will be a strong and welcome addition to the rest of the original Lowry plan. This request for the mixed-use area fits the overall concept for Boulevard One.

Chuck Woodward

7881 E. Archer Place, Denver 80230

303-340-3577

chuck.woodward@comcast.net

Current member of the following Lowry committees:

Lowry Design Review for both the original Lowry and for Boulevard One

Community Advisory Committee

Building and Grounds for the Lowry Community Master Association

April 3, 2015

RE: The Boulevard One Development

Denver Planning Board and City Council Members,

As a resident, business owner and community advocate in Lowry since 1999, I am excited to see how Lowry has shaped up as a dynamic neighborhood. When I moved to Lowry, I bought into the concept of "Live, Work and Play" in the brand new community. I moved my real estate brokerage here, RE/MAX Avenues, bought one of the first properties in the Southwest neighborhood, and began life here in this wonderful place. I became involved in my new community, and began serving on The Lowry Redevelopment Authority as a Board member, The Colorado Community Land Trust as a Board member, and The Lowry Business Alliance as their vice chairman. Each one of these organizations has allowed me to see my dreams for the Lowry community realized, as well as serving to help my business grow and thrive.

Having seen the many parts of Lowry come together with a well thought out plan, I am excited to see the final piece of Lowry, Boulevard One, coming to fruition. I was proudly involved in the initial planning stages of Boulevard One, over 5 years ago and am confident that this last neighborhood will be one which the community can be proud of, and truly the feather in Lowry's cap.

As I have studied and been involved in all aspects of the development, I cannot find any truly negative aspects to the plan. The housing component is thoughtful, and serves a variety of homeowners and renters needs. The commercial piece creates an opportunity for additional retail, restaurants and entertainment to the area. To say that traffic will be a detriment cannot be heavily weighed as traffic throughout the Denver metro area has become a reality, and will be no different as compared to the traffic patterns of the now deconstructed Air Force accounting building, when hundreds were employed there.

To assume that we can sit by, and not respond to the growing needs of a burgeoning city is not in our best interest. As a Realtor, I support the ideal of homeownership, retail development as well as increased property values for all who live in Lowry and the surrounding areas.

It saddens me to see a vocal few trying to derail this project under the guise of the community voice. The majority of people I have spoken with are in favor of this project, and are looking forward to the increased choices the community will have because of this well planned, thoughtfully designed neighborhood.

Thank you for your time, and I hope the council will see this project for what it truly is, the crown jewel in an extremely successful community. I look forward to seeing this dynamic new community become a place of pride for not only Lowry, but the city and county of Denver as well.

Thank you for your time,

Derek Camunez



DAVID GRIGGS

Public Art | Planning & Design | Sculpture

April 7, 2015

Denver Planning Board
City and County of Denver
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Members of the Denver Planning Board,

I am writing in support of Boulevard One, the new development at Lowry.

This development is the next step in the growth of Denver for the area east of Cherry Creek. As a mixed-use development between Cherry Creek and Aurora, it will add needed density as well as providing housing and retail services to East Denver residents. The development is being responsibly designed to accommodate Denver's strong growth, and it will serve adjacent neighborhoods with new infrastructure, parks, and retail and community services.

I am familiar with the design of Boulevard One as a result of consulting on Public Art for the development. The design incorporates sustainable elements as well as principles of smart growth, resulting in a healthy environment for all nearby residents. It also provides a much needed retail center for the area, increasing the desirability of the surrounding neighborhoods. The new development will accommodate a variety of family sizes, income levels, ages and lifestyles.

I urge you to give your full support to Boulevard One.

Sincerely,



David Griggs

March 24, 2015

Via email

To Whom it May Concern:

As a longtime resident of Officers' Row Lofts in Lowry's Town Center and a member of the CAC committee, I am writing this letter in support of the Lowry Redevelopment Authority's zoning request for the mixed-use parcel at Boulevard One. I strongly support the concept of an urban, stimulating, walkable community at Boulevard One. The proposed densities are relatively modest. Parking appears to be adequate. The overall development should enhance property values in the surrounding neighborhoods and closely link with the existing Lowry Town Center.

It is desirable to have a combination of commercial, residential, and office uses on the site to maximize efficiency. The mixed-use design will be incorporated into the overall Boulevard One site containing single family houses and rowhomes so as to create a diverse community of lifestyles, income levels, and architectural styles. The goal is to avoid a bland suburban-type community with uniform building heights and nondescript architecture. Sufficient open space, parks, walking and cycling paths will enhance the ease of accessing and moving through Boulevard One.

The overall design is in keeping with Denver's goal of creating distinctive urban neighborhoods within the city boundaries. Denver is fortunate in having a mix of traditional and new urban communities. Boulevard One will add to the healthy mix of neighborhoods in the eastern part of the city.

Sincerely, Elliott Simonberg

April 1, 2015

RE: BOULEVARD ONE
FROM: GLORIA LARA/ BROKER/OWNER
RE/MAX Avenues
495 Uinta Way #100
Denver, Co 80230

As a business owner and a resident of Lowry, I am absolutely thrilled with the exciting development of Boulevard One! I share the vision of so many other owners and residents of Lowry looking forward to bringing new energy and growth to our wonderful community. From a business standpoint, the release of new and quality inventory has been anticipated for quite some time! The fact that there is a waiting list of hundreds of people wanting to be a part of the Lowry Community tells us all what the public is really wanting!

As a resident, I am looking forward to walking to restaurants, businesses, and gathering spots with my friends and neighbors. GOOD JOB!

Sincerely,



Gloria Lara



Hartman Ely Investments LLC
2120 Bluebell Avenue
Boulder CO 80302
720-333-0110

March 23, 2015

To Whom It May Concern

Re: Boulevard One Re-Zoning
HEI Letter of Support

Dear Denver Citizen,

I am writing to express my support for the re-zoning of the Boulevard One area to allow medium density, mixed-use development near the intersection of Quebec Street and Lowry Boulevard.

This re-zoning request is consistent with Denver's vision for Areas of Change, it is responsive to market trends, and it does its part to accommodate projected growth in a sustainable way. The very long, inclusive planning process has balanced diverse interests. The result of all that is an exciting new neighborhood that offers an attractive urban lifestyle and amenities for the surrounding community, very similar to the enormously successful Lowry Town Center area between Quebec St and Spruce St, Lowry Boulevard and 6th Avenue.

As Metro-Denver continues to grow, the leaders of our community must be champions for true smart growth. Key aspects of growing smartly are sustainable new infill developments like the Lowry Town Center area and Boulevard One. Of course, significant change of any kind makes many of our community members nervous. However, since Denver is one of the most popular areas of the country (and has been for many decades), we must allow our community to accommodate all these new people in the best way possible. I believe strongly that the proposed Boulevard One re-zoning and development plan is the best way forward for this part of our City.

As background, I have worked as an architect and sustainable real estate developer/owner/operator throughout Metro-Denver for the past 35 years. Many of our properties have similar features to those proposed for Boulevard One and have been extremely well received by their surrounding neighborhoods. Some examples of those developments are:

- Hangar 2 at Lowry
- Steam Plant Lofts, RowHomes and Patio Homes at Lowry
- Innovage headquarters office building at Lowry
- Grand Lowry Lofts and Officers Row Lofthomes
- Parkside at Lowry
- 1520 Grape St apartment building, Denver
- Various community-owned solar power developments throughout Metro-Denver

In addition, I am a member of both the Boulevard One Design Review Committee and the Lowry Design Review Committee. I have dedicated my efforts on those committees through the years to enhancing the sustainable, high quality designs for all developments that are reviewed by those groups.

I look forward to the City's approval of the Boulevard One re-zoning request.

Sincerely,

HARTMAN ELY INVESTMENTS LLC

A handwritten signature in blue ink that reads "James Hartman". The signature is written in a cursive style with a large, looping initial "J".

James Hartman
Manager



3/19/15

To: Denver City Planning Board
Denver City Council

RE: Boulevard One Zoning Application

Dear Sirs/Madams,

My company, Harvard Communities has built 120 homes in Lowry over the last 12 years or so, and we are currently starting to build homes at Lowry's new Boulevard One neighborhood. I'm writing this letter to explain why I strongly support the LRA's zoning application for the C-MX-5 zone at Boulevard One.

Harvard Communities has built almost 1,000 homes in the Denver metro area since 1992. Over the last 10 years or so our focus has been Lowry, Stapleton and in-fill locations within Denver. Lowry has always been our favorite location to build in because of its wonderful amenities, including a wide range of housing types, mixed uses providing retail, restaurants and recreation, as well as wonderful parks, trails and open spaces. Additionally, Lowry has a strong sense of place and a strong sense of community. Boulevard One represents the next stage of this successful neighborhood place making.

Harvard has built homes throughout legacy Lowry, including many homes in or near the Town Center District. This district is a dynamic area of mixed uses, which provides the feeling of an urban village. It has been the most popular area of Lowry for all types of residential uses, in large part due to the walkability to retail, restaurants, offices and the like. The density, height restrictions and mix of uses found in the Town Center District is similar to the density, heights and used proposed in the C-MX-5 zone proposed for Boulevard One. Our experience building and selling homes in the Town Center district tells us that the home buying public finds walkability and diversity of uses highly desirable. This is not only the case in Lowry, but something that is occurring throughout Denver, the metro area as well as the country. Just look at the soaring property values in neighborhoods throughout Denver which provide a mix of uses and a high degree of walkability. With C-MX-5 zoning, Boulevard One will continue the successful development pattern of the Town Center District.

I am aware that some Lowry neighbors are concerned about the traffic that will generated from Boulevard One. However, it is my understanding that the traffic generated from a built out Boulevard One, including the C-MX-5 district, will be comparable to the traffic generated from the Defense Accounting facility formerly located on the site. So while the traffic situation will not be improved, it will not be made worse, and the City and the surrounding existing neighborhoods get a dynamic, walkable neighborhood with some light commercial uses, parks and open spaces. That seems like win for all.

Sincerely,


John Keith
President
Harvard Communities, Inc.

March 27, 2015

To: Denver Planning and Zoning and Denver City Council,

I live in Lowry's northwest neighborhood and I am very excited about the possibility of a new Lowry community – Boulevard One.

I have lived in Lowry for over 10-years and have watched the community mature. Every planning decision that was made in the beginning is precisely the reason Lowry is so successful. I know the next and last phase will be even more desirable than all the previous phases. Updated planning ideas, energy conservation, large open spaces, new retail, and various housing options will create great connections to the existing Lowry community, as well as make it its own distinct place in Denver.

Lowry has always done a great job controlling designs with their design guidelines and homeowner's associations. I look forward to seeing the updated designs planned for the vertical spaces. Opening up the old dilapidated DFAS area is going to provide such a great connection to the surrounding Denver neighborhoods.

There are many reasons to be excited about the new Lowry community. I can't wait to ride my bike from my home to the new retail center. My family loves options for restaurants that are close and quick. Having new parks to enjoy is great for my kids.

In summary, I support the new Boulevard One and hope you do, too.

Regards,

Julie Majors (303) 921-6183

7920 E. 8th Avenue

Lowry Resident

April 4, 2015

Dear City Council Members:

As a longtime Lowry Neighborhood resident, I would like to voice my strong support for the Lowry Boulevard One project and the rezoning of the northeast lot at Lowry Boulevard and Quebec to allow mixed use and increased housing density.

I understand that there is a very small, but vocal group of individuals who oppose the Lowry One project. After reading through their arguments and objections to the zoning and development, I have come to the conclusion that they are fear-based and unproductive for our growing city and community. Their claim that Lowry property values will drop if apartments are built nearby is nonsense and very discriminatory. I have reviewed these apartment plans and they are attractive, luxury high end apartment rentals and will complement the surrounding Lowry office buildings, condominiums and homes. The plans call for 3 story apartments facing Quebec (which are similar in height to the Mayfair Condominiums at 1st and Quebec across from Town Center) with setback buildings up to 5 stories which would be similar in height to Lowry Quad office buildings as well as existing Berkshire high rise condo buildings near Monaco and Alameda .

I moved to the Lowry community in 1999 and am a resident of the Village II neighborhood. I, like most of my Lowry neighbors, enthusiastically chose this neighborhood for its appealing central location, "live-work-play" concept, and because I desired a new urbanism type of community. The site of the Boulevard One project used to house the old Air Force Accounting Annex and had traffic of people commuting to and from their work each day. When the Accounting Annex was closed, the property became an eye-sore for almost a decade. I am excited to see the site be transformed into a responsibly well-built urban mixed use community of homes, townhomes, town center businesses, and yes, even apartments.

In addition, I have witnessed the responsible expansion of light rail and bus routes, alternative modes of transportation such as Uber and Lyft, increased bike paths, and development of additional parks to beautify the city and community. While I understand there is a general complaint about increased traffic in Denver, this issue is not just unique to the Lowry neighborhood. With the continued adoption of additional modes of transportation, and ideas borrowed from other cities (such as the "Bridj" concept used in Washington DC that connects people to light rail stations), I am confident that Denver will continue to address this issue responsibly. In addition, by building out Lowry Boulevard One site as mixed use with business establishments within walking distance, will encourage people to get out of their cars and walk or bike. I, like most of my neighbors, would love to be able to walk across the street to see a movie, drop off dry cleaning and pick up dinner instead of jumping into the car and driving to Stapleton, downtown or Cherry Creek.

I encourage the City Council to support and vote in favor of the commercial re-zoning of the parcel at Boulevard One. I would like to see the construction of the site continue and I am confident that once completed, it will compliment and fully integrate into the current Lowry community neighborhood as well as Denver.

Thank you,

Jeff Wallick

March 28, 2015

Dear Planning Board and City Council Members:

My husband and I have lived in the Mayfair Park neighborhood for over 20 years. We love our neighborhood and hope to remain in our home for years to come. I served as the President of Mayfair Park for many years and have been active on numerous planning and community boards in Lowry over the years. When the former Lowry Air Force base was closing, I thought it was important to be involved in the planning and development of our community. I believe the development of Lowry has immeasurably benefited Mayfair Park, Crestmoor and all of east Denver. We now have a vibrant community with restaurants, neighborhoods and gathering places.

Now we are entering into the last phase of zoning for Boulevard One which is directly south of Mayfair Park adjacent to our southern border. We look at the development of Boulevard One as the completion of the Lowry vision and an excellent example of in-fill development for the City and County of Denver. I and others worked for years on the planning of Boulevard One in a way that will benefit ALL of the neighbors and provide much needed housing opportunities for the many new residents of Denver. This planning process involved multiple task forces comprised of area residents and numerous community meetings.

However, there is a small but vocal group of opponents to the complete development plan for Boulevard One and this rezoning in particular. Ironically some of them reside in Lowry. They have a limited view of what should be included in the development and we believe that is wrong from a planning and civic responsibility viewpoint. From Jennifer Moulton to today, we have worked to build a city—a city that has all forms of housing products and in planning Boulevard One, as with all of Lowry, affordable housing was a priority. Lowry has always been

committed to provide housing opportunities for all and the fact of the matter is density is required to meet that goal.

The opposition has spread a great deal of misinformation about this project and others in the city. This is not how you build community and not how you make Denver a better place. As with any change, there is a fear of the unknown and for those of us that went through those initial years of the Lowry redevelopment we learned that change is not always the negative we anticipated but instead a positive experience. With the sensitivity shown to the existing adjacent neighborhoods, Lowry has become an award winning and desirable community. My husband and I enjoy and spend a great deal of time in the Lowry shops, offices, restaurants and Albertsons. We cannot imagine living here without them and Boulevard One will only add more of these amenities.

So, please, please understand that there are countless supporters for these projects to move forward but they are the silent majority. We, as a city need to support density and added amenities for our neighborhoods to remain vibrant. The requested zoning for the completion of Boulevard One is appropriate and we urge you to approve it.

Sincerely,

Kathleen and Steven Ruby

295 Oneida Street

Denver, CO 80220

Kyl Rusk
8002 E 29th Place
Denver, CO 80238
(720) 775-9186
kjohnrusk@hotmail.com
March 25, 2015

Denver Planning Board
Denver City Council

Dear Board and Council Members:

As a recent Denver transplant from Chicago, my family and I are looking for a sustainable, walkable, and diverse neighborhood with good schools and amenities in which we can settle and buy a permanent home. We are currently renting a house in Stapleton close to the town center and, because of the proximity, have been able to explore and enjoy the offerings of Lowry too. We really like the walkability that our current rental has afforded but have started to gravitate more towards the Lowry neighborhood.

We feel fortunate that we have the ability to buy a single family home in this neighborhood even if it's at the lower end of the spectrum for this community, but we're not interested in living in a suburban enclave with sprawling lawns. We look forward to interacting with the residents and businesses of this community and hope that we can expose our 5 year old daughter to a diversity that can't normally be found in the suburbs. In my mind that means that there needs to be more affordable housing options which can only really come with added density.

Lowry is such a nice neighborhood that has clearly been well planned and executed, adding great value to the residents of Denver. We would like to see that continue. Let's make sure that the local businesses have the support and customer base they need to sustain them and keep Lowry marching down the vibrant path that has people flocking to it. We support the proposed mixed-use development in the neighborhood we hope to call home in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyl Rusk', with a long horizontal flourish extending to the right.

Kyl Rusk



8025 west colfax avenue
lakewood, colorado 80214
303-531-4990 ph
principals
ronald k. abo, aia, ncarb,
kevin k. yoshida, aia, ncarb

2015 APRIL 12

CITY AND COUNTY OF DENVER
PLANNING BOARD
201 WEST COLFAX AVENUE
DENVER, CO 80202

This letter advocates for Boulevard One C-MX-5 with Waivers Zoning Application by Lowry Redevelopment Authority.

As a licensed architect practicing in Denver since 1998 and as a member of the Lowry Design Review Committee since 2002 I have participated in Lowry's evolution from redevelopment project to valued neighborhood and I support this application as a logical and appropriate trajectory for this vibrant part of the City.

Consistent with Blueprint Denver as an area of change, C-MX-5 is appropriate and consistent with 2013 General Development Plan.

In addition to compliance with jurisdictional documents, the application includes appropriate amendments that are responsive to public meetings and address contextual sensitivity.

I believe that diverse and inclusive developments are the future of Denver. To be challenged with the question of appropriate densification and synergistic blending of land uses is a sign of success and we should strive to continuously evolve.

My appreciation to you for your thoughtful stewardship of our city.

Respectfully,

Kevin Kazuhiro Yoshida, AIA



KOELBEL AND COMPANY

5291 E. YALE AVENUE · DENVER, COLORADO · 80222
(303) 758-3500 FAX (303) 758-6632

To Whom It May Concern:

I am writing this letter of support for the rezoning of the Boulevard One area near the intersection of Quebec Street and Lowry Boulevard for medium-density, mixed-use development.

As Senior Vice President of Koelbel and Company, Colorado's longest-operating family-owned real estate development firm, my responsibilities include operations oversight for Koelbel Urban Homes (KUH), the company's newest division. KUH focuses exclusively on urban development, including in-fill properties, to meet the lifestyle and location desires of a new generation of buyers.

My credentials include a Bachelor of Architecture from Kansas State University and a Masters in Real Estate Development from MIT. More importantly, it has been my privilege to guide the development of residential and mixed-use projects in Northern California and Colorado over the past 23 years.

Based on this experience, I believe the Boulevard One rezoning request submitted by the Lowry Redevelopment Authority is a smart solution that serves Metropolitan Denver's evolving market trends in sustainable fashion.

Since Koelbel opened its doors for business more than six decades ago, it has operated with an overriding goal best expressed by the company's founder, Walter A. Koelbel:

- Never forget, under all lies the land... we must protect it and use it wisely.

This principle has successfully guided our company across the years and we believe its wisdom has never been more profound than today as we work to meet the challenges of the 21st century.



Mindful of this history and a commitment to excellence in land development in Colorado, I strongly endorse the Lowry Redevelopment Authority's Smart Growth plan, wisely conceived to create a mixed-use neighborhood that will be socially, economically and environmentally sustainable.

Koelbel and Company is an enthusiastic advocate for Smart Growth because it tailors development to individual settings, preserving and enhancing valuable natural resources while creating livable communities for people to live, work and play – communities that provide economic benefits for individuals, neighborhoods, developers and the economy as a whole.

The Smart Growth principles being employed today by Koelbel and Company and other real estate leaders, including the Lowry Redevelopment Authority, provide the perfect response to the demands of explosive growth bearing down on Metropolitan Denver in a burgeoning young century.

Smart Growth offers solutions to many of the resulting challenges in this evolving scenario by providing housing near jobs, by investing in existing infrastructures and by providing better shared services and resources to residents. Smart Growth also encourages neighborhood pride and greater interaction among residents, creating renewed social capital, including collaboration and upward mobility.

Cognizant of these empowering benefits, I strongly encourage the City of Denver to approve Boulevard One's rezoning request.

Sincerely,



Peter Benson
Senior Vice President



7653 E. 1st Place
Denver, CO 80230

April 8, 2015

To Denver City Council members,

The Lowry Business Alliance is the chamber of commerce of the Lowry community, and we wanted to communicate with you about the new Boulevard One project at the former Buckley Annex.

As you may know, our organization is comprised of business owners who live and/or own businesses in the Lowry area. It is our mission to foster a vibrant professional community by providing opportunities for connection and collaboration among Lowry businesses including residents doing business outside Lowry. By promoting neighborhood commerce the LBA strives to enrich the quality of life for all whom live, visit, work and do business in Lowry.

Our members either own businesses within Lowry (office buildings, the Lowry Town Center, free-standing locations, and homes) or they reside in Lowry and own businesses in other locations. All of our members have a physical connection to the Lowry community. Our members consist of teachers, lawyers, insurance agents, doctors, entrepreneur and various other fields. They serve a wide array of clients within Lowry as well as throughout the Denver metropolitan area.

Regarding the Boulevard One project, we would like to acknowledge the recent presentation given by The Lowry Redevelopment Authority to our members. We appreciate their time, thought, and effort to communicate the plans of this new community with us.

Lowry is made up of new and established businesses; both are essential to our history and our future. In the spirit of Lowry's evolving entrepreneurial community, The LBA is eager to welcome the new businesses to Boulevard One.

Going forward with Boulevard One, we would like to encourage open communication, collaborative processes, and support for our local businesses, schools, and non-profit organizations. We desire to hear about the developments, as they progress, so that we can inform our members.

In addition, we would like to collaborate with Boulevard One to help apprise new Lowry residents about the LBA so that they can participate and support our local business community.

As the new business begin to launch in Boulevard One, we welcome them to join the LBA so that they can actively participate in the Lowry business community.

Please feel free to reach out to us at any time or join us at any upcoming events.

Sincerely,

Helen Hand, Ph.D. and the Board of Directors
Lowry Business Alliance

www.lowrybusiness.com

303-399-0093 x2333

To the City of Denver,

I am a resident of Denver, in the Mayfair neighborhood, located off Niagara and 1st. I am strong proponent of the Boulevard One project and firmly support rezoning of this lot to accommodate additional mixed use space and increased housing density.

I have read and heard opposition to the Blvd One project and I disagree with the rhetoric that is being used by my neighbors when opposing this project. A very small group of individuals is acting on their own agenda and claiming to be the voice of the community. These people are not the voice of our neighborhood and not representative of the general mindset.

First, please let me address some claims made by those who are in opposition to Blvd One. They claim our housing prices will drop if apartments are built nearby. This claim is false and the condition of the current vacant lot is more detrimental to our property value than anything that would be built in that space. City lots that are left vacant often become a place for vagrancy, illegal dumping, graffiti, and other crime. These things would be far more damaging to property values than new development.

Second, several claims have been made to car traffic in the area. Again, these claims are baseless. The space was previously used by the city and accommodated the traffic flow for many years. Opposition has also claimed that; mass transportation can't accommodate the residence of these apartments. This shows how out of touch these people really are...people who pay over \$1,000 a month to live in an apartment; own cars and do not use mass transportation any more or less than those living in houses. The notion that people who live in apartments are either poor or don't drive is an example of classism by those who are concerned about their property values.

Finally, I would ask those in opposition where they suggest putting the influx of residence moving into our city? Denver is now the fastest growing city in America, and one of the fastest growing economies. Denver is now the 5th most expensive city to rent housing and we must address this population growth by in-filling those spaces that are available for redevelopment. It is far more environmentally and economically responsible for the metro area to build up, not out! The continued urban sprawl up Route 36 and north on I-25 will strain our resources and utilities. Responsible urban development (in fill, making use of vacant lots within the city limits) will use less resources, less time, and less money.

We must build for the future and plan to accommodate and offer affordable housing options for people of all incomes. I understand the angst of my neighbors. Change is difficult, especially when your environment has changed so little for so long. I can see how someone who has lived in this neighborhood for 40 years would have a problem with new development. However, unless we put gates up at the city limits and have an occupancy limit on Denver, we have to live with reality. Our city will continue to grow, and we must plan and build for that growth.

Please allow the rezoning measures to pass so construction can continue and be completed at Blvd One.

Michael Galya
Denver, Mayfair resident

Mayfair Park N.A.

A Denver Neighborhood Registered Organization

March 31, 2015

Denver Planning Board
City and County of Denver
201 West Colfax Avenue
Denver, CO 80202

RE: Boulevard One @ Lowry
Zoning Application C-MX-5

Dear Denver Planning Board;

Mayfair Park Neighborhood sits directly North of Boulevard One. We are separated by one single lane street called 1st Avenue and most recently, all of our streets now connect directly with the Boulevard One (B1) development.

We have been very active and engaged with this project since 2007 and before. Since our engagement with Lowry Redevelopment Authority (LRA), and former and current City Council Leaders on this project, we have been actively involved with expressing our thoughts, questions, ideas, concerns and relaying those same thoughts, questions, ideas, and concerns from our community to LRA and the City and County of Denver.

Now as it was in 2007, we are still very excited about Boulevard One continued progress. Seeing this infill now come to fruition has many within community excited and anxious for its completion. The progress in the last 2 years has been a huge asset not only for Denver and our community. We have had newly peeked interest into our neighborhood like we have never seen in 10 years. In fact, we had owners moving out of Mayfair Park the last 8 years prior to 2013 and our neighborhood was in a decline with having fewer owners and more renters. Since 2013, we have had a dramatic change in people moving back to Mayfair Park and others buying homes within our community to either remodel or rebuild newer homes on these same properties. In part, we attribute this to the development at B1.

As B1 continues to move through its process of zoning and its plan to complete the planned development as its been shown and presented to us, we respectfully request that you grant B1 its zoning application for C-MX-5 so that LRA may move forward with its design and plans for construction that will further define this great area which will soon be a great asset to many in our surrounding community.

Sincerely;
MAYFAIR PARK N.A

Troy R Moore
President

March 31, 2015

Dear Planning Board and City Council Members:

I have live in my home in Hilltop for 33 years. During that time, our part of Denver has seen tremendous change and growth. We have had two of the largest City in-fill projects in recent memory, and now the explosive resurgence of people wanting to move closer to the City Center. Anticipation of this led me to volunteer for a variety of neighborhood based task forces over the years, including the Community Advisory Committee at Lowry. I have been working on the redevelopment of Lowry since Pat Schroeder served in Congress. Suffice it to say – a long time.

As with anything new, there will be those who like what was done, and those who deplore any change. Lowry is no exception. With sensitivity to this credo, we made every effort to hold numerous public meetings on every topic possible. Reaching consensus was always the goal, and although that wasn't always achieved, we feel that we have the majority of the community in agreement with the decisions which were made.

The redevelopment of Boulevard One is no exception to the controversy which change engenders. However, the planning of Boulevard One has incorporated a mixed use approach which will benefit not only the new residences, but integrate well into the existing neighborhoods. It will provide parks, a full range of housing options, office space, restaurants and businesses. All this with sensitivity to restricted building heights and traffic patterns.

It is no secret that the City of Denver is challenged by too much traffic with little help from mass transit, or more convenient public options, but we have tried very hard to create an environment where people can (as the Lowry motto has always stated) "Live, Learn Work and Play". We have sought to lessen the impact of traffic, and provide all forms of modality throughout the parcel, as well as integrating on to the surrounding streets.

I ask you to approve the application for Boulevard One, to complete the final piece of a nationally recognized and award winning example of how to incorporate the old with the new, and to keep our City and neighborhoods a vibrant place for all.

Respectfully submitted,

Mary Nell Wolff

March 24, 2015

Denver Planning Board
Denver City Council
Denver, Colorado

Dear Planning Board and City Council:

I have been a member of the Lowry Community Advisory Committee since 2005. I was also on the original Lowry Board of Directors when Lowry was closed in 1994, as I was a council member in the City of Aurora and representing Aurora's interest.

I would like to make some comments in support of the Boulevard One Project. I think this mixed-use development near Quebec Street/Lowry Boulevard is very consistent with Denver's vision for Areas of Change. I think this will be an exciting new neighborhood that will be attractive and offer new amenities to the neighboring communities. Lifestyles have changed and we no longer need bigger spaces, just smarter ones and that is what we are getting with Boulevard One.

There will be green construction. They will follow sustainability standards that are among the nation's most energy efficient, certainly something of which we can be proud. There will be a variety of developers, which is extremely important for a diverse-looking community. We will be seeing single family detached homes, row homes and apartments, which offer a variety of living space.

There is a small group that is opposed to this development and changes have been made, where possible, to accommodate concerns of neighbors. Obviously, some people will still be opposed but I still know this is going to be a development which will make us all proud when finished.

I can still hear in my head the opposition we heard in 1994 to redeveloping any of Lowry as we were told it would diminish the value of homes in the surrounding neighborhoods. In fact, just the opposite occurred because this fabulous development has increased the value of surrounding homes, as will this Boulevard One Project.

Thank you for listening.

Nadine Caldwell
Lowry Community Advisory Committee (for Aurora)
2065 Florence Street
Aurora, Co. 80010 303-364-2859



BERKELEY HOMES

3/19/15

To: Denver City Planning Board
Denver City Council

Re: Boulevard One Zoning Application

Dear Sirs/Madams:

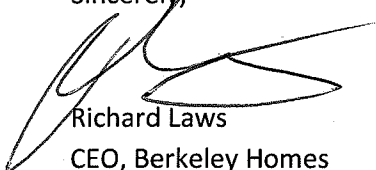
Lowry Air Force Base was closed in 1994 and turned over to the Lowry Redevelopment Authority (LRA), to manage its redevelopment on behalf of the citizens of Denver and Aurora. Since that time, the community has become a national model for successful infill redevelopment by combining forward thinking in the areas of mixed use, sustainable, walkable, and transit oriented development.

It is my belief that the guidance of this unique public-private partnership has resulted in one of the most desirable communities in the metro Denver area. By carefully planning each phase of development (LRA) has achieved a vision that would not have been possible if managed solely in the private sector. Valuable pieces of land were set aside for parks, public art, walking trails, recreation centers, and important connections to offices, retail and civic amenities. As the owner of a locally owned and operated homebuilding company that has built in several front - range master planned communities over the last 20 years, none have compared with the value that has been created for the stakeholders in and around Lowry.

This vision is now being extended to Boulevard One. After years of community input and careful planning, Boulevard One will be the best and final chapter of this exceptional 25 year redevelopment. The plan for Boulevard One is consistent with Denver's vision for Areas of Change, it is responsive to overwhelming demand for new infill housing, and it will be one of the most sustainable new communities in the region. Simply put its growth done right – smart, forward thinking, and sustainable. The result will be an exciting new neighborhood that offers an attractive urban lifestyle, amenities for the surrounding neighbors, and lasting value for the City and County of Denver.

We are in support of LRA's zoning application for C-MX-5 as an important step in completing this vibrant mixed use community and urge the Planning Board and City Council to approve this request.

Sincerely,



Richard Laws
CEO, Berkeley Homes

April 3, 2015

Denver Planning Board
City and County of Denver
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Dear Planning Board Members:

I am writing in support of the Boulevard One mixed-use development near Quebec Street and Lowry Boulevard.

I have familiarity with the site dating back to 1953 to my birthplace on Poplar Street, using adjacent Crestmoor Park on a regular basis and, more recently, producing a landscape artwork for the Community College campus at Lowry. I am, in fact, making another wildlife-oriented, environmental artwork for the corner of Monaco and First Avenue that will become part of the approved residential area of Boulevard One.

Speaking as a professional artist whose work supports environmental and community needs, I think the mixed-use nature of Boulevard One as currently proposed is a healthy plan for the neighborhood. The ability to walk to a retail area near your home improves the community feel of an area—it makes a civic core that has been missing. The density and height of the buildings allows a variety of housing for a variety of incomes and family sizes. The great, existing residential areas are not broken up by this. It does not mean it has to become a precedent for hodge-podge intrusion into the neighborhoods.

Please approve the proposal as it adds vitality and an improved community design to the area—especially compared to the barbed-wire enclosure that it has long been.

Sincerely,

A handwritten signature in black ink that reads "Robert Tully". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Robert Tully

April 7, 2015

RE: Lowry Economic Redevelopment Authority Rezoning Application
(Approximately 99 Quebec Street)

Dear Members of the Denver Planning Board and Denver City Council:

I am writing in support of the proposed zoning change requested by the Lowry Economic Redevelopment Authority in its application dated March 12, 2015. The zoning change application requests that a portion of the Boulevard One project be zoned to allow mixed-use development (C-MX-5 w/Waivers).

The parcels that would be developed as mixed-use property are on the east side of the Boulevard One project, bordered by Lowry Boulevard, Quebec and First Avenue. The parcels are adjacent to the thriving Lowry Town Center, and are surrounded by other existing office, commercial and multi-tenant residential uses. The rezoning would allow Boulevard One to offer its residents and the larger community a variety of housing options, retail amenities, civic spaces, entertainment – a true live, work, play environment. The mixed-use zoning at the proposed building heights would also blend into both the Lowry Town Center and the adjacent, existing uses, and is consistent with Denver's vision for Areas of Change.

As a resident of the surrounding community and a professional in the real estate industry, I am excited about the entire Boulevard One project and what it will offer. My husband and I are frequent visitors to the existing Lowry Town Center and other Lowry retail and office areas, support local businesses there, and look forward to more community options at Boulevard One. As someone familiar with the streetscape and surrounding context, I believe the mixed-used buildings will fit appropriately into the urban fabric. In fact, with heights limited to 3-5 stories and a medium-density plan, the buildings will be smaller, with a lower density, than buildings already existing on adjacent properties.

In the context of the broader Lowry redevelopment project, the Lowry Economic Redevelopment Authority has already demonstrated it can help create vibrant places with thoughtful, sustainable design. Let them demonstrate it again at Boulevard One.

Sincerely,

Stina A. Kayser

4/9/2015

•••

To Whom it may Concern:

Re: Boulevard One Re-Zoning
SESSIONS Letter of Support

I am writing to express my support for the re-zoning of Boulevard One for allowing mixed use and medium density development near the street intersections of Lowry Boulevard and Quebec Streets.

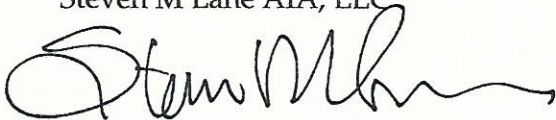
The re-zoning request is very consistent with Denver's vision for Areas of Change . It is responsive to sustainable growth, current market trends for residential products of diverse nature, and is very similar to very successful Lowry Town Center area. This re-zone will result in a very exciting neighborhood that will provide a more than suitable Urban lifestyle with amenities for all residents of Lowry.

I strongly believe that Boulevard One is a smart growth project. The key leaders of the Lowry Community are champions of true smart growth. I echo my Design Review Colleagues comments that new communities can make adjacent neighbors nervous about change. Denver however, is all about healthy change. The sustainable design requirements for this community are beyond reproach. Exceptional Energy requirements for the building envelopes, and the builder responses to those Energy requirements sets an extremely high standard for design. The re-zoning of Boulevard One and the development plan is the best way forward.

My 39 years as an architect, 24 years here in Denver, has allowed me to enjoy the diversity and change here in Denver. I live very close to the downtown area and have witnessed great change in the west neighborhoods, as well as others in the greater Denver metropolitan area. The voices are many and diverse, but in the end, there is resolve. I currently serve proudly on the Lowry Legacy Design Review and Boulevard One Design Review Committees. My efforts as well as my colleagues fully support those committees in providing very sustainable and high quality design that will benefit from the requested re-zone.

Sincerely,
SESSIONS

Steven M Lane AIA, LLC



March 31, 2015

Dear Members of Denver Planning Board and Denver City Council:

We are writing to support the Lowry Redevelopment Authority's application for mixed-use zoning in the Boulevard One development.

We were among the first homeowners at Lowry in 1998. We jumped at the chance to live at Lowry because it offered a quality of life that we were looking for—homes, retail stores, schools and parks all nearby. We enjoyed having a front row seat as the community grew into all that and more. After our son was born, we moved to a larger house at Stapleton to enjoy the same process there. One of our mothers moved into a condominium at Lowry to be closer.

Life has changed again. Our son is now in grade school at Lowry, grandma has moved in with us and one of us works in Cherry Creek. We want life to be easier. We want to live closer to work and within walking distance of what we need in the neighborhood. Boulevard One offers just that.

We understand people's concerns about traffic and growth. But the city is growing. We all need to adapt. Building more single family home neighborhoods where people have to get in their cars to do everything will only add to the congestion. Communities like Boulevard One provide more options, more amenities for everyone and disperse traffic throughout the day and night.

Please approve this zoning request.

Sincerely,

Susan Stanton and Steve Schrenger

Tram Kramer
9133 East 29th Place
Denver, Colorado 80238
(303) 345-4500
tram_d_kramer@hotmail.com

March 19, 2015

Dear Denver Planning Board and City Council Members:

My family and I will be one of the first residents in Boulevard One since my husband and I are already under contract to build our new home with Infinity Homes, and I cannot express how excited I am to be moving into such a unique and progressive neighborhood. It was Boulevard One's design to include a diverse offering of homes, public parks, and especially mixed use facilities that prompted us to sell the 6000 square foot custom home we built in Stokes/Belcaro despite not knowing what floor plans would be available to us in Boulevard One. However, I wanted to give my two young children the best of city living in a unique neighborhood, and I truly believe that Boulevard One will offer everything I am seeking for my family for decades to come. In fact, I love the design of the neighborhood so much that we have selected a home plan with a main floor master where my husband and I can remain long after our children leave...our "forever" home. I envision my family and me walking or riding our bikes to local shops and restaurants in the neighborhood that we will frequent. I look forward to enjoying meals on Friday or Saturday nights at our favorite neighborhood restaurants where we will know the staff, and they will know us. Since we do not know what businesses will become part of the neighborhood, I am very excited to discover all that Boulevard One will offer as plans materialize. I am confident that if you ask me a year or more from now, I will tell you that Boulevard One, if implemented as planned, offers an even better neighborhood experience than I imagined!

If I may offer a couple of additional thoughts in response to the opposition I have heard expressed by neighboring residents regarding Boulevard One's mixed use plans. I work full time from home while my husband commutes daily to work, and neither of us has any concerns regarding the neighborhood traffic or noise. Instead, the addition of local neighborhood businesses in Boulevard One means that we can leave our cars in the garage and walk to run errands, grab a cup of cappuccino, or enjoy a leisure lunch and interacting with neighbors while they are also out and about. As someone who grew up here, the active lifestyle that Boulevard One will offer is exactly what Colorado living is all about!

If you have questions for me as a future Boulevard One resident, please contact me at (303) 345-4500, and I will be happy to speak with you.

Sincerely,

Tram Kramer

March 26, 2015

Denver Planning Board and Denver City Council:

As a real estate professional and a Lowry resident since 2002, I fully support the Boulevard One project. We desperately need more housing in Denver, especially in the city proper.

The design review process has been thorough. The participating builders are the best of the best. In fact, my husband and I are contemplating a Harvard Community home. I like the attention paid to parks, open spaces and parking. It will be a stunning development. The plans call for smart, chic housing which is what buyers want right now. Smaller seems to be better and these homes are "right sized." I think the housing mix is well thought out. There are homes for sale and rentals at a variety of price points.

I don't anticipate much increased traffic. Many of the residents will be working from home, walking to nearby schools, gyms, shops and restaurants. Lowry residents are so pleased with Mercato, North County and Bubu. These restaurants are always full - we love to walk over rather than getting in our cars.

Finally, it is so much better for our environment to use urban infill wisely rather than keep spreading the suburbs out further and further.

I look forward to the completion of Boulevard One.

Wendy Handler
Via email

March 26, 2015

Denver City Council
Denver City & County Building
1437 Bannock St
Denver, Colorado 80202

Denver Planning Board
Webb Municipal Office Bldg
201 West Colfax Ave
Denver, CO 80202

Members of the Council & Planning Board,

Subject: Support of zoning application submitted by Lowry Redevelopment Authority for mixed-use development on a parcel near Quebec Street/Lowry Boulevard in Denver

I write in support of the zoning application submitted by the Authority and trust you will give it favorable consideration during scheduled hearings on the parcel of property.

As a long-time representative from Aurora on the Lowry Community Advisory Committee, I have had the opportunity to observe and participate in the planning and development of a former military airbase into what is now one of the most outstanding and successful urban developments in the Denver Metropolitan Area. It is a role I have served in since approximately 1995, a time span rapidly approaching 20 years.

Public participation in the planning process, in my view, was a key element in the successful transition of the former military base. It was a project involving more community input than anything I had ever experienced on issues such as special layout of the development as well as how it would relate to adjacent communities. Which resulted in a vibrant new urban community with a range of housing options blended into a park-like environment within walking distances of retail and cultural centers.

The development planning for the Boulevard One addition is proceeding on a similar course . . . to assure compatibility of the development with its neighbors. However, there is the reality that in developing the parcel, LRA is burdened with a revenue neutral outcome. So there are some actions that must be taken to assure that the property has a mix and density of uses to assure that outcome.

In my view the planners have done an outstanding job in preparation of the General Development Plan to assure that the development will be compatible with adjacent neighborhoods. Single family residential uses in the plan adjoin single family residential uses in adjoining neighborhoods. High density residential and commercial development

is adequately buffered from single family residential development. And open space areas are discriminately placed to assure an open park-like feel to the development.

As part of any public participative process, unfortunately, community response tends to focus on what is considered bad about a development plan. As a past professional in community and transportation planning, however, I see the planning for Boulevard One as an expression of what is "right" under a development program. I strongly support and endorse the proposed zoning.

Sincerely,

A handwritten signature in black ink that reads "Walt Barbo". The signature is written in a cursive, slightly slanted style.

Walter Barbo, Member
Community Advisory Committee

12579 E Cedar Ave
Aurora, CO 80012

WaltBarbo@comcast.net



Dear Sir(s)/Madam(s):

Wonderland Homes would like to offer this letter of support in the Lowry Redevelopment Authority's effort to realize C-MX-5 zoning for the Boulevard One neighborhood. We initially engaged the LRA in an effort to participate in the RFP for the Boulevard One concept almost 2 years ago. In that time we have come to realize what an important property this has become in the ongoing effort of the Denver Metro area's urban growth platform. The selection process from LRA, the site plan (which has thoughtfully combined medium-density residential, light commercial, park/open space, sustainability and walkability), the overall vision for the project, and the dedication to include local builder partners to execute this vision has been a welcome change in a very competitive homebuilding environment. This recipe will no doubt attract a distinctive buyer profile starving for high quality neighborhood design in an urban setting. We have seen this combination in various locations throughout the Metro area, and most – if not all – have shown tremendous rates of success despite a poor economy in recent years. In a rapidly recovering market, the Boulevard One Neighborhood is even more important than ever in delivering high quality inventory at a time of need.

Wonderland Homes has a near 50-year legacy as a locally owned, private builder in the Denver Metro Area and Boulder Valley. We are proud to count among our accomplishments many highly respected infill projects, including Elitch Garden's, Anna's Farm, and of course – our 12 year history in Stapleton. We are proud to add Lowry's Boulevard One to our resume as one of Denver's premier infill builders.

With change comes uncertainty, which is understandable. However, I believe if one considers the history of the LRA, the overwhelming success as one of the nation's premier infill residential communities should provide relief that their vision and ability to deliver ongoing value, not only to the Lowry residents, but to all the surrounding areas justifies our support in the C-MX-5 zoning effort.

Sincerely,

Stephen Phua

President/CEO, Wonderland Homes

From: pattymichalek@yahoo.com
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: Boulevard One LOWRY
Date: Tuesday, April 28, 2015 8:26:20 PM

Dear Theresa,

I am writing concerning the changes in zoning for Boulevard One. The traffic is already dangerous not only on Quebec but on Monaco as well. The original plans have provided a huge addition to the availability of new chances for homes in the DENVER area.

Most sincerely,

Patty Michalek resident of Park Heights just south of Boulevard One.

From: [Susman, Mary Beth - City Council](#)
To: [Jim Jonas](#)
Cc: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: RE: Buckley Annex
Date: Thursday, April 30, 2015 3:05:04 PM

Thank you Mr. Jonas. I am forwarding to the planning office so they can include this in their packet for Planning Board.
Mary Beth



Mary Beth Susman
Denver City Council | District 5
720.337.5555 Phone | 720.337.5559 Fax
marybeth.susman@denvergov.org | [Dial 3-1-1 for City Services](#)



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From: Jim Jonas [mailto:jim.jonas@gmail.com]
Sent: Thursday, April 30, 2015 3:02 PM
To: Susman, Mary Beth - City Council
Subject: Buckley Annex

Mary Beth -

I'm writing to reiterate my support for the Buckley Annex rezoning request due for consideration next week. Smart growth and smart density development will fuel the continued vitality of the Lowry neighborhood and the east side Denver and can be a catalyst for improved mass transit and more transportation options for everyone. We need to clamp down on single family and small multi-family development in the inner core of Denver and urge more sensible development that will greatly benefit the neighborhood, current property owners, new neighbors and patrons of our Lowry businesses and all of Denver.

Thanks for your continued leadership.

Best regards,

Jim Jonas

Jim Jonas
720.256.8956
[Email](#) | [JKJ Partners](#)
[@thecenterwins](#) | [LinkedIn](#)

From: [Rezoning - CPD](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: FW: Boulevard One Zoning
Date: Friday, May 01, 2015 7:59:05 AM

This will be emailed today.

From: Darlyn Boss [mailto:darlyn.boss@gmail.com]
Sent: Thursday, April 30, 2015 11:08 AM
To: Rezoning - CPD; Susman, Mary Beth - City Council; denc - City Council
Subject: Boulevard One Zoning

I understand the Planning Board is meeting on May 6th on Lowry Boulevard One.

I am asking that the Planning Board & Mary Beth Susman choose a more appropriate zoning other than Urban Center Mixed Use 5 Stories. This zoning is not compatible with the single family neighborhoods surrounding this site to the south and east. 5 stories is simply too tall and will look like a wall protecting Boulevard One from the rest of Lowry! It is also not consistent with the vision of Lowry in the adopted plans of Denver. This is not an Urban Center site, and I'm confident that you can customize a zoning that would be more appropriate for the Lowry community. Please respect our wishes by not damaging the Lowry community with an Urban Center zoning!

Darlyn Boss
25 Spruce Street on Lowry

This email has been checked for viruses by Avast antivirus software.
www.avast.com



From: [Rezoning - CPD](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: FW: Opposition to ##20141-00096
Date: Friday, May 01, 2015 8:00:23 AM

Will be emailed today.

-----Original Message-----

From: Marilee Hegarty [<mailto:marileekh@comcast.net>]
Sent: Thursday, April 30, 2015 5:52 PM
To: Rezoning - CPD; Susman, Mary Beth - City Council; dence - City Council;
lorwryunitedneighborhoods@gmail.com
Subject: Opposition to ##20141-00096

I realize it is probably futile to oppose dense, high rise development without infrastructure or any public transportation to support it and in existing, established neighborhoods but for the record, I am opposed. And when I see a well known lobbyist at meetings I am aware you have been lobbied by developers. But with the thousands of additional people Lowry Vista, Buckley Annex and 195 S. Monaco will bring to this part of Denver your plans already will devastate our neighborhoods. So instead of chipping away at the 2008 Plan, stay with it. If you must, zone for your "dense urban character" along light rail, mass transit lines.

You are so proud of the anticipated huge growth for Denver but seemingly blinded by location of Denver with regard to air pollution and the fact that we are a semi-arid City in the high plains. We need zero scape landscaping, parks and open spaces to try to counter the ozone problem we have. Not less. Filling every foot of land with development does fill the pockets of developers and add to Denver taxes but it doesn't make Denver a more healthy, attractive or desirable place to live. Think of the imprint that your decisions today will have on tomorrow.

Marilee Hegarty
Lowry Neighborhood

From: [Rezoning - CPD](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: FW: LRA's Zone Map Amendment
Date: Friday, May 01, 2015 8:00:54 AM

Will be emailed...

From: Pat and Ron Blumenthal/LaFollette [mailto:blumlafollettefam@gmail.com]
Sent: Thursday, April 30, 2015 6:51 PM
To: Rezoning - CPD
Subject: LRA's Zone Map Amendment

To: Denver Planning Board

I oppose Rezoning Application ##2014I-00096 for the following reasons:

- o I support reasonable smart redevelopment that fits east Denver
- o The proposed zoning is not compatible with lack of transit in east Denver and single family residential areas adjoining the site
- o Townhomes (2.5 -3 stories) along Quebec and 1st Ave. were promised in the 2008 Plan : (Specific quote from the 2008 Plan: *"To provide a gradual transition to the existing residential neighborhoods, there shall be single-family-attached residences on the edges of the property near existing single-family residential uses."*)
- o The promised 35 foot setback from the Right-of-Way has been eliminated: (*Quote from the 2008 Plan: To provide an attractive edge to the redevelopment and to buffer the impact of the Quebec Street traffic, a minimum 35' landscaped setback shall be provided from the Quebec Street R.O.W. to any future buildings*)
- o The LRA has not acted in good faith with the people most adversely affected by the proposed development, the residents of the immediate and surrounding areas.

I strongly urge The Denver Planning Board to reject the LRA's Zone Map Amendment.

Ron LaFollette

905 Niagara St.

Denver, CO 80220

From: [Rezoning - CPD](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: FW: Lowry Rezoning
Date: Friday, May 01, 2015 9:47:31 AM

From: Fred Grover Jr. M.D. [mailto:fgroverjr@gmail.com]
Sent: Friday, May 01, 2015 9:03 AM
To: Susman, Mary Beth - City Council; Rezoning - CPD; dencc - City Council; Christine O'Connor
Subject: Lowry Rezoning

Dear Marybeth and Rezoning committee,

I am a longstanding resident in Lowry and live in park heights on the south border of the boulevard one development since 2000.

I have attended most of the town halls and have watched in dismay as my 40 plus hours spent attending and commenting on balanced growth were grossly ignored in the final plan. It was nothing more than a check box that LRA and developers could say they met with us, instead of listening and finding a way to meet in the middle in terms of density and other reasonable and excellent ideas from residents.

The proposed rezoning is yet another slap in the face to residents of Lowry and the surrounding areas.

I think everyone in Denver recognizes that we have reached a tipping point in traffic and density. Just take a drive on Colorado blvd, Alameda, or Quebec anytime and it is obvious.

In summary, I oppose Rezoning Application ##2014I-00096.

- o I support reasonable smart redevelopment that fits east Denver
- o “Dense urban character” – a goal of this Urban Center zoning – is not appropriate here
- o The proposal does not further the health, public welfare and safety of my kids or neighbors.

o The proposed zoning is not compatible with lack of transit in east Denver and single family residential areas adjoining the site. I ride my bike to work, at least 1/2 the time, but 95% of Denver residents do not. I also have solar panels and a hybrid car keeping my carbon footprint minimal. It is a ridiculous to think that 1.5 spaces is all that is needed for parking for the high density apartments, and that they will be riding their bike to work in mid feb. The higher density and traffic will result in much higher carbon emissions in the lowry neighborhood and is best addressed with lower density planning.

o Townhomes (2.5 -3 stories) along Quebec and 1st Ave. were promised in the 2008 Plan : (Specific quote from the 2008 Plan: *“To provide a gradual transition to the existing residential neighborhoods, there shall be single-family-attached residences on the edges of the property near existing single-family residential uses.”*)

o The promised 35 foot setback from the Right-of-Way has been eliminated: (Quote from the 2008 Plan: *To provide an attractive edge to the redevelopment and to buffer the impact of the Quebec Street traffic, a minimum 35’ landscaped setback shall be provided from the Quebec Street R.O.W. to any future buildings.*)

Additionally I have watched the green space shrink in the proposal year after year. Park heights does not have a green space, other than a strip of broad grass and a bench on cedar. Now we will have something less than a postage stamp next door. To balance the S. West side there should be a larger park space. Looking at any aerial view should make this obvious to anyone.

Thank you,

Fred Grover Jr. MD

home address: 6915 E Bayaud Ave, Lowry

Fred Grover Jr. M.D. FAAFP

Integrative, Functional, Anti-Aging and Wellness-Oriented Primary Care

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