

The
Cranmer Park / Hilltop
CIVIC ASSOCIATION

November 7, 2018

Anna DeWitt representing Lori Jensen, Katherine Ferraro, Molly Kull, Jennifer Preston,
Mark Passman, Carmen Margala, Scott Press aka Eric Press and Megan Press.
227 So. Holly Street
Denver, CO 80220

Re: 219-245 S. Holly St., rezoning

Dear Ms. DeWitt, et al:

This letter is submitted on behalf of the Cranmer Park-Hilltop Civic Association ("CPHCA") in connection with the proposed re-zoning of 219-245 S. Holly Street, and the most recent plans you have shown to CPHCA and close-in neighbors for the development (attached), and the proposed Declaration of Restrictive Covenant for the property.

After mediation with representatives of close-in neighbors and the adjacent RNO, Crestmoor Park Neighborhood Association and discussion with CPHCA board members, we agree that it appears you and your developer Jason Lewiston of Greenius, LLC, are heading in the right direction for the project and we appreciate that you have offered adjustments to your earlier plans to respond to concerns voiced in mediation meetings.

Based on the revised concept you have submitted to the City and proposed to us, CPHCA will not oppose your application to revising the Zoning of the Property from E-MU-2.5 and E-SU-Dx to all E-MU-2.5 with waiver for apartment form.

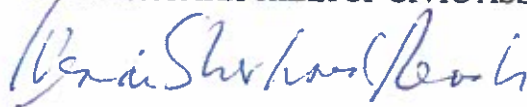
The following points as agreed between you as Owners and CPHCA form the basis of our support of your revised concept and should be confirmed through the actual formal Site Plan submittal to the City and County of Denver once the re-zoning to E-MU-2.5 with waivers is confirmed.

1. Maximum permitted residential density is (23) twenty-three dwellings.
2. The maximum permitted height for each building situated on the property shall be 35 feet, 'height' is as defined by Article 13 of the City of Denver Zoning Code, as amended.. There shall be no rooftop decks above the 3rd story. Sight lines from all decks shall be minimized through use of features noted in the executed Declaration of Restrictive Covenants.

3. The building form for the site shall be limited to apartment, townhouse, suburban house and duplex form.
4. Materials: The exterior finish material on all sides for each building situated on the property shall be brick.
5. Residential Buildings Setbacks: The minimum permitted primary street setback for each building situated on the Property shall be 20' feet, the minimum rear setback for each residential building on the Property shall be 40', the minimum rear setback for the habitable space of each residential building on the Property shall be 65' minimum, and the minimum side interior setback for each residential building on the Property shall be 7.5', 'setback' as defined by Article 13 of the City of Denver Zoning Code, as amended. The 3rd story shall be set back 10' from the front of the building and 7.5' from the side of the building.
6. Garages shall be built along the west property line, and have a wall height along the west property line (alley) of no less than 17'. The garage wall shall be built out of brick. There will be 36 parking spaces.
7. Minimal Light Trespass: At 10 feet (3.0 m) beyond the property line the light at 5' above grade level shall not exceed 0.10 fc, except at drive entrances to the site.
8. Developer shall provide 2 to 3 2" diameter trees as desired for each of the properties directly across the alley that face Hudson Street.
9. As of the Effective Date, the Property shall not be used for rentals of less than 30 days or for Short Term Rentals as defined by Section 33-46(5) of the Denver Revised Municipal Code. This limitation shall be included in any future covenants and restrictions for development on the Property.
10. Developer shall utilize best efforts to provide on-site parking for the duration of construction.
11. A Restrictive Covenant has been negotiated between the Parties.

Please feel free to share this letter of support with both City Staff and City Council members as you move forward in the re-zoning process.

Very truly yours,
CRANMER PARK-HILLTOP CIVIC ASSOCIATION



Wende Sherwood Reoch
Acting President