

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Stephanie L. Creen <stephcollins4@yahoo.com>  
**Sent:** Monday, January 10, 2022 8:18 AM  
**To:** dence - City Council  
**Cc:** Fry, Logan M. - CC YA2245 City Council Aide; Kaiser, Libby - CPD CE0429 City Planner Senior  
**Subject:** [EXTERNAL] CB 21-1371 -- Rezone of 8890 E. Lowry Boulevard

City Council Members:

At our last rezoning meeting on November 3rd, 2021, our time was reduced to 2 minutes. This was due in part to the number of residents who wanted to speak in opposition to this rezoning at 8990 E. Lowry Blvd., as well as the previous meeting running long. Therefore, I wanted to send this letter to the Council ahead of time, in case our time tonight is again reduced.

I am writing to state that I firmly OPPOSE the rezoning of 8990 E. Lowry Blvd to S-MU-5. As a nearly 12-year resident of East Park, I have seen this community change from one that is well-balanced to one that's solely focused on high-density housing. I want to focus my opposition to this rezoning on the density of the proposed development. In a letter dated May 19, 2021, Erik Okland and Matt Oermann of Cuningham and United Properties respectively, requested that the Lowry Design Review Committee approve a variance allowing their buildings to exceed the 45 ft. height restriction by up to 5 feet to give them flexibility with the final dimension and design. It's important to note that this proposed 50 ft. building height that they are requesting would NOT include mechanical screening and that the elevator penthouses would need to be excluded from that height limitation as well. A building of this height does not fit into the landscape of the East Park neighborhood. This parcel of land is currently a baseball field. To the far end of Lowry Sports Park, at Fairmount Dr. and Lowry Blvd., is a one-story office building that houses the Colorado Department of Public Health, with ample surface lot parking spaces. It would seem out of place to have a 50 ft. building as you enter another residential neighborhood and park. In addition, a building of this magnitude, designed to butt up to the sidewalk would provide little to no snowmelt, causing an increase of icy road conditions at an already unsafe roundabout, and adjacent sidewalk used daily by pedestrians, runners, and cyclists.

The developer has also asked for an increase in parking spaces, allotting 1.5 spaces per unit for the active adult rentals and 0.8 spaces for assisted living and memory care. It seems odd that this development would need these additional spaces, given that they have repeatedly stated that many of these senior residents have downsized to one car or rely on public transportation and that the memory care residents are not allowed to drive/own cars. They also state in their letter that there would typically be no more than five staff members parked at the site at any given time. This seems low for a development that projects 35 staff members (in their documentation). The developer also stated that an overparked site would trade valuable green space and site amenities for unnecessary paved or structured parking. The current parcel of land already has a significant amount of surface lot parking spaces available and mature trees, that will now be removed to provide "green space" and a 4-story above-ground parking garage.

We have also been told by United Properties that they plan to develop between 260 and 300 units. According to their portfolio of Colorado projects, this will be the largest Assisted Living and Memory Care facility in the state. Why does this development need to be so massive, given what we know about the parcel of land at 8890 E. Lowry Blvd. Portions of the site are constrained due to floodplain designation, a high water table, and a sewer easement. It is because of these reasons that the developer wants to add a 4-story above-ground parking garage at the corner of Yosemite Wy. and Sports Blvd., directly across from single-family homes. The tallest open above-ground parking structure in Lowry is 2-stories within the commercial area of the neighborhood. All other parking structures are underground or wrapped.

After listening to the developer meeting on December 7, 2021, we are now told that the current placement of the above-ground parking structure will not change, due to the floodplain and water table issues. In addition, instead of using the two existing entrances into Machebeuf (one on Yosemite Wy. and one on Sports Blvd.) as previously indicated in their March meeting, there will now be a new entrance on Lowry Blvd. and utilize the entrance on Yosemite Wy. The issue is that neither entrance/exit offer an option to turn left, due to existing medians. Therefore, cars will either exit Lowry Blvd. and enter an already congested roundabout to head west, or they will turn right onto Yosemite Wy. (since it's closest to the parking garage) and do a u-turn at 5th Place, at the entrance of Lowry Sports Park. This is particularly dangerous as

residents, children, and nearby dog owners attempt to cross Yosemite Wy. to enjoy the dog park and Lowry Sports Park. We do not need more high-density housing in this location. The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout. Instead, there need to be more productive discussions regarding beneficial ways to reuse this space under a less intense rezone classification within the Lowry Master Plan.

It's also important to note that United Properties has not performed any community outreach to the East Park community, which is directly adjacent to the property though it was stated that it's been going on for the past two years with more than 20 meetings. East Park residents first heard about this rezoning in March 2021, by those who were fortunate enough to receive a notice on their front door handle. Not everyone in the neighborhood received this. In the LCMA meeting minutes on May 6, 2021, it was also stated that the committee determined that notice of the variance hearing should be sent to Big Bear Ice Arena, Innovage, and the four homes along Yosemite Way adjacent to Innovage, which are 260 ft. from the proposed development. The four homes along Yosemite Way were NOT notified of a variance, and although follow-up from the developer is promised at recent meetings, there is no follow-through.

We understand that land zoning changes, however, the current zoning is extremely intense and doesn't fit with the current landscape of the community. Please reconsider the S-MU-5 rezoning to something less intense, like S-MU-3.

Thank you all for your time,  
Stephanie Creen  
470 Yosemite Way

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Norman Schwab <naschwab@icloud.com>  
**Sent:** Thursday, January 6, 2022 8:33 PM  
**To:** dencc - City Council  
**Cc:** Cat Holmes; Stephanie Creen  
**Subject:** [EXTERNAL] Opposition to Rezone CB21-1371 -- 8890 E. Lowry Boulevard  
**Attachments:** Opposition to Rezone CB21-1371 -- 8890 E. Lowry Boulevard.pdf

NOTE: The email submitted earlier today included a PDF that is unreadable. I was able to successfully take the information from the second PDF of signatures and copy it into the PDF with the written testimony so now there is only one PDF and it is all readable. Please discard the earlier submittals and use this one for the Monday, January 10, 2022 public hearing and agenda. Thank you.—Norman Schwab

Honorable City Council Members:

Please include the attached written testimony and supporting signatures from 80 East Park neighborhood residents to add to the public record for the Monday, January 10, 2022 City Council public hearing and agenda.

The testimony letter was circulated to and discussed amongst East Park residents. Signatures in support of the letter were obtained using an electronic signature program named [jotform.com](http://jotform.com).

On behalf of East Park residents,  
Norm Schwab  
[naschwab@icloud.com](mailto:naschwab@icloud.com)

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Norman Schwab <naschwab@icloud.com>  
**Sent:** Thursday, January 6, 2022 3:27 PM  
**To:** denc - City Council  
**Cc:** Cat Holmes; Stephanie Creen  
**Subject:** [EXTERNAL] CB 21-1371 -- Rezone of 8890 E. Lowry Boulevard  
**Attachments:** Signatures supporting Opposition to C.B. 21-1371 rezoning of 8890 E. Lowry Boulevard.pdf; CC Letter\_C.B.21-1371\_01062022.pdf

Honorable City Council Members:

Please include the attached written testimony and supporting signatures from 80 East Park neighborhood residents to add to the public record for the Monday, January 10, 2022 City Council public hearing and agenda.

Two PDFs are attached and should be submitted together. The first is a testimony letter circulated to and discussed amongst East Park residents. Signatures in support of the letter were obtained using an electronic signature program named [jotform.com](http://jotform.com). A separate PDF of the electronic signatures in support of the letter is also attached.

On behalf of East Park residents,  
Norm Schwab [naschwab@icloud.com](mailto:naschwab@icloud.com)

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Sawyer, Amanda - CC Member District 5 Denver City Council  
**Sent:** Wednesday, January 5, 2022 6:57 AM  
**To:** dence - City Council  
**Subject:** FW: [EXTERNAL] Lowry Senior Housing rezoning - Application # 20211-00031  
**Attachments:** December 20 - 2021 LUN statement to Council.docx

Best Wishes,

### Councilwoman Amanda Sawyer

District 5

Phone 720-337-5555

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**From:** "carlamcconnell@comcast.net" <carlamcconnell@comcast.net>  
**Date:** Wednesday, January 5, 2022 at 6:37 AM  
**To:** "Sawyer, Amanda - CC Member District 5 Denver City Council" <Amanda.Sawyer@denvergov.org>  
**Cc:** "Fry, Logan M. - CC YA2245 City Council Aide" <Logan.Fry@denvergov.org>, Katherine Head <kathyhead1@comcast.net>  
**Subject:** [EXTERNAL] Lowry Senior Housing rezoning - Application # 20211-00031

CW Sawyer –

Please find attached a statement from Lowry United Neighborhoods (LUN) concerning the rezoning for 8890 E Lowry Blvd.

This statement has also been submitted to Senior Planner Libby Kaiser with a request to include it in the hearing packet for all Council members.

Thank you.

Kathy Head, Co-Chair, LUN

Carla McConnell, Co-Chair, LUN

**Stevens, Elle H. - CC Legislative Assistant**

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**From:** Lesley Bevan <lesleybevan@gmail.com>  
**Sent:** Wednesday, November 3, 2021 4:31 PM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior  
**Subject:** [EXTERNAL] Fwd: Subject: I oppose rezoning 8890 E Lowry Blvd, application 21-00031

**Subject: I oppose rezoning 8890 E Lowry Blvd, application 21-00031**

Dear Members,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and into the neighborhoods street and having to cross Yosemite Way on foot.

The traffic on Yosemite is already an issue with speeding and accidents. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs. Also the roundabouts are very close to this new development and are the site of many accidents currently and thus will only worsen with a new building directly on the roundabout and decrease visibility at this roundabout.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. We live on the main road affected and have not been asked for any input.

Thank you for your consideration.

Lesley Bevan

460 Yosemite Way

Denver CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Ventzi Karaivanov <ventzi@hotmail.com>  
**Sent:** Wednesday, November 3, 2021 3:29 PM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council; City Council District 5  
**Subject:** [EXTERNAL] 8890 E. Lowry Blvd, Case #20211-00031

Dear Representatives, Council Members,

I would like to oppose the proposed rezoning based on the following:

(not in order of importance)

1. The proposed structure is of 5 stories. There is nothing else in Lowry this high. Everything else is limited to 3 stories, including small and larger business buildings, rental apartment complexes, single and multi-family properties. The redesigned Lowry plan from the late 90s was great and was recognized with awards at the time. Everyone who bought property in the area did so because of this open space design. Come back with proposal for a three-story building and might win my support.
2. Loss of visibility - driving on Yosemite street and Lowry is challenging for many reasons - speeding, not following traffic rules, severe lack of maintenance in the winter, lack of traffic enforcement, etc. City of Denver has not addressed any of them in a meaningful way. Sometime I wonder if they know this intersection is part of Denver. Adding tall building on the corner and using all the space next to the sidewalk will restrict much needed visibility when approaching the traffic circle. Again, a three-story building and larger set-back will create a better proposal.
3. There are several examples in Lowry, and specifically East Lowry, where rezoning and building was allowed but without providing enough parking spaces. For examples see the currently named Avia complex, and the Renaissance Complex. Both of them are contributing to severe parking situation on the streets and creating danger situations. The proposed number of units will increase both parking and traffic problems in the neighborhood.
4. I truly understand the need for housing in the area, but wonder why existing assisted living community, literally across the street, was demolished few years ago and turned in to high density rental complex, so now we have to re-zone an open space / sport complex to build another facility?
5. United Properties state in their application that they met with the Lowry East Park Neighborhood. This is not true. I've talked with many neighbors and they did know about this proposal. Note, that most opposition comes from neighbors living in East Park Community and many express frustrations that developer is trying to circumvent feedback from the immediate area. It is also telling that support letters come from people who do not live in the immediate neighborhood and apparently have other stakes in the development.
6. The current owners - Bishop Machebeuf High School - obtained the property under a waiver that it would be used for: church, public park or playground, school, and theatrical studio. At the same time, they waived important right to

construct, erect, alter or maintain larger structures, as described on page 1 of the waiver. These should apply to the new owners too.

The school is now most likely selling the parcel for profit, claiming they will use the money for capital improvements. Are their students going to get new baseball field? Such facilities are great motivators for prospective students but also most difficult to obtain. It seems that most letters of support come from people affiliated with the school.

We certainly cannot stop the school of selling their property and the community of growing. However, we should be mindful of the overall design of the area and come up with well thought-out proposals that have broader support in the whole community.

Thank you for your attention and consideration.

Ventzi Karaivanov  
9331 E 5th Ave, Denver, CO 80230

**Stevens, Elle H. - CC Legislative Assistant**

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**From:** Tina Skewes <tinab0714@gmail.com>  
**Sent:** Wednesday, November 3, 2021 2:53 PM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; dence - City Council; City Council District 5; planningboard@denvergov.org  
**Subject:** [EXTERNAL] I OPPOSE rezoning 8890 E Lowry Blvd, application 21-00031

Dear Council Members,

I am contacting you regarding the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. **I strongly oppose rezoning this high traffic area.**

Living in Lowry is like living in a small, friendly, connected, beautiful, neighborhood and adding this new building will be a detriment to all that Lowry stands for.

First, traffic will increase and the roads in Lowry are not equipped to handle the additional traffic, nor do many drivers understand the rules of driving in a roundabout. With additional traffic, this will only cause more accidents. Secondly, constructing a building that is two stories taller than any other building in Lowry will decrease the value of our community and will block the beautiful view of the entire front range. Thirdly, parking for Lowry Sports park will decrease forcing visitors to park across Yosemite and forcing them to cross the busy street. Due to fact that Yosemite is a long curvy road, many drivers do not realize there are crosswalks and makes it dangerous for pedestrians to cross. An example of its challenges, one of the fire hydrants located between Dallas St and E 4<sup>th</sup> Pl has been knocked over at least two times in the four years I have lived in Eastpark. We do not need additional drivers driving Yosemite. Lastly, Lowry housed a retirement home about a block west of this Location on Lowry Boulevard which was recently demolished to build apartments. If the need exists, that should have been the location to remodel and build the retirement home.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

Thank you for your time and consideration.

Tina Skewes  
9555 E 3<sup>rd</sup> Place  
Denver, CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Mika Hamer <hamer.mika@gmail.com>  
**Sent:** Wednesday, November 3, 2021 11:21 AM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; dencc - City Council; City Council District 5; planningboard@denvergov.org  
**Subject:** [EXTERNAL] Strong opposition to rezoning 8890 E. Lowry Blvd

Dear Ms. Kaiser and the Denver city council and planning board,

I am writing to express my strong opposition to the rezoning of 8890 E. Lowry Blvd. proposed on application 21-00031.

Lowry is a master planned community that set aside land for specific uses in order to create a balance between the economic and recreational uses. The rezoning increases the increased risk to pedestrians in this high foot traffic area that was established for sports, culture, and recreation.

We must protect the few remaining open space areas within Denver that are undeveloped with commercial property - placing limitations on development.

The green space and zones in Lowry were well planned. There are few areas in Denver that offer sweeping 180 degree views. An oversized building would devastate property values and take away a primary reason our family chose to move to Lowry.

Any new residential development on this property will also cause parking issues by removing parking that current Lowry residents use. The intersection of Yosemite Way at already very dangerous crosswalks that are unmarked between Dayton and Lowry Blvd.

The traffic on Yosemite is already an issue with speeders posing hourly risk to pedestrians and cyclists crossing to enjoy the dog park. Residents of our neighborhood (East Park Lowry) have brought this forward several times, requesting better signage, but largely go ignored or unseen. Not only are speeders a danger, but a large number of drivers seem oblivious to the law and injure or kill. Injured or killed.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green space.

The developer is leveraging personal relationships held by their employees by asking them to reach out to Lowry residents (asked employees to gather signatures from fellow parents in their elementary school). Do not be fooled -- this movement is dishonest. Please don't let profits be prioritized over the wellbeing of the people who live in and visit Lowry for the enjoyment of the open views of our Rocky Mountains.

There are plenty of areas around Denver that would benefit immensely from having a new elder care facility be built - near Yosemite St. and Akron St.

Development in Lowry must be protected by the original zoning set up by the city and planners during the community's planning process.

Thank you for your consideration.

Sincerely,  
Mika Hamer  
9248 E. 4th Place  
Denver, CO 80230



## Stevens, Elle H. - CC Legislative Assistant

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**From:** Bill Eikenberry <beikenberry@darlingmilligan.com>  
**Sent:** Wednesday, November 3, 2021 10:56 AM  
**To:** planningboard@denvergov.org; Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council; City Council District 5  
**Subject:** [EXTERNAL] Opposition to rezoning 8890 E Lowry Blvd, application 21-00031

Planning Board:

Regarding rezoning application 21-00031, as a long-standing Lowry and Lowry East Park resident, I strongly **oppose** rezoning 8890 E Lowry Blvd.

Please do not allow a developer to construct a building almost twice the height of the current requirements in Lowry and rezone the area to allow for such development. The zoning and building height requirements in Lowry were well thought out and planned for a reason, and people continue to move Lowry because of these long-standing building height restrictions. Additionally:

- This subject area is a beautiful open corner in our neighborhood.
- The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.
- There needs to be a safety/traffic study for this area. I have witnessed many accidents near this corner lot including car accidents almost every week, as well as dogs, bikes and children hit by cars.
- This rezoning will cause more parking issues in and around the Lowry Sports Park . Weekdays and weekends in Lowry Sport Park are already extremely crowded, and weekend events leave no parking and cars spill over into the neighborhoods creating dangerous conditions for residents/children. Re-zoning will only push more of them onto side streets and having to cross Yosemite. The traffic on Yosemite is already a series safety issue with reckless driving/speeding.
- I understand that the developer wants to develop a retirement home at this location. Just a few years ago a retirement home was torn down right down the street from this location and turned into a massive apartment complex. If there was a need for a large retirement home - the former property could have been renovated.
- Importantly, the developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is deceptive and under-handled, and telling of what is to come if development proceeds.

Please do not allow profits to be prioritized over the safety and well-being of Lowry residents.

**Please do not approve the request to rezone this lot.**

Thank you for your consideration.

William H. Eikenberry  
9595 E. 3<sup>rd</sup> Place -  
Denver CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Patty Fisher <pfisher303@comcast.net>  
**Sent:** Wednesday, November 3, 2021 9:52 AM  
**To:** dencc - City Council  
**Subject:** [EXTERNAL] Fwd: Application 21-00031, 8890 E. Lowry Blvd

Sent from my iPad

Begin forwarded message:

**From:** Patty Fisher <pfisher303@comcast.net>  
**Date:** November 3, 2021 at 9:48:35 AM MDT  
**To:** libby.kaiser@denvergov.org  
**Subject:** **Application 21-00031, 8890 E. Lowry Blvd**

To Whom It May Concern:

I am writing to ask you to please consider carefully the above rezoning application. My husband and I, age 78, moved into a new home in Lowry ten years ago to spend our retirement days in a safe, open, and people friendly environment. We live on Dallas in the Greens at Lowry, an area we carefully chose for its surroundings. In these ten years, we have witnessed an explosion of traffic and building in this area, with seemingly little thought given to the original plans for Lowry or the comfort and wellbeing of its residents.

The Legends continues to be a traffic disaster and has impacted parking in the immediate area tremendously. Additionally, the building of the rehab facility and the Atlas apartment complex have added to the traffic congestion in East Park. We like to walk in the Sports Park area, and the only safe place for us to cross is to walk to Yosemite and Sports Park Blvd. If that huge complex is allowed to be built, I believe it will be impossible for us to cross Yosemite way at even that corner, and certainly a traffic light or stop sign would be crazy for the existing neighborhood. The homes in that block on Yosemite Way would never have any peace from people throwing out their trash when they stop and peeling out from that corner.

An assisted living facility was torn down to build Atlas. And now just two blocks away, you are being asked to approve another such facility. Please, please consider the plans and vision for Lowry and our safety and comfort and property values before you allow this view blocking, traffic busting facility to be built. Consider please the value in play here and not the dollars it may bring to city coffers.

Lowry Blvd and Yosemite Way already serve as a thoroughfare for those accessing Denver from Aurora. Please do not compound that already crazy busy intersection.

Thank you.

Patty Fisher  
332 Dallas Street  
Denver CO. 80230

Sent from my iPad

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Toby Hamer <tobyhamer@gmail.com>  
**Sent:** Wednesday, November 3, 2021 9:37 AM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; dence - City Council; City Council District 5; planningboard@denvergov.org  
**Subject:** [EXTERNAL] MY STRONG OPPOSITION TO REZONING of 8890 E. Lowry Blvd.

Dear Ms. Kaiser et al.:

I strongly oppose the rezoning of 8890 E. Lowry Blvd. proposed on application 21-00031.

The simple fact is that Lowry is a master planned community that set aside land for specific uses in order to create a balance between the ecosystem found along Westerly Creek, residential population density, traffic flow and volume, and the increased risk to pedestrians in this high foot traffic area that was established for sports, culture, and recreation.

It is imperative to protect and ensure the few remaining open space areas within Denver are unencumbered by a commercial property developer's monstrosity that will permanently ruin the original intent of protecting the space within Lowry by placing limitations on development.

The green space and zones in Lowry were well planned. There are few areas in Denver that offer sweeping 180 degree views of the Front Range. Lowry is one of those, and blocking any part of that view with an oversized building would be unfortunate to say the least.

Any new residential development on this property will also cause parking issues by removing parking that current Lowry Sports Park visitors use. This will push them onto side streets forcing even more pedestrians to cross Yosemite Way at already very dangerous crosswalks that are unmarked between Dayton and Lowry Blvd.

The traffic on Yosemite is already an issue with speeders posing hourly risk to pedestrians and cyclists crossing to enjoy the open space. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done to remedy this was to install two signs, which largely go ignored or unseen. Not only are speeders a danger, but a large number of drivers seem oblivious to the law that pedestrians have the right-of-way over vehicles. On nearly every trip I take with my young kids across Yosemite Way, I encounter drivers of cars that fly by with zero concern for stopping to let us cross let alone slowing down. It's a sad scene and it's a matter of time before someone is injured or killed.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces. Do not give in to misguided efforts to change the zoning.

There is a developer asking Denver residents who do not even live in Lowry to sign a letter saying there is little opposition to this rezoning and that they are in favor of the rezoning. They have been misled. This tactic is very underhanded and dishonest. Please don't let profits be prioritized over the wellbeing of the people who live in and visit Lowry for the enjoyment of recreation, sports competition, culture and arts, and the natural open spaces including the open views of our Rocky Mountains.

There are plenty of areas around Denver that would benefit immensely from having a new elder care facility be built - even adjacent to Lowry - such as grossly neglected property between 12th and 14th bordered by Yosemite St. and Akron St.

Development in Lowry must be protected by the original zoning set up by the city and planners during the community's formation.

Thank you for your consideration.

Sincerely,  
Tobin Hamer  
9248 E. 4th Place  
Denver, CO 80230  
720-390-9623

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Nicholas Weber <webdawg96@hotmail.com>  
**Sent:** Wednesday, November 3, 2021 9:37 AM  
**To:** dencc - City Council  
**Subject:** [EXTERNAL] Rezoning for 8890 E Lowry Blvd, Case Number: 2021I-00031

Hello, I am writing to you to voice my opposition to the proposed rezoning for 8890 E Lowry Blvd, Case Number: 2021I-00031.

Allowing the potential of a 5 story building to be built at 8890 E Lowry Blvd would be detrimental to the neighborhood.

Increased traffic, parking issues, and blocking of views of the mountains for residents who purchased housing with the understanding of the limitations of the current zoning.

This rezoning would create parking issues by removing parking from Lowry Sports Park, which will push vehicles onto adjacent side streets and having to cross Yosemite.

Traffic on Yosemite is already an issue with speeders.

The original zoning requirement is appropriate for the location of this property, given the proximity to residential and green spaces.

-nick  
8981 E. 5th Ave.  
Denver, CO 80230  
303-522-2899

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Kim Eikenberry <kweikenberry@yahoo.com>  
**Sent:** Wednesday, November 3, 2021 8:57 AM  
**Cc:** Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council; City Council District 5; planningboard@denvergov.org  
**Subject:** [EXTERNAL] Opposition to rezoning 8890 E Lowry Blvd, application 21-00031

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I strongly **oppose** rezoning this location.

This area is a beautiful open corner in our neighborhood. The zoning and building height requirements in Lowry were well thought out and planned for a reason. Please do not allow a developer to come in and build a building almost twice the height of the current requirements in Lowry and rezone the area to allow for such development. There are many reasons this rezoning should not occur:

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There needs to be a safety/traffic study for this area. I have witnessed many accidents near this corner lot including car accidents almost every week, a dog being hit by a car and a child on a bike being hit by a car.

This rezoning will cause more parking issues in and around the Lowry Sports Park. If you have not been to the Lowry Sports Park on a weekend when there is an event at that location, there is zero parking. The cars spill over into the neighborhoods creating dangerous situations with kids trying to get to soccer games, volleyball, basketball, etc. This will push more of them onto side streets and having to cross Yosemite. The traffic on Yosemite is already an issue with speeders.

It is my understanding that the developer is asking to develop a retirement home at this location. Just a few years ago a retirement home was torn down right down the street from this location and turned into a massive apartment complex. If there was a need for a large retirement home - the former property could have been renovated.

Importantly, the developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

- Please do not approve the request to rezone this lot. Thank you for your consideration.

Kim Eikenberry

9595 E 3rd Pl - Lowry East Park

Denver CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Leah May <leah.ann.may@gmail.com>  
**Sent:** Wednesday, November 3, 2021 9:12 AM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council; City Council District 5; planningboard@denvergov.org  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

To whom it may concern,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and have to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well-being of the people who live in Lowry.

Thank you for your consideration.

Leah May  
473 Alton Way -Lowry East Park  
Denver, CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Lisa Lipscomb <lipscomb.lisa@yahoo.com>  
**Sent:** Tuesday, November 2, 2021 11:26 AM  
**To:** dencc - City Council  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Dear Denver City Council,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Lisa Lipscomb  
490 Yosemite Way- Lowry East Park  
Denver CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Annette Schandl <aschandl@msn.com>  
**Sent:** Tuesday, November 2, 2021 9:21 AM  
**To:** dencc - City Council  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E. Lowry Blvd, application 21-00031

To the Denver City Council:

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. There also have been many accidents in the round-about on the corner. Additional traffic from the proposed building will make this even more problematic. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Annette Schandl  
9217 E. 4th Place  
Denver, CO 80230  
aschandl@msn.com  
303-886-6563

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Carlynn Martin <carlynnpt@gmail.com>  
**Sent:** Tuesday, November 2, 2021 8:04 AM  
**To:** City Council District 5  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Hello,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I STRONGLY OPPOSE rezoning this high traffic area.

The green space and zones in Lowry were well planned and no one in the neighborhood wants to see a 5 story building (the tallest building in all of Lowry) where there is currently a beautiful view of the entire front range, downtown and trees. Outside of the view, below is additional reason why I STRONGLY oppose this rezoning –

1. **Decrease in home values** – East Park took a major hit in home values when the Golfers way building was rezoned (another high density project in the area). Rezoning and removing the beautiful view of downtown and the front range will significantly affect the value of our properties. Personally I'll lose our view of downtown Denver and a majority of my front range view, which is a huge bonus according to my appraiser.
2. **Increased traffic** - Between the 55 and older with cars (the developer acted like 55+ don't drive) the deliveries, visitors and more, this already dense traffic area will become even denser. In addition, no traffic study has been conducted to this point which is very surprising that they were able to get this far without a study on how it will affect traffic in the area.
3. **Lot Coverage** – the proposed plan has little room for easements between the building and the road. The lack of setbacks will cause traffic issues at an already dangerous roundabout, both for pedestrians and motorists.
4. **Community Outreach** – prior to the zoom call a few weeks back, there was zero community outreach. The developer says they have strong support from the community but no one in East Park was contacted or polled so it's hard to believe they actually have support.
5. **Proposed Height** – The current zoning allows for a height of 37 feet or less with particular guidelines for use. The new zoning almost doubles that to 70 feet, which also vastly exceeds the current Lowry Design Guidelines for commercial and residential units. Per the Lowry Design Guidelines, the maximum commercial building height is 45ft and the residential units are 40ft.

The original zoning requirement is appropriate for the location of this property in proximity to residential and green spaces. Adding two, high density projects to an already high density section of the Lowry community will reduce the appeal of moving to this wonderful community and only add additional traffic and safety concerns for the neighborhood.

Thank you for your attention to this issue.

Carlynn Martin  
493 Alton Way  
Denver, CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Erich Martin <erich.martin2@gmail.com>  
**Sent:** Tuesday, November 2, 2021 7:45 AM  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Hello,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I STRONGLY OPPOSE rezoning this high traffic area.

The green space and zones in Lowry were well planned and no one in the neighborhood wants to see a 5 story building (the tallest building in all of Lowry) where there is currently a beautiful view of the entire front range, downtown and trees. Outside of the view, below is additional reason why I STRONGLY oppose this rezoning –

1. **Decrease in home values** – East Park took a major hit in home values when the Golfers way building was rezoned (another high density project in the area). Rezoning and removing the beautiful view of downtown and the front range will significantly affect the value of our properties. Personally I'll lose our view of downtown Denver and a majority of my front range view, which is a huge bonus according to my appraiser.
2. **Increased traffic** - Between the 55 and older's with cars (the developer acted like 55+ don't drive) the deliveries, visitors and more, this already dense traffic area will become even denser. In addition, no traffic study has been conducted to this point which is very surprising that they were able to get this far without a study on how it will effect traffic in the area.
3. **Lot Coverage** – the proposed plan has little room for easements between the building and the road. The lack of setbacks will cause traffic issues at an already dangerous roundabout, both for pedestrians and motorists.
4. **Community Outreach** – prior to the zoom call a few weeks back, there was zero community outreach. The developer says they have strong support from the community but no one in East Park was contacted or polled so it's hard to believe they actually have support.
5. **Proposed Height** – The current zoning allows for a height of 37 feet of less with particular guidelines for use. The new zoning almost doubles that to 70 feet, which also vastly exceeds the current Lowry Design Guidelines for commercial and residential units. Per the Lowry Design Guidelines, the maximum commercial building height is 45ft and the residential units are 40ft.

The original zoning requirement is appropriate for the location of this property in proximity to residential and green spaces. Adding two, high density projects to an already high density section of the Lowry community will reduce the appeal of moving to this wonderful community and only add additional traffic and safety concerns for the neighborhood.

Thank you for your attention to this issue.

Erich Martin  
493 Alton Way  
Denver, CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Michelle Christopher <mrschristopher77@gmail.com>  
**Sent:** Monday, November 1, 2021 4:58 PM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; dencc - City Council; City Council District 5; planningboard@denvergov.org  
**Subject:** [EXTERNAL] Current Lowry resident opposition to rezoning 8890 E. Lowry Blvd./Application 2021I-00031

Good afternoon,

I am writing to state my family's strong opposition to the rezoning request for 8890 East Lowry Boulevard (Application number 2021I-00031.) We are current East Park, Lowry residents, and we care deeply about our neighborhood.

The current/original zoning requirement for the existing Machebeuf baseball field location (8890 East Lowry Boulevard) is appropriate and should not be changed. There are already quite a few high-density living facilities in east Lowry (i.e. - Alas over Lowry, imt at Lowry, the Renaissance complex, the Legends apartments, and the youth halfway house). There is also a multi-unit townhouse complex slated for an area about a block east of the current baseball field. Traffic and parking in the area, and particularly the East Park neighborhood, is already a significant problem, and adding another high-density housing complex in the area would make the traffic and parking situation worse.

Furthermore, allowing a developer to construct a 5-story building that obstructs the beautiful mountain view that attracted residents to East Park would be an extreme disappointment. Another large building in the area will not only ruin our view and standard of living, it most certainly will negatively impact our property values.

Please do not let big business profit at the expense of Denver/Lowry residents. Please uphold the current zoning requirements for this address.

Thank you for your time and consideration,

Michelle Christopher  
9237 East 4th Place  
Denver, CO 80230  
720.936.6657

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Kristina Hasselkus <klhasselkus@gmail.com>  
**Sent:** Monday, November 1, 2021 4:00 PM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council; City Council District 5  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

To Whom it May Concern,

I am contacting you in regards to the rezoning application 21-00031, regarding the rezoning of 8890 E Lowry Blvd. I strongly oppose rezoning this area for several reasons:

1. The traffic circle at Lowry Boulevard and Yosemite is already very dangerous and perilous particularly when there has been any snow or there is ice present. I highly recommend you research the amount of traffic accidents that happen at this intersection but if you do not live in the area and utilize the traffic circle you would not be aware of the amount of "near misses" that happen frequently due to speeding cars, inefficient signage and heavy traffic coming onto Lowry Boulevard. This project would not only increase traffic in that area but with the proposed entrance to the structure coming almost immediately as you exit the traffic circle on to Yosemite it will increase the chronic auto accidents and also increase pedestrian dangers. With no current plans to improve upon existing dangerous traffic issues at this intersection and on two lane Yosemite this project will significantly increase the problems East Park is already facing during daily commutes.
2. The project will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and have to cross Yosemite. As I mentioned, the traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done is some new signs which the speeders don't see because they are going too fast.
3. The green space and zones in Lowry were well planned. This rezoning would destroy a beautiful view of the entire front range and trees by adding a five story building, which in itself is a violation of the HOA rules.

Where does it all end? If the zoning can be changed for this area it is only a matter of time before Big Bear is rezoned and maybe eventually the Sports Park itself. Lowry is a beautiful place and I love my East Park neighborhood but already I am often forced to drive the "long way" round to avoid Yosemite and Lowry Boulevard because of inclement weather and bad road management. The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

In addition to the above I would like to add that I heard about the rezoning application not through our council or HOA but from Denver residents who do not even live in Lowry. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry and the future of beautiful Denver.

Sincerely,

Kristina Hasselkus  
9320 E 4th Place  
Denver. 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** fmassena@gmail.com  
**Sent:** Monday, November 1, 2021 3:09 PM  
**To:** dence - City Council  
**Subject:** [EXTERNAL] Opposition letter for rezoning case 2021I-00031 - 8890 E Lowry Blvd.

Denver City Council,

We are contacting you in regards to the rezoning case 2021I-00031, for 8890 E Lowry Blvd.  
We strongly oppose rezoning this area for multiple reasons.

The tall structures that currently exist in Lowry carry significant historic meaning from when Lowry was an air force base. Any new 5-story structure would not contribute to that.  
The green space and zones in Lowry were well planned in the early designs, having a 5-story building where there is currently a beautiful view of the entire front range and mature trees would go against what the initial plan called for.

Parking is also a concern. Lowry Sports Park is enjoyed by many and during warm weather, the parking space at 8890 E Lowry serves as an overflow. Even with those parking spaces, residents still see a large number of cars being parked on residential side streets across Yosemite. Taking away that overflow will exacerbate the situation.

For the topic of density, as you may be aware, an assisted living facility once resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (8505 Lowry Blvd). This complex is less than two blocks from the proposed rezoning site and contains 300 units. In addition, 50 new townhomes are slated to be built on the museum storage site at the intersection of Golfer's Way and 5th Avenue. This new community is also just two blocks from the proposed rezoning location in the opposite direction. We do not need more high-density housing in this location. Preliminary designs are calling for another 275-300 units!

The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout, at the corner of Yosemite Way and Lowry Blvd.

All of the above would result in a negative effect on home values. The proposed development would take away the very thing that the City and County of Denver preaches - work hard, play hard. By taking away open space and views, increasing traffic, increasing neighborhood and pedestrian hazards, etc., it would negatively affect the lifestyle of this neighborhood - the very lifestyle Lowry is famous for and as residents for the last 15 years, we would like to keep.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

Please don't let profits be prioritized over the wellbeing of the people who live in Lowry.

Thank you for your consideration.

Fabio and Sarah Massena  
8980 E. 5<sup>th</sup> Ave.  
Denver, CO 80230  
Lowry East Park

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Christopher Shank <shankdmd@gmail.com>  
**Sent:** Sunday, October 31, 2021 1:45 PM  
**To:** dence - City Council  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

To whom it may concern,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I live on the corner of Yosemite Way and 4th Ave. and this rezoning will directly impact my family's safety and decrease the appeal and value of the East Park neighborhood.

I strongly oppose rezoning this high traffic area.

I am greatly concerned that I live across the street from this proposed development and had to find out about it through word of mouth of my neighbors who saw it on a sign. There has been no community outreach to the people who it will affect the most. Long after the developers have made their millions of dollars and left, we will be the ones who will be left to deal with increased traffic, the accidents at the roundabout on Yosemite Way and Lowry Boulevard due to this poor planning, the decreased views from our homes and the overall decrease in safety in a single home residential neighborhood. I know I am writing this in vain and that at the end of the day the Money from the developers will overrule the rights of the people who live here.

The location of a 5 story building where it is currently planned will be disastrous for traffic safety for both pedestrians and motor vehicles alike. There is no good area to turn into the proposed property without severely affecting traffic flow in an area where traffic accidents are all too common. Placing anything that will block the view of drivers on this corner will produce frequent accidents and risk the lives of countless pedestrians and motorists alike.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite Way is already an issue with speeders and I personally have had a vehicle hit and totalled by speeders as well as being hit in the roundabout. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

I know that I am writing this in vain and that at the end of the day the Money of the developers will overrule the rights of the people who live here and who are impacted by their desire to make more money. I would ask you who vote on this rezoning to consider how if a 5 story, high residential building, that will block your view and greatly decrease the safety of your neighborhood, were placed across the street from your own home without anyone asking would impact your lives.

Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Christopher L. Shank  
460 Yosemite Way  
Denver CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** anne mccord <armccord06@comcast.net>  
**Sent:** Sunday, October 31, 2021 9:41 AM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; dence - City Council; City Council District 5  
**Subject:** [EXTERNAL] Lowry Rezoning Request -application 21-00031, for the rezoning of 8890 E Lowry Blvd. - OPPOSED

To Whom it May Concern (City Council Members, Zoning Committee members, and Denver Council 5)

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Anne McCord  
9208 E 4th Place  
Denver, CO  
303.886.3710

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Nichole Yale <nichole.yale@gmail.com>  
**Sent:** Saturday, October 30, 2021 3:01 PM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; dence - City Council; City Council District 5; Fry, Logan M. - CC YA2245 City Council Aide  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd - application # 21-00031

Hello,

I am contacting you in regards to the rezoning application 21-00031 for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area for the following reasons:

1) Traffic/Setbacks: I looked at the pictures and the lot coverage is almost curb to curb. It's not clear to see setbacks along Lowry Blvd & Yosemite but it appears that the setbacks on the roundabout do not provide much visibility for drivers. Are there other examples of developments in Denver that have similar setbacks on other roundabouts?

Why was the applicant allowed to get this far in the planning process without conducting a traffic study? Our Community has been asking to get stop signs or flashing crosswalks to cross Yosemite and haven't been successful. There is a lot of speeding and it's unsafe to cross a lot of the time. According to the Denver post, E Lowry Blvd / N Yosemite Street made #2 on the list with 9 accidents so far this year!

2) Outreach:

It's my understanding that the applicant did not have to do a community visioning process with our entire community. This project is 7 acres so why were they exempt?

There was a sign posted at the site but no applicant was named. It was not easy to find information for the November 3rd hearing date. How are Neighbors supposed to know what's going on. Is it expected that we need to keep going back to the link and look for any updates?

Thank you,  
Nichole Yale  
9201 E 5th Avenue  
Denver, CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Catherine Wilson <cathywilson929@live.com>  
**Sent:** Friday, October 29, 2021 3:57 PM  
**To:** dencc - City Council  
**Subject:** [EXTERNAL] rezoning 8890 E Lowry Blvd, application 21-00031

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I strongly oppose rezoning this high traffic area. The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

The green space and zones in Lowry were well planned. I don't want to see a 5 or 4 story building where there is currently a beautiful view of the entire front range and trees. This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite. The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

As you may be aware, an assisted living facility once resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (8505 Lowry Blvd). This complex is less than two blocks from the proposed rezoning site and contains 300 units. In addition, 50 new townhomes are slated to be built on the museum storage site at the intersection of Golfer's Way and 5th Avenue. This new community is also just two blocks from the proposed rezoning location in the opposite direction. We do not need more high-density housing in this location. The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout, at the corner of Yosemite Way and Lowry Blvd.

This development would take away the very thing that the City and County of Denver preaches: work hard, play hard and exercise in the outdoors. By taking away open space and views, increasing traffic, increasing neighborhood and pedestrian hazards, etc., it would negatively affect the lifestyle of this neighborhood! The very lifestyle that the original zoning was and is protecting. The negative effect on home value for those homes which will lose the view of the front range is not appropriate just for the private school to make money on sell of the lot.

It is upsetting how poorly the community was given the information about this rezoning. I heard that the request for rezoning was started 9 months ago. The signs for the meeting for rezoning were put up about 3 weeks ago.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well-being of the people who live in Lowry.

Thank you for your consideration and the work you do.

Catherine Wilson

Catherine Wilson PsyD., ABPP(RP)

Private Practice

cathywilson929@live.com

Past President, *APA Division 22 (Rehabilitation Psychology)* 2021-2022

<http://www.div22.org/>

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Constance Artigues <constance@kiostorage.com>  
**Sent:** Thursday, October 28, 2021 1:00 PM  
**To:** dencc - City Council; City Council District 5; Rezoning - CPD; Fry, Logan M. - CC YA2245  
City Council Aide; Kaiser, Libby - CPD CE0429 City Planner Senior  
**Subject:** [EXTERNAL] REZONING; 8890 E. Lowry Blvd/case 20211-00031

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 East Lowry Blvd. I **STRONGLY** oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. This parcel does not need a multi story building that will cause more parking issues and traffic, which are already at a maximum. Traffic on Yosemite is already an issue with speeders. Pedestrians can barely cross the street as it is because of the heavy traffic and speeders.

As a realtor I know that this will greatly decrease the value of the homes in the immediate neighborhood.

As you may be aware, an assisted living facility once resided along Lowry Blvd. They replaced that with 300 units and in addition, 50 new townhomes are slated to be built on Alton way. The original zoning is appropriate for the location of this property, in proximity to the residential neighborhood.

These developers are only considering their wallets, and not the quality of life we have all invested in.

**One more thing to note is that the CITY IS REQUIRED to do a COMMUNITY VISIONING PROCESS, and they have been exempted from it. There was no community outreach and most everyone in East Park opposes this.**

**Also a traffic study needs to be conducted. There are numerous accidents on the round-a-about at that corner.**

Albert Artigues  
Constance Artigues  
8991 East 5th Ave.  
Denver, Co. 80230

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Constance Artigues  
[constance@kiostorage.com](mailto:constance@kiostorage.com)  
720-219-1900

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Monte Pickett <montepickett@gmail.com>  
**Sent:** Thursday, October 28, 2021 11:14 AM  
**To:** dencc - City Council; Kaiser, Libby - CPD CE0429 City Planner Senior; City Council District 5; Fry, Logan M. - CC YA2245 City Council Aide  
**Subject:** [EXTERNAL] 8900 E Lowry Blvd. Rezoning

**Subject:** Oppose 8900 E Lowry Blvd Rezoning

**Email:**

Dear Denver City Council and Denver Planning Board,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose this rezoning.

It will have a significant negative impact on traffic, neighborhood and pedestrian safety, home values, and the lifestyle Denver agrees to provide its residents.

The green space and existing property zones in Lowry were well planned. The layout provides the balance of work hard, play hard - a motto the City of Denver lives by. By allowing a five story building in East Park Lowry, you'd be taking away the very thing the City preaches. We don't want to see a five story building, well above the mostly three story buildings in Lowry. This proposed project would decrease home values, increase traffic and speeding, negatively affect neighborhood and pedestrian safety, and eliminate a beautiful view of the entire front range and trees for many neighbors and pedestrians.

Furthermore, this development will cause more parking issues by removing Lowry Sports Park parking. This will push visitors onto side streets and force them to cross Yosemite, an already dangerous crossing, and negatively affecting our neighborhood and home values.

The traffic on Yosemite is already a significant issue with speeding. I cross the intersection of 4th AVE and Yosemite every single day, and deal with speeding distracted drivers, and the hazard they present. Residents of our neighborhood have brought this forward several times to District 5 and DOTI, requesting better markings for crosswalks. An influx in traffic would wipe out any work that's been done to mitigate these issues and increase further hazards to residents.

The developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded and unprofessional. Please don't let profits and unprofessionalism be prioritized over the well-being of the people who live in Lowry.

Thank you for your consideration.

Monte Pickett  
9466 E 4th AVE  
Denver, CO 80230

East Park Lowry Resident

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Melissa Sheehan <melissabsheehan@gmail.com>  
**Sent:** Wednesday, October 27, 2021 9:41 PM  
**To:** Rezoning - CPD; Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council; City Council District 5; Fry, Logan M. - CC YA2245 City Council Aide  
**Subject:** [EXTERNAL] 8890 E. Lowry Blvd. Case Number: 2021I-00031

To whom it may concern,

I am writing to voice my concern and opposition to the rezoning of this address. I believe the density of housing in that area will add to the traffic congestion and overuse of the nearby trails and parks.

The proposed buildings do not make sense for the area, comprised mostly of single-family homes. There are a lot of multi-family homes further west, but putting multi-story buildings in this location, close to a high school doesn't seem right for the neighborhood.

Please vote no on this zoning change.

Thank you,  
Melissa Sheehan

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Jolene White <joleneswhite@gmail.com>  
**Sent:** Wednesday, October 27, 2021 7:27 PM  
**To:** Fry, Logan M. - CC YA2245 City Council Aide; dence - City Council; City Council District 5; Kaiser, Libby - CPD CE0429 City Planner Senior; Mary Carr  
**Subject:** [EXTERNAL] Rezoning: 8890 E Lowry Blvd, application 21-00031

There is a large number of people who actually live in East Park Lowry who oppose the rezoning proposal. Here are some of the major points.

1) LOT COVERAGE is almost curb to curb.

Some of these on the map are three story now it seems from meeting they are talking about four stories in both buildings. We can't see setbacks along Lowry & Yosemite but it appears (this was asked in one of our meetings) that the setbacks on the roundabout do NOT provide much visibility for drivers. I asked if there was as much green and setbacks as on other circles but did not hear.

(2) Outreach Issue

It is important to note that the City decided the applicant did not have to do a 'community visioning' process with the entire community. Why have they been exempted from that visioning process which is required for all developments over 5 acres. This project is 7 acres. There is a letter of exemption point this will be brought up to the Planning Board. It was a mistake on part of the city.

(3) So what outreach did they do? Waiting for that report but it "looks like" (from application) that they only asked those 10 neighbors or so on Yosemite and then approached people who might not care (parents at the school) for support is not ok. Someone has to address this. There was no community outreach and it's not true with the statements that are being made that nobody in East Park opposes.

(4) The Sign — Who is the applicant? No applicant named on the posted sign at the site. How are people supposed to know where to find information and keep up to date?

(5) Traffic — why has this process gotten this far in the planning process without conducting a traffic study? What are the accident rates at the circles on Lowry. We can't even get the city to add STOP signs or paint cross walk markings to cross Yosemite.

(6) Height - This rezoning has a proposed height of future structures, at 70 feet. The 70 ft height vastly exceeds the current Lowry Design Guidelines for commercial and residential units. Per the Lowry Design Guidelines, the maximum commercial building height is 45ft and the residential units are 40ft. See this document, page 15 -> <https://lowrydenver.com/wp-content/uploads/2020/11/LDRC-Design-Guidelines-11.2020.pdf>  
If other newly built commercial buildings have been financially successful under these guidelines, why should this development be given special treatment.--

Thank you for your attention to this issue.

Jolene Silbaugh White  
[joleneswhite@gmail.com](mailto:joleneswhite@gmail.com)  
mobile: 303-596-4781

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Adrah Levin <adrah1@gmail.com>  
**Sent:** Wednesday, October 27, 2021 2:18 PM  
**To:** Adrah Levin Golub  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Address of rezoning 8890 E Lowry Blvd  
Case Number: 2021I-00031

To Whom it May Concern,  
I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned and highly utilized. I don't want a 5 story building where there is currently a beautiful open space full of grass and trees. This will also cause more traffic around the already busy intersection of Yosemite and Lowry Blvd as well as terrible parking issues by removing parking Lowry Sports Park attendees utilize. This will push them onto residential side streets and increase the pedestrian crossing of Yosemite, a precarious crossing already.

As you may be aware, an assisted living facility once resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (8505 Lowry Blvd). This complex is less than two blocks from the proposed rezoning site and contains 300 units. In addition, 50 new townhomes are slated to be built on the museum storage site at the intersection of Golfer's Way and 5th Avenue. This new community is also just two blocks from the proposed rezoning location in the opposite direction. We do not need more high-density housing in this location. The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout, at the corner of Yosemite Way and Lowry Blvd.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces. I believe the purpose of the open space was to keep it as open space, not as a placeholder for future developments. Residents moved to this location of Lowry to enjoy the open space across the way. By taking away open space and views, increasing traffic, increasing neighborhood and pedestrian hazards, etc., it would negatively affect the lifestyle of this neighborhood.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Adrah Levin  
354 Alton Way - Lowry East Park  
Denver CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Chad Creen <chadcreen@yahoo.com>  
**Sent:** Wednesday, October 27, 2021 9:21 AM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council; City Council District 5; Fry, Logan M. - CC YA2245 City Council Aide  
**Subject:** [EXTERNAL] Oppose Rezoning 8890 E Lowry Blvd - Case Number 2021I-00031

Dear Denver City Council and Denver Planning Board,

I want to start by stating that I **strongly oppose the rezoning at 8990 E. Lowry Blvd.** My family and I live along Yosemite Way and have experienced the increase of traffic, excessive speeds, and overall carelessness over the last decade. The infrastructure simply cannot handle the current volume of cars, let alone more from two four-story buildings. The developer is under the impression that people over the age of 55 don't drive as much, as stated in their presentation. I'm unclear where he's getting this information. Most, if not all people at this age still work and will be traveling daily. In addition to residents, the City needs to account for those who will visit and work at the assisted living facility, adding even more cars. Please don't wait to do this research AFTER a potential rezoning. Conduct your due diligence now. There is plenty of data that DOTI can review to see the current traffic flow along Yosemite Way and Lowry Blvd. This information is requested yearly by the residents of East Park to address ongoing traffic speeds and pedestrian safety.

The developer also mentioned the need for an assisted living facility. A few years ago, the Center at Lowry (8550 E. Lowry Blvd.) was built to accommodate short-term rehabilitation and nursing care. The "sell" for the build was that those who needed this type of care would then be able to go across the street to the assisted living facility (Lowry Park) for long-term care. Lowry Park resided at 8505 E. Lowry Blvd. Soon after the Center at Lowry was built, the assisted living facility was torn down and replaced by three large apartment buildings, containing 300 units. This property is now known as the Alas Apartments. If an assisted living facility in Lowry was so desperately needed, why was it torn down. Profit.

This parcel of land at 8990 E. Lowry Blvd. is part of the Lowry Sports Park Complex that offers the residents of Denver great amenities. The current zoning should not change. Instead, this should remain a green/recreational space for residents to use and enjoy. We need to maintain the balance of green space in this community that was planned for when the community was first built. Please don't let profit motivate more unsustainable high-density growth.

Thank you,

Chad Creen  
470 Yosemite Way  
Denver, CO 80230  
East Park - Lowry

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Nicholas Rudolf <rudo0062@gmail.com>  
**Sent:** Wednesday, October 27, 2021 9:19 AM  
**To:** Fry, Logan M. - CC YA2245 City Council Aide; denc - City Council; City Council District 5; Kaiser, Libby - CPD CE0429 City Planner Senior  
**Subject:** [EXTERNAL] Oppose rezoning 8890 E Lowry Blvd, application 21-00031

Dear Denver City Council and Denver Planning Board,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of [8890 E Lowry Blvd](#).

I strongly oppose this rezoning.

It will have a significant negative impact on traffic, neighborhood and pedestrian safety, home values, and the lifestyle Denver agrees to provide its residents.

The green space and existing property zones in Lowry were well planned. The layout provides the balance of work hard, play hard - a motto the City of Denver lives by. By allowing a five story building in East Park Lowry, you'd be taking away the very thing the City preaches. We don't want to see a five story building, well above the mostly three story buildings in Lowry. This proposed project would decrease home values, increase traffic and speeding, negatively affect neighborhood and pedestrian safety, and eliminate a beautiful view of the entire front range and trees for many neighbors and pedestrians.

Furthermore, this development will cause more parking issues by removing Lowry Sports Park parking. This will push visitors onto side streets and force them to cross Yosemite, an already dangerous crossing, and negatively affecting our neighborhood and home values.

The traffic on Yosemite is already a significant issue with speeding. Residents of our neighborhood have brought this forward several times to District 5 and DOTI, requesting better markings for crosswalks. An influx in traffic would wipe out any work that's been done to mitigate these issues and increase further hazards to residents.

The developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded and unprofessional. Please don't let profits and unprofessionalism be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Nick

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Molly Osadjan-Rudolf <molly.osadjan@gmail.com>  
**Sent:** Wednesday, October 27, 2021 8:08 AM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; dence - City Council; City Council District 5; Fry, Logan M. - CC YA2245 City Council Aide  
**Subject:** [EXTERNAL] Oppose rezoning 8890 E Lowry Blvd, application 21-00031

Dear Denver City Council and Denver Planning Board,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose this rezoning.

It will have a significant negative impact on traffic, neighborhood and pedestrian safety, home values, and the lifestyle Denver agrees to provide its residents.

The green space and existing property zones in Lowry were well planned. The layout provides the balance of work hard, play hard - a motto the City of Denver lives by. By allowing a five story building in East Park Lowry, you'd be taking away the very thing the City preaches. We don't want to see a five story building, well above the mostly three story buildings in Lowry. This proposed project would decrease home values, increase traffic and speeding, negatively affect neighborhood and pedestrian safety, and eliminate a beautiful view of the entire front range and trees for many neighbors and pedestrians.

Furthermore, this development will cause more parking issues by removing Lowry Sports Park parking. This will push visitors onto side streets and force them to cross Yosemite, an already dangerous crossing, and negatively affecting our neighborhood and home values.

The traffic on Yosemite is already a significant issue with speeding. Residents of our neighborhood have brought this forward several times to District 5 and DOTI, requesting better markings for crosswalks. An influx in traffic would wipe out any work that's been done to mitigate these issues and increase further hazards to residents.

The developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded and unprofessional. Please don't let profits and unprofessionalism be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Molly

Molly Osadjan-Rudolf  
East Park Lowry Resident  
920.606.9930

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Stephanie L. Creen <stephcollins4@yahoo.com>  
**Sent:** Tuesday, October 26, 2021 7:02 PM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; dence - City Council; City Council District 5; Fry, Logan M. - CC YA2245 City Council Aide  
**Subject:** [EXTERNAL] Opposition to rezoning 8890 E. Lowry Blvd./Application 21-00031  
**Attachments:** HighDensityHousing.png

To All Concerned:

I am writing to state that I firmly OPPOSE the rezoning of 8990 E. Lowry Blvd. As a 10-year resident, I have seen this community change from one that is well-balanced to one that's solely focused on high-density housing. Throughout the years I have been in close contact with the Denver Police to address the excessive speeds along Yosemite Way, as well as DOTI to address pedestrian safety while attempting to cross from Yosemite Way to the Lowry Dog Park. Year after year these issues are swept under the rug. Adding more volume, with two four-story buildings, to this already congested intersection is not the answer.

As you may be aware, an assisted living facility resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (see map). This complex is less than two blocks from the proposed rezoning site. In addition, there are now townhomes that are slated to be built on the museum storage site at the intersection of Golfer's Way and 5th Avenue (see map). This new community is also just two blocks from the proposed rezoning location in the opposite direction. We DO NOT need more high-density housing in this location. The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout, at the corner of Yosemite Way and Lowry Blvd.

It has also come to my attention that an email is circulating from the developer and their employees (which I have read in full), asking Lowry residents to add their name to a pre-made letter in favor of the rezoning, stating, "the project doesn't have any opposition or any real neighbors". Well, I am a real neighbor, and I am opposing this rezoning.

Have there been any productive discussions regarding beneficial ways to reuse this space related to the current zoning? Please don't let greed and profit take priority over a master plan that was once equally balanced between residential buildings, commercial buildings, and open space. This parcel of land needs to remain with its current zone district (R-4 w/ Waivers).

Thank you for taking the time to listen to the residents of Lowry and those directly affected in East Park.

Sincerely,  
Stephanie & Chad Creen  
470 Yosemite Way  
Denver, CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Julie Seltenhammer <spankyhammer@gmail.com>  
**Sent:** Tuesday, October 26, 2021 5:22 PM  
**To:** dencc - City Council  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Dear Denver City Council,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and have to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Julie Seltenhammer  
9574 3rd Pl - Lowry East Park  
Denver CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Mike Broaden <mikebroaden@gmail.com>  
**Sent:** Tuesday, October 26, 2021 3:39 PM  
**To:** Kaiser, Libby - CPD CE0429 City Planner Senior; denc - City Council; City Council District 5  
**Subject:** [EXTERNAL] Fw: 8890 E. Lowry Blvd, Case #2021I-00031, Application #21-00031

Dear Representative,

I strongly oppose any change in zoning for 8890 E. Lowry Blvd, Case #2021I-00031, Application #21-00031. The character of this part of the Lowry neighborhood would be negatively changed forever if zoning allowed for a 5-story (70 foot). Adding additional traffic to already busy Lowry Blvd and Yosemite Way is simply poor planning not to mention the eyesore it would create for many. The mix of pedestrians, bikes, and vehicles is already at saturation. I worry about the safety of others should zoning be changed for 8890 E. Lowry Blvd, Case #2021I-00031, Application #21-00031.

Blue skies,  
Michael Broaden  
+11 year resident/owner 332 Yosemite Way, Denver, CO 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Julie Raines <juliecraines@yahoo.com>  
**Sent:** Tuesday, October 26, 2021 2:54 PM  
**To:** dencc - City Council  
**Subject:** [EXTERNAL] I oppose the rezoning of 8890 E Lowry Blvd

I am contacting you regarding the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Julie Raines  
9050 E 5th Avenue, Denver 80230

## Stevens, Elle H. - CC Legislative Assistant

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**From:** Jolene White <joleneswhite@gmail.com>  
**Sent:** Tuesday, October 26, 2021 1:57 PM  
**To:** dencc - City Council  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Dear Denver City Council,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Jolene White