

Buckley Annex Letters of Support

Applications:

2013I-00051

2013I-00052

2014I-00012

CB14-0522

From: Betchey, Mark Christopher [<mailto:mbetchey@informatica.com>]
Sent: Tuesday, May 27, 2014 5:06 PM
To: michelle.pyle@denvergov.org
Cc: Monty Force; MaryBeth.Susman@denvergov.org; lowryunitedneighborhoods@gmail.com
Subject: Boulevard One hearing June 4th

Ms. Pyle-

This is an email to express my full support of the zoning before the Planning Board on June 4th, unfortunately I will be out of town on business or would be there to offer comments in person.

As a longtime Lowry resident and longtime member of the LRA Board, I am especially proud of the plan that will be in front of you on June 4th. It represents the best of what can happen when neighbors and representatives of all the local communities come together in the spirit of compromise and offer comments in good faith. The plan before you represents one of the most exhaustive, comprehensive and thoughtful plans I have seen in my 12 years in Lowry. Quite frankly, I was skeptical that we could create a plan that would blend the concerns of Mayfair, Park Heights, Legacy Lowry and Crestmoor – but this plan does so beautifully.

We, as a board, understand the intent of the relatively new zoning and this plan respects those parameters. We do have some citizens who have concerns over parking and density. We have listened to their concerns very carefully and they are reflected in our plans and indeed will be fully appreciated and incorporated into the final products with more than adequate parking and far less density than some would have wanted. We also have set backs and densities confined to the central core of the project to respect the neighboring views – literally and figuratively!

All my best and thank you for the ongoing support of this wonderful project.

Mark Betchey
Regional Alliance Director
State & Local Government

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June 4, 2014

Ms. Julie Underdahl, Chair
Denver Planning Board
201 W Colfax, Dept. 205
Denver, CO 80202

RE: Map Amendments
#2013I-00051
#2014I-00012
#2014I-00052

Ms. Underdahl:

My family and I have lived in the northwest neighborhood of Lowry for nearly ten years. I served on the Lowry Redevelopment Authority Board of Directors from 2003-2008. I also served as chair of the Buckley Annex Planning Task Force which led the initial community collaboration efforts to prepare and offer a plan to the Air Force which required their approval prior to transfer to the LRA. Over the past 6 years, LRA has worked collaboratively with the Lowry neighbors and surrounding neighborhoods in building on the original plan we presented to the Air Force. The plan as envisioned in 2008 has evolved, the plan has improved, has taken into account considerations and concerns of existing residents and has resulted in the basis by which these map amendments, rezoning applications are being advanced for your consideration today. The applications in many ways mirror the zoning of the surrounding Lowry development, using the updated nomenclature of the 2010 Zoning Code rewrite. The applications have also been able to improve upon the limitations of the previous zoning classification options by providing for the needs and desires of the citizens of Denver in the environments that best suit their lifestyle.

I have had a unique opportunity to watch each quadrant of Lowry develop. I worked for Denver City Council before the base was closed and worked then with the Air Force and the LRA in developing the community outreach process and plan which has made Lowry an example for not only base redevelopment but infill and city development in general.

I marvel when I hear that Lowry is too dense, or life at Lowry has become so onerous because of development. Those arguments were the same arguments made 20 years ago, by the neighborhoods surrounding Lowry, of which have grown and flourished right along with the masterful redevelopment at Lowry. I urge your support along with the support of your colleagues.

Sincerely,

Phil Workman (7523 E. 8th Place)

A handwritten signature in black ink, appearing to read "Phil Workman", with a stylized flourish at the end.

Denver Planning Board
201 W. Colfax Avenue
Denver, CO 80202

To Whom It May Concern:

In 1972, I bought my Crestmoor home at 475 Kearney St. and have continued to live there ever since. At that time the Crestmoor hub was 3rd & Holly. Big Wheel fixed every kid's bike; Aylard's drug store provided ice cream sodas and filled prescriptions; the Texaco station filled our gas tanks; Super Saver fed us; Bob's barber shop cut our hair; and, the book store kept us reading. The Crestmoor hub has been reinvented, however, it does not hold the magic it once had for some of we older Crestmoor natives. Imagine, my delight upon reviewing Lowry's development plan for Boulevard One! At long last, there will be a mixed use development on the edge of Crestmoor Park that has the potential to become a destination for young and old. Like many others I will be able to ride my bike or walk my dog to a hub that provides convenience, necessities, and pleasant interactions. In addition, the design of this project appears to be consistent with the character found in the bordering neighborhoods.

I strongly support the proposed rezoning of Boulevard One and I encourage you to do so as well. The time has come for Denver to expand the urban core in an intelligent and insightful manner.

Sharon Walsh
475 Kearney St.
Denver, CO 80220

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

From: Elliott Simonberg [<mailto:esimonberg@icloud.com>]

Sent: Friday, May 30, 2014 1:24 PM

To: Michelle.Pyle@dengov.org

Cc: Monty Force

Subject: Rezoning at Boulevard One

I am writing this letter in support of the rezoning proposed for the Boulevard One development. As a 12 year resident of Officers' Row Lofts in the Lowry Town Center, I am strongly in favor of creating a vibrant, urban infill community on the site of the former Defense Department accounting center. Mixed uses will create a walkable community in which residential uses will fit well with commercial and other uses. The additional park and other green spaces enhance Lowry's recently developed open spaces. Overall Boulevard One will compliment and expand Lowry's multi use footprint.

The rezoning requested will allow for a mix of well designed single family and multi family residences in keeping with the existing zoning efforts at Lowry. The plan calls for moderate density and a range of dwelling units that will appeal to various urban lifestyles.

Sincerely, Elliott Simonberg
Lowry resident and CAC Committee member

Sent from my new iPad

June 1, 2014

Denver Planning Board
201 W Colfax Ave.
Denver, CO 80202

Dear Planning Board Members:

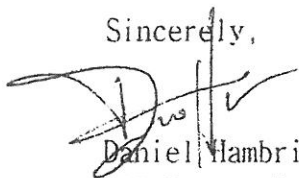
I am a business owner and resident in East Denver. I live at 415 Monaco Parkway in the Crestmoor neighborhood. Although I live just outside of Lowry, almost our entire life is spent at Lowry, our children go to school here, our business is here, and we very much enjoy shopping and recreating in Lowry.

On a business level the plan for the Boulevard One is exactly what is needed for this area of the City and Lowry. Density drives activity and amenities for its residents and more opportunities for the surrounding neighborhoods. On a personal level, the proposed mixes, densities and combinations of uses make the value of our lifestyle and property worth more. In my opinion, they saved the best for last as this is the best piece of real estate at Lowry.

I would also like to note that I received an email blast about concern over parking for the proposed single family and townhome development. Just like at my house, I am certain that each of these single-family homes will have at least a two car garage. Further, the townhomes will meet code and Lowry has already said that they will require more parking with their own requirements. There is not a parking problem in Lowry...

Please support of the rezoning applications submitted by LRA which are reflective of the GDP and future sustainability of Lowry and the surrounding neighborhoods. I have attended LRA neighborhood meetings on multiple occasions and fully understand the development plans. I support all three rezoning applications and ask that the Planning Board support as well.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Hambrick', with a stylized flourish at the end.

Daniel Hambrick
415 Monaco Parkway
Denver, CO 80220

From: Chuck Woodward [<mailto:chuck.woodward@comcast.net>]

Sent: Friday, May 30, 2014 2:13 PM

To: michelle.pyle@denvergov.org

Subject: Letter to the Denver Planning Board regarding the June 4 meeting and the Boulevard One development

Michelle, would you please share this with the Planning Board members before the meeting on Wednesday?

Sincere thanks,

Chuck Woodward

To the members of the Denver Planning Board:

As a Lowry resident since 1998 (at the very beginning of the redevelopment) and as a member of the Design Review committee since 1997, I would like to write in support of the plans for the development of Boulevard One and to this request for waivers on some of the areas. I feel these waivers are necessary to help implement the overall project in these specific locations.

It has been a good learning experience to see the plans and the reality for the residential and commercial areas as the earlier parts of Lowry developed. I believe this final area will be even better for the community and for Denver. The plans have gone through many meetings and modifications including lessening the density and the heights. The final design guidelines will achieve an excellent mix of multi-use for residential and commercial and show consideration for all the adjoining neighborhoods, including housing styles, open space, sustainability, parking concerns and traffic issues. As each new neighborhood developed in Lowry homes have become more energy efficient and achieved greater water conservation. This will be even more apparent at Boulevard One. As a member of the Building and Grounds committee of the Lowry Master Association, I know this is something the community has demonstrated they want. Waivers have been requested as needed and to reflect specific building issues. This has allowed Lowry to develop into an top mixed use community and one that melds well with the surrounding neighborhoods. The current request to the Planning Board fits with earlier waivers that helped make Lowry the cohesive redevelopment it is. I am in complete support for these waivers as they meet the needs of Boulevard One and of the city in those specific areas.

The meetings that have gone on about Boulevard One to this point have been many and varied but there have been good discussions and responses to the concerns and suggestions. This area is an urban, infill community and I think it will prove to be one of the best developments in Denver and the state. As someone that has enjoyed the many parks and walkability at Lowry, I am also very impressed with the plans for this area regarding green space and sustainability. I think Boulevard One will be a top achievement for Denver and a fitting project for this area.

Chuck Woodward

May 31, 2014

Denver Community Planning and Development
201 W Colfax Avenue
Denver, Colorado 80202

RE: Rezoning Application(s):
2013I-0051
2013I-00052
2014I-00012

Dear Ms. Pyle, Senior City Planner and Denver Planning Board

I am writing in support of the rezoning applications for the last remaining major parcel at Lowry, known as Boulevard One or formerly known as Buckley Annex. I have followed the redevelopment keenly as a resident of the Lowry Northwest neighborhood and a landlord of another Lowry property.

The redevelopment of Lowry has been a nationwide example and the plans for this final Denver phase is no exception. As a father of 3 small children, it is imperative that the community we choose to live in, Lowry is a sustainable community. The plan being offered by the Lowry Redevelopment Authority for approval by the Denver Planning Board is exactly what is needed to complement on the existing development at Lowry and the surrounding neighborhoods.

I have lived in Mayfair, Montclair and Hilltop as well as Park Hill and have appreciated the uniqueness of each neighborhood. I appreciate the uniqueness of Lowry and the differences offered by the Lowry lifestyle. Lowry is not a suburban neighborhood nor is its goal to be a neighborhood exactly like its surrounding neighbors. I am not the type of person that wants to close the door to prevent others from experiencing Lowry as my family does. I know that each successive neighborhood has learned lessons from what worked and what didn't and will create in Boulevard One the crowning jewel of what Lowry has to offer.

Please add my name to a list of supporters for this rezoning applications identified above.

Sincerely,

Steve Ziegler
803 Uinta Way

May 27, 2014

Denver Planning Board
201 W. Colfax
Dept. 2015
Denver, Colorado

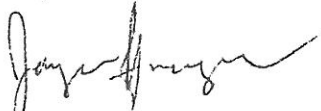
Planning Board Members:

I am the property owner at 136 Magnolia Street which lies immediately north of the proposed Boulevard One development. I fully support the three proposed rezoning applications being proposed by the Lowry Redevelopment Authority.

I support these applications for a variety of reasons but primarily because of the 13 plus acres of open space and parks that will provide my family with a nearby oasis to enjoy our beautiful Colorado climate. Further, this neighborhood will be providing restaurants, retail and a mix of uses that my family will utilize. I look forward to walking the pedestrian trails, viewing the public art and boutique shopping. Further, I applaud Lowry's commitment to practice green building and energy efficiency standards and their focus on building a development that is consistent with the surrounding neighborhoods. There are numerous examples of sprawling growth and poorly thought out density in Denver, however, Boulevard One is all about smart growth with smart density. I live in a single family home just across 1st Avenue from this development. I appreciate how LRA has matched the edges of their site to the neighborhoods surrounding Boulevard One.

Far too often I hear about new developments and projects in Denver that do not reflect the character of the surrounding neighborhood. I strongly believe these three applications not only reflect the character but substantially enhance our neighborhood. Please support the LRA applications (Application 51 and 52 of 2013 & Application 12 of 2014) and help bring this development to fruition.

Thanks very much.

A handwritten signature in black ink, appearing to read 'Jason Hansen', with a stylized, flowing script.

Jason Hansen
136 Magnolia Street
Denver, CO 80220

June 4, 2014

Denver Planning Board
Denver Community Planning and Development
201 W Colfax Avenue
Denver, Colorado 80202

Dear Planning Board:

I have been a resident of Lowry for over 8 years and have chosen Lowry as home for my family and the location for my business. I urge your support this afternoon of the rezoning proposals submitted by the Lowry Redevelopment Authority.

I have been impressed by the significant community outreach and careful planning that has gone into making Lowry a model redevelopment project. The underlying zoning will provide the foundation by which the development on the property will occur. These applications are a mere reflection of the GDP, which was a product of the significant community collaboration and a continuation of a great community where we choose to live, learn work and play.

Sincerely,

Dr. Sheryl Gonzalez
Lowry Business Owner and Resident

Denver Planning Board
201 W Colfax Ave.
Denver, CO 80202

To Whom It May Concern:

I have lived in the Lowry neighborhood with my family for over ten years. First living in Officers Row, and now residing in the NW neighborhood. Our son attends school at Lowry, we enjoy living in Lowry and taking advantage of all the amenities of a carefully planned community.

Our initial interest in Lowry was sparked when the former base was closed and we watched the Southeast neighborhood being built. Our initial hope was to move into the Southeast neighborhood but those lots were sold out, literally over night. We are fortunate to call the Northwest neighborhood our home as each successive neighborhood has built on the successes of the past and we are anxious to see the development of the last parcel, formerly known as Buckley Annex and now known as Boulevard One.

Previously, this property was occupied by a very large very unattractive government building with a mass of asphalt parking. It will be a great addition to have this land developed and added to the already successful mix of residential, commercial and recreational uses.

My family has chosen to live at Lowry because of its proximity to the center core of the city and the relatively low maintenance lifestyle. We like living in a city and not a suburb and our planning should reflect that preference.

I request your support of the 3 rezoning applications presented to you today and supported by city staff. It is time to finish Lowry with the best of the best.

Thank you for your sincere consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elaine Torres', with a stylized flourish at the end.

Elaine Torres

7523 E 8th Pl

Denver, CO 80230

Denver Planning Board
201 W Colfax, Dept. 205
Denver, CO 80202

To Whom It May Concern:

My family and I recently purchased a home at 464 Poplar Street. We are located in what is called the Mayfair Park neighborhood; however, we refer to it as Lowry Far West Park. Our kids attend school in Lowry, we frequent the area businesses and we are fully entrenched in our wonderful neighborhood. We have chosen to live in this area because our mature neighborhood has emerged and increased in desirability along with and because of the Lowry redevelopment.

I sell residential real estate and I have watched each area of Lowry develop. Lowry is remarkably unique and has its own individual intrinsic quality not often found in infill development. The LRA in conjunction with an extensive neighborhood process has provided the overall planning that has created this quality— and I fully support the 3 rezonings submitted for your consideration.

Boulevard One provides an opportunity to “finish” Lowry. The plan has a great mix of residential and commercial uses. I hear so often in my work, that more density as well as commercial and retail is needed on Lowry. I look forward to supporting the new businesses. Although we live in a single-family home, we have chosen to live in the city and want density in our city rather than sprawl in our neighboring cities. In previous life, I lived in Henderson, Colorado and there is no comparison to the quality of life offered in a truly thoughtful residential community with urban commercial amenities.

For all the foregoing reasons, I would urge the Denver Planning Board to support the rezoning applications. Thanks!

Sincerely,

Maria Patabendi

(464 Poplar Street Denver, CO 80220)

