

2014I-00096, Approximately 99

Quebec Street

Public Comments

Received After Denver Planning

Board Deadline of

May 5, 2015

Through May 15, 2015

From: [Alicia Hawthorne](#)
To: [Rezoning - CPD](#); [Susman, Mary Beth - City Council](#); [Rezoning - CPD](#)
Subject: No to high rise(s) in Blvd One development
Date: Tuesday, May 05, 2015 8:21:51 PM

Please listen to the neighbors and your constituents - do not allow high density high rise residential development in or around Lowry. Traffic is nearly unbearable now. Development should be limited to single family homes or town homes.

Alicia Hawthorne
7949 East Ellsworth Ave.
Denver, CO 80230
303-537-5879

From: [Martinez-camacho, Alvaro](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); [dencc - City Council](#); [Susman, Mary Beth - City Council](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: No to rezoning application #20141-00096
Date: Wednesday, May 06, 2015 10:56:01 AM

Hi,

I am a homeowner in the Crestmoor Park area. The Friends of Crestmoor Park, which I support, have brought to my attention plans for rezoning at 195 S Monaco Pkwy as well as at the Buckley Annex. The Crestmoor Park area is a well established single-family home neighborhood. I moved here about 2 years ago because it is quiet, peaceful, and safe. Adding high-volume rental units at either location will increase traffic volume in my neighborhood. This will disturb the peace associated with Crestmoor Park. Furthermore, I worry that the many kids and other pedestrians in the area will be at risk of the higher traffic volumes (as noted previously there is limited parking planned for these massive expansions). I also worry about the risk of increased crime in our currently safe neighborhood.

I do not support any rezoning of 195 S Monaco Pkwy or the Buckley Annex. I see no benefit to the many hard working homeowners, many of whom have lived in Crestmoor Park for over 15 years, that will come from rezoning. Please leave my neighborhood intact.

Besides financial gain for any of the developers I see no reason to change the well established zoning laws that are currently in place. Is there any reason to change the zoning laws besides the financial gain of the developers? Please consider this question when making your decisions.

Thank you for your time and consideration.

Alvaro Martinez-Camacho
Jennifer Zieg
151 S Jasmine St

Sent from Windows Mail

From: [Amy Gibson](#)
To: [Rezoning - CPD; Lucero, Theresa L. - Community Planning and Development; Sapp, Michael - Mayor's Office; Hancock, Michael B. - Mayor's Office; Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: Proposed Buckley Annex - OPPOSED
Date: Tuesday, May 05, 2015 9:41:20 PM

To all -

I live in the Crestmoor neighbor and am very concerned with all of the new development that is going up (and proposed development) that will significantly increase traffic flow in and around the Crestmoor neighborhood.

As Denver continues to grow at a fast clip, it seems developers are just trying to ride the wave and cash in as much as they can without so much as a thought as to how their developments will affect those who live in the very neighborhoods they are exploiting.

With the Buckley Annex, it seem ridiculous that you are going to try and put an 800 unit development in an area that clearly does not have the back bone to support this type of density. The last thing our neighborhood needs is to become another over crowded street like Colorado Blvd. Up and down Monaco and Quebec there are single-family houses, 2-story apartments and town homes and 1-story retail space that 'fit' the character of the neighborhood. The decision to approve commercial development and multiple, high density, 5-story buildings is NOT what's best to continue having our neighborhood thrive as a place we call home. The last thing my family wants is another Cherry Creek with over crowding and buidlings right up against the street in the place where we live. It's bad enough that the developers got into the Cherry Creek area - we DO NOT want this development creeping east. There is NO room for this kind of development! Just because there is opportunity to develop on a space doesn't mean that you have to shove as much and as many people into that space as possible. Let's be wise to how we want our city to grow. Over crowding is not going to get us there.

If this were happening in your neighborhood how would you vote? Please think and vote like responsible and accountable adults.

Thanks, Amy Kirshenbaum

From: [Ann Groshek](#)
To: [Rezoning - CPD](#)
Subject: Buckley annex
Date: Wednesday, May 06, 2015 7:23:14 AM

Please turn down the re-zoning application #20141-00096 for the Buckley annex. The traffic congestion in the area will be terrible! We don't want our area turned into another Cherry Creek! The developers are trying to cram too much into the space.

Ann Groshek
225 Ivy St.

Sent from my iPhone

From: [Rebecca Grupe](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [dence - City Council](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); denvermayor@denvergov.org
Cc: lowryunitedneighborhoods@gmail.com
Subject: PLEASE STOP THE BUILDING IN RESIDENTIAL NEIGHBORHOODS!!!!
Date: Wednesday, May 06, 2015 6:46:59 PM

To Whom it May Concern:

Please do not move forward with the plans for high density, many story buildings in Crestmoor Park, Montclair, Lowry, Mayfair and Park Hill. That kind of building is great in the right kind of space – like downtown - but not in a residential neighborhood.

The residents in neighborhoods in east Denver do not want to turn Lowry and Crestmoor Park into Cherry Creek or a mini-downtown. We don't want Monaco Parkway and Quebec Street to be as congested as Colorado Boulevard. Our streets are already clogged and we do not have light rail. Lowry and City officials have no plans to handle the dramatic increases in traffic that we would face on Monaco Parkway, Quebec Street, Alameda Avenue, First Avenue, Lowry Boulevard and other small streets in the area.

The developers are trying to squeeze far too much into too small a space. Again, please do not approve this type of development in our neighborhoods! I support thoughtful development of these areas but the right kind, that fits in with what is already there. We do not need more apartments, condos or a 7-11 in any of these spaces.

Thanks much,
Becky Grupe
303-320-5650

From: [Ben Pepper](#)
To: ["Ben Pepper"](#); [Susman, Mary Beth - City Council](#); [Thompson, Maggie - City Council Operations](#); [kniechallarge; Montero, Judy H. - City Council District #9](#); [Brooks, Albus - City Council District 8](#); [Nevitt, Chris - City Council Dist #7](#); [Robb, Jeanne - City Council Dist. #10](#); [jenn.hughes@denvergov.org](#); [Brown, Charlie - City Council District #6](#); [Lopez, Paul D. - City Council Dist #3](#); [Faatz, Jeanne R. - City Council Dist #2](#); [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [denc - City Council](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: ["Friends of Crestmoor Park"](#); ["Dave Cohen"](#); ["Andy Domenico"](#); [p_hersch@msn.com](#); ["Jane Broida"](#); ["Fran Rew"](#); ["Simon James"](#); ["Vicky & Bill Ballas"](#); ["Giacomini, Tony"](#); ["Ellen Slatkin"](#); ["Monica Hess"](#); ["Bei-Lee Gold"](#); ["Alyn Park"](#); ["Jay Wissot"](#); ["Patty Ellerby"](#); ["Lyle Kirson"](#); [jmcgovern@mac.com](#); ["Randall Nakagawa"](#); ["Katie McCrimmon"](#); ["Peggy NEUSTETER"](#); [halisi@halisivinson.com](#); ["Sandy Stoner"](#); ["Kerwin, Gregory J."](#); [waynnew2015@gmail.com](#)
Subject: Rezoning: Let's try ecological implications since crime, crowding and strong local opposition have not yet resonated with Council
Date: Wednesday, May 06, 2015 3:46:48 PM

Representative Susman, et al on Council, and all members of City Planning,

This is a bit long, but it involves the safety, ecological footprint and sustainability of Denver. I have extended to you the courtesy of reading many documents and considerable information on internet sites about Council, the city, the law and the direction being set for Denver by Planning and Council. Please extend me the courtesy of reading my comments below. In the process I hope I can be a small part of a larger community that is trying to convince you to reset your agenda towards supporting the neighbors and neighborhoods of Denver first and foremost.

I am compelled to write this letter in an effort to start a thorough conversation about how Council and the Planning Board have marginalized the residents of Denver. Our previous conversations are characterized by unanswered questions, and a sense on my part that the routine and large scale rezoning and over-development are all fait accompli in this era of the current Council and Planning Board.

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Today we have very real problems, **specific to Denver**, with pollution, water, crime, energy and services. These problems are not solved by packing more people into smaller places.

The rezoning of 195 S. Monaco is the canary in Denver's coalmine in my humble opinion. This proposed project belies a bias that I fear exists in the groups addressed here that can hurt or help this city.

Per Robin Kniech last week in her email to me: "City Council has obligations to remain neutral until the official public hearing on a rezoning application is concluded".

My reaction to the email below from Representative Susman to me last Thursday:
In my opinion, Representative Susman's citation of Dick Farley's pro-development treatise unfortunately shows a clear bias towards the desires of the developers. Farley is quite a proponent of over-development, and shows no sense of balance in regards to the ecological and societal issues of urban overcrowding.

Based on the citation of Farley's paper, I fear the 'remain neutral' responsibility of City Council representatives appears to be fading.

I have lived in Mexico City, London, Washington DC, Sydney, Boston and several other large cities, most for years, not months or weeks. The noise, crime, filth and lower quality of life is dramatic and undeniable as compared to Denver. It helps if you have experienced both sides of this very contemporary, societal fork-in-the-road moment. If you have not, it is difficult to fully comprehend the implications of over-building any urban area, much less one in an arid to semi-arid climate, and one bounded by mountains. Water availability and air pollution issues alone should give Council and City Planning pause. But it appears no, not here, and not now.

I still lack answers to numerous questions posed to Council in March and April including 3 about increased crime, and the hiring of a crime expert by one neighborhood to deal with this particular form of urban decay. No help from city coffers here. They are paying for this help themselves because they are concerned about an issue exacerbated by urban crowding.

I also asked you questions about the excess inventory of apartments in Denver due to overbuilding in 2013 and 2014. No response.

At the core of all these discussions is a simple truth: Increased population density is not the solution, but rather the problem.

And growing a city upwards only contributes to pollution, stress on water supplies, and increased crime. The kind of building you seem so favorable towards actually ensures we will see this ecological and societal deterioration increase.

More people demand more things.

The comment by Rep Susman below that we cannot make more land is true. The answer, however, is not stacking more people on the existing land. The stress on finite resources alone is cause for serious reflection.

As a result, I completely disagree with your contention that over-development is good for Denver, and for our future. We are already water poor, and our energy use is controversial at best. Inviting the rest of America to come here because we have, or can build taller, higher density housing is foolish, and in my opinion irresponsible.

In fact the new arrivals will actually create, and therefore hand us the very problems they are trying to leave behind. As I said in my prior note:

We are not going to look back in 15 or 20 years at all favorably on Denver's leadership of today if we become yet another unsustainable, big, dirty, noisy, high crime, overcrowded city.

Council, please rethink what appears to many of us to be a core value of Council and Planning to over-develop at any and every opportunity.

I would like to hear the opinions of all members of Council on these issues:

Sustainability, Pollution and Water:

Last Thursday the Post published an article titled: “**Denver Climbs List of Polluted Cities**” (Bruce Finley, Page 3, Main Section). Our state has very local issues with pollution, potable water and other resources needed to support more people moving here. This is not the first, nor will it be the last article about pollution increasing in the metro area. The philosophy that you can build your way out of anything is simply incorrect, especially with water availability and air pollution. _

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In my opinion, the path currently being taken by Council is ecologically irresponsible. Finite resources are just that, finite. We spend a lot of time in Summit County, and it is very clear that Denver is on a very unsustainable path vis-à-vis growth and demands on Colorado’s water. You can make a good, positive, long term impact on this negative trend.

Articles about our water problems and pollution are pervasive. Farley’s contention that water use goes down when you dense pack neighborhoods does not hold up to any logical scrutiny. I do not believe a person uses less water just because they live in a high rise apartment. But,...

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More people will use more water.

The contention of Council that their plan is good is frightening (see Rep. Susman’s below: “...sprawling suburbs that take up way more water”).

My contention?: A five, or 25 storey building housing dozens if not hundreds of people is **not a reduction of water demand** as compared to the 2.3 family per acre neighborhood as we now have in Hilltop and Crestmoor.

Council and Planning: Can I get you to at least agree with me on that one fact?

And, lest we forget, we are just now beginning to face the same water problems that are crippling California. Again, 195 S. Monaco is a canary in Denver’s coalmine. I suggest that Council take on these more immediate structural issues, and complete some form of comprehensive initiatives before pursuing any more dense-packing of neighborhoods.

That, in my opinion, is **City Planning at its very core.**

When I raced cars many years ago we very carefully designed our race cars before we went into the shop to build. Then we built them very carefully, before we went out on the track. The first thing we did was design and build brakes, steering systems, roll cages, fire suppression, seat belts well before we fired up the engines.

This leads to my comments below about Dick Farley’s view of **development as the engine of big cities.**

Dick Farley’s bias towards over-development:

The author's thesis in the article you cite below is more than countered by the many articles I sent you last month. The articles I sent might help you understand the other side of this conversation.

From one of my notes to you last month:

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I commend to your reading these recent articles in the Denver Post on:

- March 22 (City Growing Up, Up and Up: John Murray)
- March 26 (Business District Hires Security Consultant: Joe Vaccarelli)
- March 27 (Growth Creates Worry: Joey Bunch)
- March 1 (It's time to take our city back, Denver: Greg Kerwin)

In the first article the author cites verbatim "Apartment development metro-wide has ramped up so much that 9,000 units that opened last year *outpaced move-ins by 1,000.*" The article also cites that this year 3,000 of the 11,000 new units will not be needed immediately. ***We have a 4,000 unit excess already!***

The other articles cite similar disconnects with simply *plowing* ahead with more development. I request that you read and try to use the information in these and so many other articles that are in direct opposition to the path currently being followed by Council and Planning. I hope you can reset your agenda towards supporting the neighbors and neighborhoods first and foremost.

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As the Op Ed to Farley, I offered the articles I sent you that are written by reporters who cite facts about Denver today. One article cited the excess inventory that exists today. No response from Council, but in a way I did not expect one. It is counter to the ideology. And Farley is more about a philosophy or ideology. I personally dislike theoretic, hand waving articles like Farley's about what might be because,...

Today we have very real problems **specific to Denver** with pollution, water, crime, energy and services. These problems are not solved by packing more people into smaller places. You cannot 'build your way out of this one'.

I believe that being a representative, at any level of government, carries with it a responsibility to support the long term viability of the community, not support the people who will extract their profits, create urban problems, and leave. Or worse, stay for yet another project.

And as I have said many times, **we are not unilaterally opposed to development**. We all live in structures that were developed at some time in the past. What we oppose is Council's direction of over development and unrestrained rezoning, with a pervasive disregard for the numbers of neighbors who oppose that direction.

In the article you cite below Farley writes about the importance of design. I agree completely. Remember the car story. However, the purported design for the Monaco and Alameda intersection, (all of it, not just 195 S. Monaco), is inappropriate for our community. This design includes over a half dozen high density developments within mere feet of one intersection. Not justified in my

opinion. And it does not appear to be a design at all. Rather it appears to be a simple process of 'build as high as you can on the dirt, or level the existing buildings, and build high on the new dirt'

And I still have no response from any Council member yet on this telling statistic, but the numbers are still:

Rezoning of 195 S. Monaco St. 82% AGAINST, and only 18% FOR

The bias in the "Development is Good" ideological camp fails the sniff test for more people than you may realize. We have lost at least one park, and now you are planning to overpopulate the perimeter of another. Add that Creekside Park is on the chopping block so that a business complex can be built there. It appears there is no end in sight. Remember, over a half dozen high density developments within mere feet of one intersection? This is *not* a worthy goal. But that is where Council seems to be going.

Crime:

Please read the article in the Denver Post on Sunday May 3 titled **Grave Anxiety** (front page, main section covering gangs and urban crime issues). I mention this because I would greatly appreciate your response, with your plan to address this problem.

Urban decay, in a high density area should be a focal point for Council as it plans for a sustainable and safe future for Denver. It appears however that bringing more people into an increasingly fragile urban area is preferred by this Council.

The crime statistics speak for themselves. That you cannot address this issue by way of a response is of great concern. My questions in March, April and now May are reasonable, and I would appreciate a response so that *all of us can see what countervailing initiatives you are planning before you build, and then build more.*

This article identifies numerous issues that, by your charter, should be higher priority than supporting over-building our neighborhoods. Higher density is correlated to higher crime. We have more than enough of both in Denver.

Rep. Susman was personally involved in some of the exchanges about the burglaries and vandalism that are on the rise in her district, and we greatly appreciate that involvement. By that involvement we also know you are aware of this recent deterioration. And then the very recent double homicide near Alameda and Monaco, right at the core of the proposed 'even higher density' plan. Does this not give Council and Planning pause? It should, but to date, crime has been a 'hands off' topic for Council, at least when it is correlated to density.

Personally I think actively addressing sustainability, pollution, water, services and crime is an integral part of being a representative at any level of government, and should come before rezoning our fine city in this case.

For now it seems we are on a nearly inevitable march towards yet another unsustainable, big, dirty, noisy, high crime, overcrowded city, at the hands of Council and City Planning. We shall see. You certainly have a temporarily secure place from which to move your agenda forward. Indeed, we shall see.

Regards,

Ben

From: Susman, Mary Beth - City Council [<mailto:MaryBeth.Susman@denvergov.org>]
Sent: Thursday, April 30, 2015 3:01 PM
To: benpepper@comcast.net
Subject: RE: The rezoning of 195 S. Monaco St., and Denver's future

Mr. Pepper,

There is so much literature out there about density and its effects, how it is good for the environment, that creating urban villages with housing, retail, and recreational amenities one can walk to reduces cars, encourages healthy lifestyles and is better for the environment than sprawling suburbs that take up way more water, use more resources than any other kind of development, destroys habitat and increases car driving. Density also creates enough customers that can support the investment in better transit.

We are getting so many people moving to Denver who want to live in the city. We can't create ground so we have to build up, though where possible (like Stapleton and Lowry Buckley Annex, Green Valley we are building some single family homes.) And having people live in the city is better for our traffic problem and our environment.

That's not to say density should go anywhere. It needs to be placed where it makes sense. And it should have good design.

I would implore you read about the nature of density and how and where it makes sense and when it doesn't. Recently there was an article from a well-known Senior Fellow of AIA, a long time Denverite and urban planner. <http://insiderealetatenews.com/2015/04/24/guest-column-density-makes-denver-a-better-place/> But I also recommend looking at sources like CityLab.com and NextCity.org.

Thoughtful, beautiful, people- friendly places are what I believe in.
Mary Beth



Mary Beth Susman
Denver City Council | District 5
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marybeth.susman@denvergov.org | Dial 3-1-1 for City Services



From: Ben Pepper [<mailto:benpepper@comcast.net>]

Sent: Thursday, April 30, 2015 2:40 PM

To: 'Susman, Mary Beth - City Council'; 'Thompson, Maggie - City Council Operations'; 'kniechatlarge'; 'Montero, Judy H. - City Council District #9'; 'Brooks, Albus - City Council District 8'; 'Nevitt, Chris - City Council Dist #7'; 'Robb, Jeanne - City Council Dist. #10'; 'jenn.hughes@denvergov.org'; 'Brown, Charlie - City Council District #6'; 'Lopez, Paul D. - City Council Dist #3'; 'Faatz, Jeanne R. - City Council Dist #2'

Cc: 'Friends of Crestmoor Park'; 'Dave Cohen'; 'Andy Domenico'; 'p_hersch@msn.com'; 'Jane Broida'; 'Fran Rew'; 'Simon James'; 'Vicky & Bill Ballas'; 'Giacomini, Tony'; 'Ellen Slatkin'; 'Monica Hess'; 'Bei-Lee Gold'; 'Alyn Park'; 'Jay Wissot'; 'Patty Ellerby'; 'Lyle Kirson'; 'jmcgoverndo@mac.com'; 'Randall Nakagawa'; 'Katie McCrimmon'; 'Peggy NEUSTETER'; 'halisi@halisivinson.com'; 'Sandy Stoner'; 'Kerwin, Gregory J.'; 'waynnew2015@gmail.com'

Subject: RE: The rezoning of 195 S. Monaco St., and Denver's future

Mary Beth,

Thank you for your reply to two of my five questions below. My frustration is that, like this response, your prior response was not complete, and in some cases simply stated that you 'cannot opine' on any of this. History shows that there is a strong leaning, if not what I personally see as overt support within City Council for over-developing our neighborhood. The statistics related to development still come down convincingly in opposition to the zoning and development that you have historically supported. Clearly once you are in office, your decisions hold. I sincerely hope you will take into account this strong, local opposition to this pending zoning change.

And I lack answers to my questions about the direction you and the other representatives are taking in regards to creating the very kind of environment that others are coming to Colorado and Denver to avoid. At some point the very things that we love about Denver, and that others are coming to find will disappear under the developers' shovels. I think this is a bad trajectory for our fine city.

And, we still have unresolved issues with increased local crime, none of which will be helped by adding higher density housing than currently exists in this part of District 5.

Regards,

Ben

From: Susman, Mary Beth - City Council [<mailto:MaryBeth.Susman@denvergov.org>]

Sent: Thursday, April 30, 2015 1:04 PM

To: benpepper@comcast.net; Thompson, Maggie - City Council Operations; kniechatlarge; Montero, Judy H. - City Council District #9; Brooks, Albus - City Council District 8; Nevitt, Chris - City Council Dist #7; Robb, Jeanne - City Council Dist. #10; jenn.hughes@denvergov.org; Brown, Charlie - City Council District #6; Lopez, Paul D. - City Council Dist #3; Faatz, Jeanne R. - City Council Dist #2

Cc: 'Friends of Crestmoor Park'; 'Dave Cohen'; 'Andy Domenico'; p_hersch@msn.com; 'Jane Broida'; 'Fran Rew'; 'Simon James'; 'Vicky & Bill Ballas'; 'Giacomini, Tony'; 'Ellen Slatkin'; 'Monica Hess'; 'Bei-Lee Gold'; 'Alyn Park'; 'Jay Wissot'; 'Patty Ellerby'; 'Lyle Kirson'; jmcgoverndo@mac.com; 'Randall Nakagawa'; 'Katie McCrimmon'; 'Peggy NEUSTETER'; halisi@halisivinson.com; Sandy Stoner; 'Kerwin, Gregory J.'; waynnew2015@gmail.com

Subject: RE: The rezoning of 195 S. Monaco St., and Denver's future

Mr. Pepper,
I responded to you on Feb. 13.

See my notes below.



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



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From: Ben Pepper [<mailto:benpepper@comcast.net>]

Sent: Thursday, April 30, 2015 12:47 PM

To: Susman, Mary Beth - City Council; Thompson, Maggie - City Council Operations; kniechatlarge; Montero, Judy H. - City Council District #9; Brooks, Albus - City Council District 8; Nevitt, Chris - City Council Dist #7; Robb, Jeanne - City Council Dist. #10; jenn.hughes@denvergov.org; Brown, Charlie - City Council District #6; Lopez, Paul D. - City Council Dist #3; Faatz, Jeanne R. - City Council Dist #2
Cc: 'Friends of Crestmoor Park'; 'Dave Cohen'; 'Andy Domenico'; p_hersch@msn.com; 'Jane Broida'; 'Fran Rew'; 'Simon James'; 'Vicky & Bill Ballas'; 'Giacomini, Tony'; 'Ellen Slatkin'; 'Monica Hess'; 'Bei-Lee Gold'; 'Alyn Park'; 'Jay Wissot'; 'Patty Ellerby'; 'Lyle Kirson'; jmccgoverndo@mac.com; 'Randall Nakagawa'; 'Katie McCrimmon'; 'Peggy NEUSTETER'; halisi@halisivinson.com; Sandy Stoner; 'Kerwin, Gregory J.'; waynnew2015@gmail.com

Subject: The rezoning of 195 S. Monaco St., and Denver's future

Denver City Council members,

I thank you in advance for your time, responses to this letter, and consideration of the points I and numerous of your neighbors and constituents are discussing in regards to redeveloping Denver for a truly sustainable future. I have sent several notes to six (6) of you in the past two months, and have received not one response from any of you on the topics discussed here and in those prior messages.

There are several questions I pose in this note. They are highlighted in **red** below. I respectfully ask that you respond to each.

Note: As I have in my past correspondence with you, I am copying a growing number of neighbors who comprise an informal neighborhood watch. The need for our group is the recent and significant increase in crime in our area including homicide, home burglaries, automobile vandalism, tagging/spray painting, and parking conflicts.

We do not unilaterally oppose growth and development. However, many of us do strongly oppose the unabated redevelopment and high-density housing in the area near Alameda

and Monaco in District 5. There are already over a half dozen projects that increase density in the immediate area. The Concrete Canyon (formerly Cherry Creek North) is an excellent example. Alternatives have been proposed, but Metropolitan Homes seems to have an inside track, and your sponsorship in regards to yet another expansion project. We are very concerned for the safety and future of our neighborhood. The process Council is following is less than transparent, and your support of the fast track push for rezoning is not appropriate. We will live with the negative repercussions of these high-density projects after the developers have left with their profits.

The neighbors I have spoken with in re: to the Monaco project all agree that our opposition is not exclusively about 195 S. Monaco's proposed high-density redevelopment. This latest proposal is simply the most recent focal point for defining the relationship between Council and your constituents.

Summary (Please read full detail below this Summary section):

Topic 1 – Rezoning of 195 S. Monaco St. The numbers in opposition are running 82% AGAINST, and only 18% FOR

- These numbers are from Council's own publications!! (Details and Council's document numbers below)
- We need to see Council represent the neighbors, *not a limited number of developers* who will create high density housing that pumps up their profits before they leave our neighborhood.

Topic 2 – Council's overall philosophy for redevelopment and rezoning:

NOTE: There is a direct correlation between high density and high crime in any city, county or country you choose to study.

- Mary Beth Susman is directly involved with her neighbors in a recent, and lengthy series of exchanges on the topic of crime in the Hilltop and Crestmoor area where crime is on the rise, including a double homicide recently, mere feet from the 195 S. Monaco parcel.
- The detail section includes references to several articles that identify OVER BUILDING that already has created a surplus of low cost housing
- ,... the author cites the sudden need for a Denver neighborhood to ***hire a Crime Security Expert***
- And, ***We have a 4,000 unit excess already!***
- Numerous cities that are witnessing the flight of their populations due to overcrowding, crime and economic problems. Their destinations include places like Denver.
- ,... extremely concerned that the direction you appear to be setting for Denver will make us the low cost, high crime dormitory for people fleeing the very environment you support and are planning for us here in Denver.

Detailed observations, references and questions for Council:

Topic 1 – Rezoning of 195 S. Monaco St in the Crestmoor Park neighborhood:

The numbers in opposition far exceed the numbers in support of the proposed rezoning. As we read **your** recent documents, presentations and disclosures regarding the rezoning of 195 S. Monaco St. we notice several things that create concern, and in some cases confusion about how Council makes decisions regarding our fine city, and its direction.

In your presentation 72290803262015010110270.pdf attached here we notice that, as stated above, the numbers in opposition far exceed the numbers in support of the proposed rezoning. However, the words ‘Approval’ and ‘Approved’ are present on many of the slides and in many other public documents generated by Council.

THIS presentation is from the Community Planning and Development agency, not from the council. It was a presentation TO the council and Planning Board.

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By your own numbers, the letters and signatures in opposition run as high as 350, while those in support run between 65 and 75. Additionally, in your letter to David Gaspers on 2/12/15 (Official Zoning Map Amendment Application #2013I-00044), you cite:

- **Support:** Approximately 65 to 75
- **Opposition:** Approximately 200 or more

This tells us that a mere 17.65% of the ‘votes’ that support your plan elicit a victory, this is contrast with over 82% of the votes in opposition.

I fully appreciate that this is not technically a vote, but I ask that you answer a question for me.

- **What formal, documented process do you use to make decisions when well over 4 out of 5 of your constituents voice strong opposition to a specific project that will negatively affect the character of our neighborhood?**

Council has made no decision yet on this re-zoning. We do not take a position or make a judgment until the formal hearing (which I let you know in my email of Feb. 13) when we have read all letters, presentations and heard all speakers who wish to comment at that hearing. The formal hearing will be at council meeting June 8. Council then deliberates and votes on the zoning. All is televised, as are all committee meetings where presentations are made.

-

We know from the attachment here (*your* presentation) that the actual Opposition numbers are 350. I am very concerned that, given the direction Council seems to be taking, that 350 number later becomes the technically accurate, but quite misleading ‘Approximately 200 *or more*’ in your February letter to City Planning. Really, ‘or more’? Like 60% more! Not true accuracy, nor transparent at all.

-

Again, this is not a council document

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-

Additionally, a poll taken by Friends of Crestmoor shows well over 90% oppose, but I cite your own numbers here so we do not get into a discussion about “Whose numbers did you cite?”. These are your numbers. Per my question above, please provide some insight into just how these numbers contribute to your rezoning decision making.

And, as I mentioned in my unanswered letter to you on March 17, “I feel that the voting public’s voice is being routinely presented, but not acted on by Council.”

Thanks in advance for any insights and transparency you can provide in this matter.

Topic 2 – Council’s overall philosophy for redevelopment and rezoning:

NOTE: There is a direct correlation between high density and high crime in any city, county or country you choose to study.

- Mary Beth Susman is directly involved with her neighbors in a recent, and lengthy series of exchanges on the topic of crime in the Hilltop and Crestmoor area where crime is on the rise, including a double homicide recently, mere feet from the 195 S. Monaco parcel.

I commend to your reading 5 recent articles in the Denver Post on:

- March 22 (City Growing Up, Up and Up: John Murray)
- March 26 (Business District Hires Security Consultant: Joe Vaccarelli)
- March 27 (Growth Creates Worry: Joey Bunch)
- March 28 (Housing Deficit: Aldo Svaldi))
- March 1 (It’s time to take our city back, Denver: Greg Kerwin)

In the first article the author cites verbatim “Apartment development metro-wide has ramped up so much that 9,000 units that opened last year outpaced move-ins by 1,000.” The article also cites that this year 3,000 of the 11,000 new units will not be needed immediately. **We have a 4,000 unit excess already!**

I am curious what you perceive to be the impetus for the current rush to develop and redevelop Denver into the low cost, high density, high crime dormitory for the rest of the country. The immediate need is not verifiable by any credible source.

-

- **Please explain your support for this over-building, and why you fell we must continue to over-build in spite of such strong opposition** (See Topic 1 above).

In the second article the author cites the sudden need for a Denver neighborhood to hire a Crime Security Expert to help that area deal with increasing crime. That neighborhood borders the neighborhood that includes the 195 S. Monaco parcel noted in Topic 1 above. I think that article tells part of the tale by itself. The rest of the story is that crime has escalated in our district as well, with no end in sight, with Council-supported urban crowding on the rise. The Concrete Canyon (previously Cherry Creek) is testament to the problems high-density can cause for businesses and

residents.

The most recent major crime was mere weeks ago, a double homicide in District 5, mere feet from the 195 S. Monaco St. parcel targeted in your current deliberations for an unprecedented high-density redevelopment project. Other crimes are on the rise as well, including home burglaries, automobile vandalism, property theft and gang related tagging/spray painting.

Mary Beth Susman has been integrally involved in exchanges with residents of District 5 on this increase in crime. The Buckley Annex, Promenade and seven (7) other projects in the immediate area all contribute to the reason for our strong opposition to this additional high-density project. Again, as I note above, the immediate need is not verifiable by any credible source.

- **Do you think proceeding with high-density redevelopment makes sense given that local neighborhoods are experiencing increased crime, and one neighborhood feels compelled to hire a crime expert to deal with this increased crime?**

In the third article there are numerous comments about redevelopment that is displacing current residents from neighborhoods where they have lived for years. This displacement occurs when rezoning allows developers to push prices higher once their work is complete, and their profits realized. Seems Council could take a more neighbor friendly approach.

In the fourth article the author cites numerous cities that are witnessing the flight of their populations due to overcrowding, crime and economic problems. Their destinations include places like Denver.

I am extremely concerned that the direction you appear to be setting for Denver will make us the low cost, high crime dormitory for people fleeing the very environment you appear to be planning for us here in Denver.

- Add the fact that 4 out of 5 residents of District 5 oppose the direction you are setting for our district; It gives us pause.
- And, several districts have recently brought lawsuits against Council as well. This too gives us pause.

To a new resident of Denver, your plan seems flawed, and ill-advised. Acknowledgment of the impact of high-density redevelopment on crime, services, availability of water, increased pollution and traffic, and negative impacts on quality of life is missing as a focal point for this Council.

As Council members you seldom mention these topics, but when you do, you point to other city and state agencies and departments for solutions without taking responsibility for the impact. And dense-packing the neighborhoods is your doing by way of rezoning for high-density housing when none is needed today (See first article above). You do have the ability to avoid hurting the quality of life in Denver.

- **So, finally: Please help me understand, in your responses to this note, how you**

personally define your roles as elected officials.

- o Please do not cite the codes or laws. I have read the majority of them.
- o Rather I would like to understand your personal drivers, and goals for Denver.

In the fifth article the author clearly explains that the rezoning process appears to be keeping Council in lockstep with developers whose interests are not focused on long term viability, but rather on influencing Council, and the developers' profits. The Open Forum letters in response to this article were printed on March 8, and all letters on the 8th reflect the very same concerns voiced here and in all other opposition letters to you.

- No questions here. The article speaks for itself.

In closing: I look forward to your individual replies since you are all motivated by individual goals and aspirations. You are however, also individually responsible for, and an integral part of the single determination in regards to the rezoning of 195 S. Monaco, and the rest of Denver in the future. I look forward to your replies.

Kind regards,

Ben

From: [Bernie Michalek](#)
To: [Rezoning - CPD; Lucero, Theresa L. - Community Planning and Development; denc - City Council](#)
Cc: [lowryunitedneighborhoods@gmail.com](#); "[Bernie Michalek](#)"; [pattymichalek@yahoo.com](#); [pierson98@comcast.net](#)
Subject: Boulevard One Rezoning Input
Date: Tuesday, May 05, 2015 1:17:40 PM
Attachments: [image004.png](#)

Neighbor Input Regarding Boulevard One Rezoning

Dear Denver Planning Board

Massive Traffic Safety and Quality of Life Issues that Will Result from an Additional 10,000 Car Trips per Day Proposed by Boulevard One Rezoning

Our Park Heights neighborhood is bordered by Quebec and Alameda streets already clogged and dangerous especially at "Rush Hour" in the morning and afternoons.

An additional 10,000 car trips per day are forecasted by Boulevard One (LRA estimate) resulting in a *a massive impact on auto and pedestrian safety and the quality of life* already negatively impacted by current traffic volumns. Please drive through the area at Rush Hour to see for yourselves.

Supporting Facts

- **Alameda** - below is a picture of traffic already starting to back up on Alameda taken from my car at 4:20 pm on Alameda. At 5 oclock Alameda is bumper to bumper from 2-3 blocks west of Monoco to Quebec. What will an additional 10,000 car trips per day add to this already dangerous condition?
- **Quebec** – likewise Quebec gets clogged and dangerous at rush hour.
- **Boulevard One Schoolchildren** – will need to cross Quebec to get to Lowry Elementary and with the additional 10,000 traffic volume this could be a dangerous situation and impact traffic flows for the rest of the drivers



Picture taken from my car at 4:20 on Alameda

Our Neighborhood Request

Please restrict apartment density to 3-4 stories as had been originally agreed by LRA (Monty) in meeting in September 2013. Below is a summary sent by Christine O'Connor to Monty on 9/9/13 that summarized agreements we thought were reached in a meeting in early

September that would reflect our neighborhood needs.

Subject: LUN Resolution supporting Park Heights

Monty,

Thank you for having the conversation with the community. Although it probably could have gone on for another hour to cover other zoning issues, the consensus was that it was a good meeting. Neighbors felt this was the beginning of a good two-way conversation.

Three specific resolutions were presented to those present at the meeting. I will submit them in three separate emails in the interests of clarity. LUN would hope that they can be distributed to all committee members (including the Disposition & Planning Subcommittee which meets tonight) as well as all Board members. (I have copied Jean on these.)

The following resolution was discussed at length during the Sept. 18 LUN meeting and supported by a majority of LUN members present.

1) Re-position DHA Complex - to Northeast, Northwest, or Southwest Corner to abide with design statement of providing appropriate transitions from single family homes to a tall complex. All height was to be placed in the two "town center" areas. This will also prevent a major loss in Park Heights property values, preserve views, and reduce overflow parking on Bayaud Avenue. It would seem most practical to put it where the LRA building is so the occupants will have easier access to grocery shopping, and the library.

This was done

2) Restrict Buckley Annex Height to no More than Four Stories - as previously requested by homeowners and to abide to LRA design commitment of "low to medium density". Existing Lowry Guidelines have max of 45' for multi-family except in Town Center where it can be four stories.

This is our request to restrict heights

3) Define 30 Foot Back Yard Property Setbacks – for homes that back up Park Heights to provide adequate transition as previously shown in original designs

I believe was changed to 20 feet setback

4) Eliminate Park Heights Pedestrian Access to the Buckley Annex South Pontiac and the Community and Neighborhood Park or Provide Key Pad Gate Access – due to possible overflow parking concerns from non-Buckley Annex park visitors parking on Bayaud Avenue to access the park.

Not sure where this stands

Most recent illustration from Boulevard One Web Site



For illustrative purposes only. Subject to change.

cheers

Bernie Michalek

Phone: 303.522.3931

Email: bjmmichalek@msn.com

From: [William Wenk](#)
To: [Rezoning - CPD](#)
Subject: Re: Lowry annex 1 rezoning # 20141-00096
Date: Wednesday, May 06, 2015 9:37:04 AM

I wish to write in support of the rezoning referenced above regarding the proposed town center of Lowry annex 1. Over the longer term, the variety of uses and mix densities proposed will serve to support the city goals for affordable housing, and for reduced traffic congestion. I would support further examination of the adequacy of parking ratios proposed, for certain building types as a condition of the rezoning.

Although there are surrounding single-family neighborhoods, I think the proposed buffering included in the plan, and stepped building heights provides adequate separation from surrounding land uses. The existing mid-rise apartment buildings at Lux and office buildings of Lowry town center are clear precedents that would support the building heights and densities proposed in Annex One

I appreciate the opportunity to comment,
Bill Wenk, 217 Spruce Street, unit 101, Denver 80230

From: [Casey Scott](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dencc - City Council](#)
Subject: Application #20141-00096
Date: Thursday, May 07, 2015 2:14:23 PM

Please note that I am absolutely opposed to the passage of application #20141-00096. This application does not comport with the neighborhood as it exists; ignores current-resident fears about population density, parking, and traffic; and would change entirely and permanently the character of the neighborhood into which we moved—and we moved here for a reason! We moved here because it is NOT downtown, it is not part of any traffic hub, and is miles away from any Light Rail stop. There is no justification for dealing with the area as such.

Casey Scott
650 Locust Street
Denver, CO 80220

From: [Cheryll O'Bryan](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [denc - City Council](#)
Subject: Rezoning of Buckley Annex
Date: Wednesday, May 06, 2015 8:36:27 AM

Please accept this email as my formal protest against the Urban Center rezoning of the Buckley annex. I have lived in this area for 8 years and do not want my neighborhood taken over by high density zoning.

Thank you.
Cheryll O'Bryan
621 S. Pontiac St
Denver, CO 80224

From: [Chris Jezzini](#)
To: [Rezoning - CPD](#)
Cc: Marybeth.susman@denvergov.org denc@denvergov.org
Subject: Rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 3:44:22 PM

I am very against moderate to high building heights in Lowry and Crestmoor neighbor hoods. Particularly Mt Gilead Church. I have lived in neighbor hood many years own a home and want to keep character of neighbor hood. Did not buy here for it to become Urban. Please vote with a the people that live here in mind, thank you.

Chris Jezzini

Sent from my iPhone

From: [Cindy Van Cise](#)
To: [Rezoning - CPD](#); Theresa.Lucero@denver.org; [dencc - City Council](#); [Susman, Mary Beth - City Council](#); Michael.Sapp@denver.org; [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Subject: Please listen to the neighbors! Turn down rezoning application for Buckley Annex
Date: Tuesday, May 05, 2015 4:49:32 PM

- Dear friends, our neighborhood community is in real jeopardy, the rezoning around our area will dearly compromise our environment. Please listen to us and vote. With our concerns, not the will of contractors and land developers.
- This C-MX-5 zoning allows for commercial development and multiple, high-density, 5-story buildings that could be nearly 100 feet with roof objects on top.
- This zoning category fits for downtown Denver, but not for our area.
- Residents in neighborhoods in east Denver do not want to turn Lowry into Cherry Creek or a mini-downtown.
- We don't want Monaco Parkway and Quebec Street to be as congested as Colorado Boulevard.
- Our streets are already clogged. We do not have light rail. Lowry and City officials have no plans to handle the dramatic increases in traffic that we would face on Monaco Parkway, Quebec Street, Alameda Avenue, First Avenue, Lowry Boulevard and other small streets in the area.
- The proposed zoning would allow shallow setbacks on Quebec and First Avenue with hulking buildings towering right over the streets.
- The developers are trying to squeeze far too much into too small a space. Along with apartment towers, the application calls for retail and office buildings up to 5 stories tall.
- High-density development in this part of Denver will generate at least 9,500 extra car trips a day.

Thank you for listening to me,

Cindy Van Cise
215 Krameria Street
Denver, CO 80220

To: Denver Planning Board
rezoning@denvergov.org
Theresa.Lucero@denvergov.org
Marybeth.susman@denvergov.org
denc@denvergov.org

cc: lowryunitedneighborhoods@gmail.com

From: Christine O'Connor, Lowry United Neighborhoods, *s/ Christine O'Connor*
John Fischer, Crestmoor Park Home Owners, Inc. First Filing, *s/ John Fischer*
Katie McCrimmon, for both Crestmoor Park Neighborhood RNO and Friends of
Crestmoor Park, a consortium of RNOs and neighborhood leaders from multiple
neighborhoods surround Crestmoor Park (on the west boundary of Buckley Annex),
s/ Katie McCrimmon

Date: May 5, 2015

Re: Comments from RNO representatives opposing Lowry Redevelopment Authority's
proposed Buckley Annex Zone Map Amendment/C-MX-5 Rezoning
Application #2014I-00096 (approx.. 99 Quebec Street)

We represent the RNOs for three of the most affected neighborhoods surrounding the Buckley Annex parcel, with thousands of homes, along with Friends of Crestmoor Park, a consortium of several RNOs and community residents. We write in opposition to the proposed Buckley Annex Zone Map Amendment/C-MX-5 Rezoning Application #2014I-00096 covering approximately 18 acres on the east and northeast side of the Buckley Annex parcel (along Quebec and First Avenue (the "C-MX-5 Application").

We thank you for serving in a volunteer capacity on this Board and your contribution to Denver. We hope you will consider the long-standing unresolved neighborhood concerns regarding the proposed new high-density zoning of the Buckley Annex parcel described below.

The LRA did not invite residents of any of the surrounding neighborhoods to any public meetings before filing its C-MX-5 map amendment rezoning application. Discussions among LRA Board and their supporters in the "Citizens Advisory Committee" are not a substitute for real public dialogue and input.

In the short time since receiving CPD's April 21, 2015 email notice to RNO representatives of the May 6, 2015 Planning Board hearing concerning the C-MX-5 Application, we have had very little time to call meetings of our neighborhood residents or obtain specific survey results on the C-MX-5 Application from residents. Nevertheless, we have been able to gather the following information confirming strong opposition among our residents to the Lowry Redevelopment Authority's C-MX-5 amendment:

a. LUN RNO vote: On the evening of Monday, April 27 at 6:30 pm, LUN held an emergency meeting at the Village at Lowry (150 Quebec, Denver, CO) and sent notice of that meeting to everyone on the LUN email list. At least 39 people attended that meeting and listened to a discussion of the pros and cons of the C-MX-5 zoning. After that discussion, the people

attending the meeting voted on the proposed C-MX-5 Application. 36 people voted against the Application; 3 people voted in favor of the Application.

b. Friends of Crestmoor Park group and Crestmoor Park RNO: On the evening of Monday, April 27 at 7 p.m., representatives from multiple RNOs who are part of a group called Friends of Crestmoor Park held a meeting at the home of Kay Shanahan and Patrick Allen, 140 S. Locust Street, Denver, CO. During this gathering, several leaders of the Crestmoor Park RNO voted to oppose the C-MX-5 zoning application. The umbrella group, Friends of Crestmoor Park, also voted to oppose the Amendment. About 15 leaders were present. All voted to oppose the C-MX-5 zoning application.

c. Park Heights residents meeting and petition: On the evening of Sunday, April 26 at 7:00 pm, residents of Park Heights (the existing residential neighborhood that is encompassed by the LUN RNO and is located immediately south of the C-MX-5 Application area) met independently at the home of Joni Troy, 183 S. Pontiac, Denver, CO. The Park Heights residents listened to a discussion of the C-MX-5 Application and expressed unanimous opposition to the Application. The people who attended the meeting signed a petition expressing their opposition. That petition will be submitted to the Planning Board by Elizabeth Lund, one of the Park Heights residents.

d. Friends of Crestmoor Park Survey: During the months of February, March and April 2015, the Friends of Crestmoor Park group (an alliance of neighbors with members from the following RNOs: all three Crestmoor groups (Crestmoor First Filing & Second Filing and Crestmoor Park), LUN, Hilltop Heritage, South Hilltop, and Winston Downs. They sent a survey seeking comments on both the proposed new zoning for: a) the 195 S. Monaco (Mt. Gilead parcel) and b) the Buckley Annex parcel. The survey results were collected using the Survey Monkey tool and 1,178 Denver residents completed the survey. The respondents were asked if they supported or opposed development of about 800 units at Buckley Annex, including 5-story buildings. Of those who responded, 87% opposed the proposed development at Buckley Annex and 13% supported it. Respondents who opposed high-density development at Buckley Annex said they were concerned about traffic problems, building height and inadequate setbacks.

e. LUN Survey from 2013 GDP Process: During 2013 LUN surveyed surrounding residents about proposed high-density at the Buckley Annex parcel. Those survey results (see attached) showed strong opposition to the kind of development now reflected by the C-MX-5 Application. Those survey results are still relevant today. Nothing has changed for local residents except traffic in the area continues to get worse.

Finally, we also know from years of past meetings that the vast majority of the residents in our RNOs oppose the LRA's proposed high-density zoning (including five-story mixed use buildings) for the Buckley Annex parcel, and instead favor a combination of townhomes, row homes, and single-family homes like what the LRA is currently building at the northwest corner and along the north side of the parcel.

On behalf of thousands of residents in the neighborhoods surrounding the Buckley Annex parcel including the residents in our RNOs, we oppose the C-MX-5 Application for the following reasons:

1. Wrong zoning context. C-MX-5 urban center zoning is the wrong zoning context for this part of Denver, which is surrounded by suburban and urban edge zoning. The C-MX-5 urban center context (Urban Center) will allow for densities on this 18 acre area that do not reflect or respect the surrounding neighborhoods (e.g., up to 50 units per acre if 300 apartments go in along Quebec).

C-MX-5 building forms and extremely limited set-backs belong in and near downtown Denver and in transit-oriented developments along existing light-rail lines. They do not belong in this area that is surrounded by single-family homes and the low-density Lowry Town Center. The C-MX-5 zoning the LRA requests will allow an 18-acre island of five story buildings towering over Quebec, First Avenue, and the existing residential neighborhoods in Park Heights (to the south) and on the east side of Quebec. The narrow three-story strips of townhomes the LRA proposes with “waivers” will not mitigate this harmful effect on surrounding neighborhoods.

Instead of C-MX-5 urban center, the LRA should be proposing zoning contexts for this area in line with the Suburban and Urban Edge neighborhoods in east Denver. Our residents support smart redevelopment of Buckley Annex consistent with those zoning contexts.

2. Not consistent with adopted plans. C-MX-5 zoning for this area is not consistent with adopted plans for Lowry including the Lowry Reuse Plan. The Buckley Annex GDP that the Planning Board approved in 2013 over strong neighborhood objections was not adopted by the Denver City Council and is not an “adopted plan” for purposes of the Denver Zoning Code’s requirements for a new zone map amendment.

In the 2008 Air Force plan for Lowry—the 2008 Buckley Annex Redevelopment Plan (also not adopted by the City Council), the LRA promised to place townhomes of 2.5 and 3 stories along Quebec and First Avenue. That 2008 Air Force plan stated: “To provide a gradual transition to the existing residential neighborhoods, there shall be single-family-attached residences on the edges of the property near existing single-family residential uses.” In addition, the LRA promised a 35-foot setback from the right-of-way along Quebec, which the C-MX-5 Application would eliminate. The 2008 Air Force plan informed residents: “To provide an attractive edge to the redevelopment and to buffer the impact of the Quebec Street traffic, a minimum 35’ landscaped setback shall be provided from the Quebec Street R.O.W. to any future buildings.”

The LRA continues to cite the Blueprint Denver goal for infill development. Yet legacy Lowry already reflects that infill. Blueprint Denver aims to link all future development to transportation and to focus growth to neighborhoods & districts near future transit stations. Legacy Lowry includes a mix of one, two, and three story development—primarily residential—throughout much of the built environs. As called for in the Lowry Reuse Plan, Lowry included one Town Center area, and that center area of the former Air Force Base covers a variety of types of development and zoning, and includes schools, businesses, medical offices, restaurants, and townhomes and condos and apartments. There is a variety of development, but it is a mix of one, two, three, and four story new buildings with parking and open space interspersed. It is not the monolith of 18 acres of five-story multi-use buildings that the C-MX-5 zoning proposed here would allow. Legacy Lowry does not reflect the intensity of development that the Urban Center building form and design standards the LRA is advocating here.

3. Not consistent with the public health, safety, and general welfare: traffic and parking problems from too much density: We know the Planning Board takes the position that it cannot consider traffic and parking issues when considering a zoning application. We respectfully disagree with that position because when considering public health, safety and general welfare, it is impossible not to take into account traffic and parking issues that result from density.

The proposed C-MX-5 zoning is not compatible with the single family neighborhoods and transit-scarce areas in the surrounding east Denver neighborhoods. The proposed C-MX-5 zoning will create traffic and parking problems resulting from the high density. The existing arterial streets including Quebec, First Avenue, and Monaco cannot accommodate the large volume of additional traffic such high-density buildings would generate. The LRA's analysis that the Air Force Finance Center generated similar traffic volumes overlooks the fact that the rest of the old Lowry Air Force Base had not been redeveloped at that time. The resulting traffic jams and residential "cut-through" traffic will create hazards for children, elderly people, and pedestrians (including members of orthodox Jewish community). Such heavy commuting traffic is particularly dangerous in the Crestmoor neighborhoods, most of which were designed not to include sidewalks, so pedestrians walk in the street.

The LRA has no solution for the permanent damage it will inflict on surrounding neighborhoods with a huge influx of urban traffic and parking on existing gridlocked streets and intersections from this inappropriate C-MX-5 zoning. This zoning will permanently harm the tranquil character of the Lowry, Mayfair, and Crestmoor neighborhoods and Crestmoor Park.



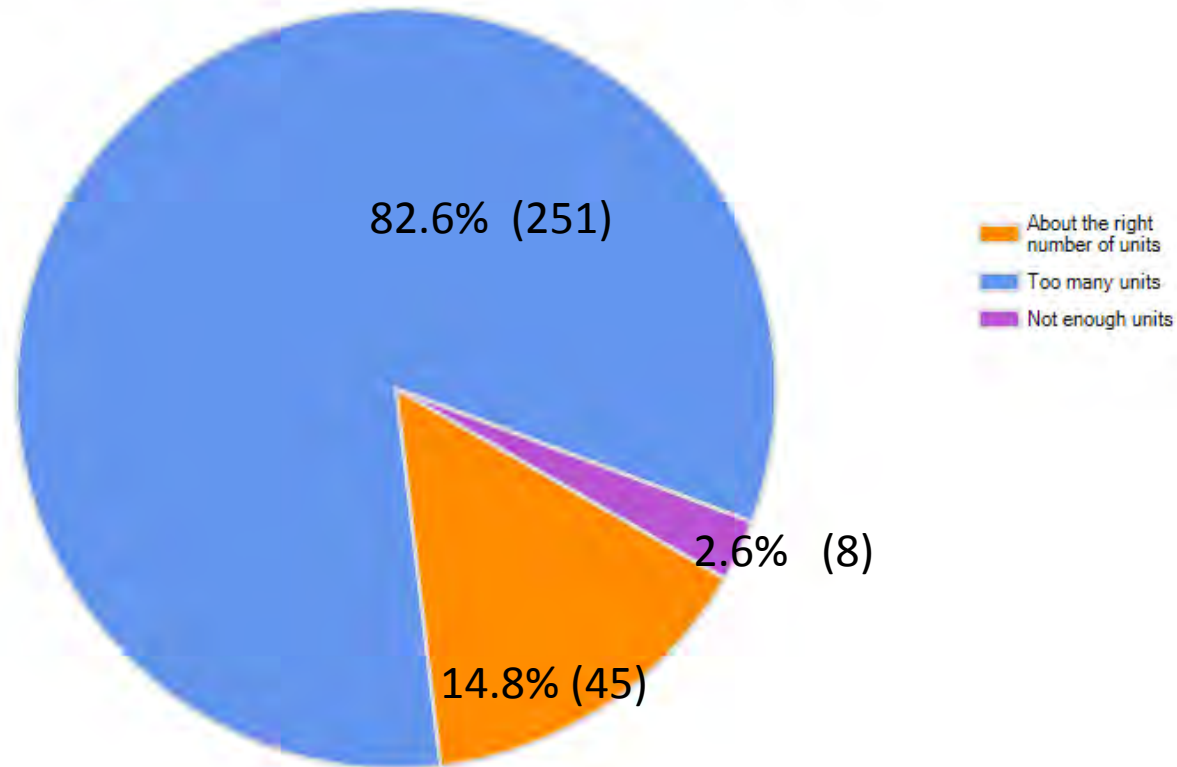
Survey Results Submitted to
Denver Planning Board
April 2, 2013

Survey Results March 2013

- On April 3rd, Applicant will tell the Planning Board about the 40 public meetings that have been held regarding Buckley Annex and how the Plan has been responsive to community input.
- Hundreds of comments and questions were submitted, including at public meetings over the past year.
- Survey comments indicate that concerns, especially related to traffic and density, have not been addressed and that further participation in the process is unproductive.
- Lowry United Neighborhoods sent out a survey to approximately 450 area residents and received 310 responses. The responses are summarized below.
- The LUN survey utilized Survey Monkey and collected hundreds of comments as well. Any mistakes are due to unfamiliarity with survey analysis on LUN's part.
- Email questions: lowryunitedneighborhoods@gmail.com

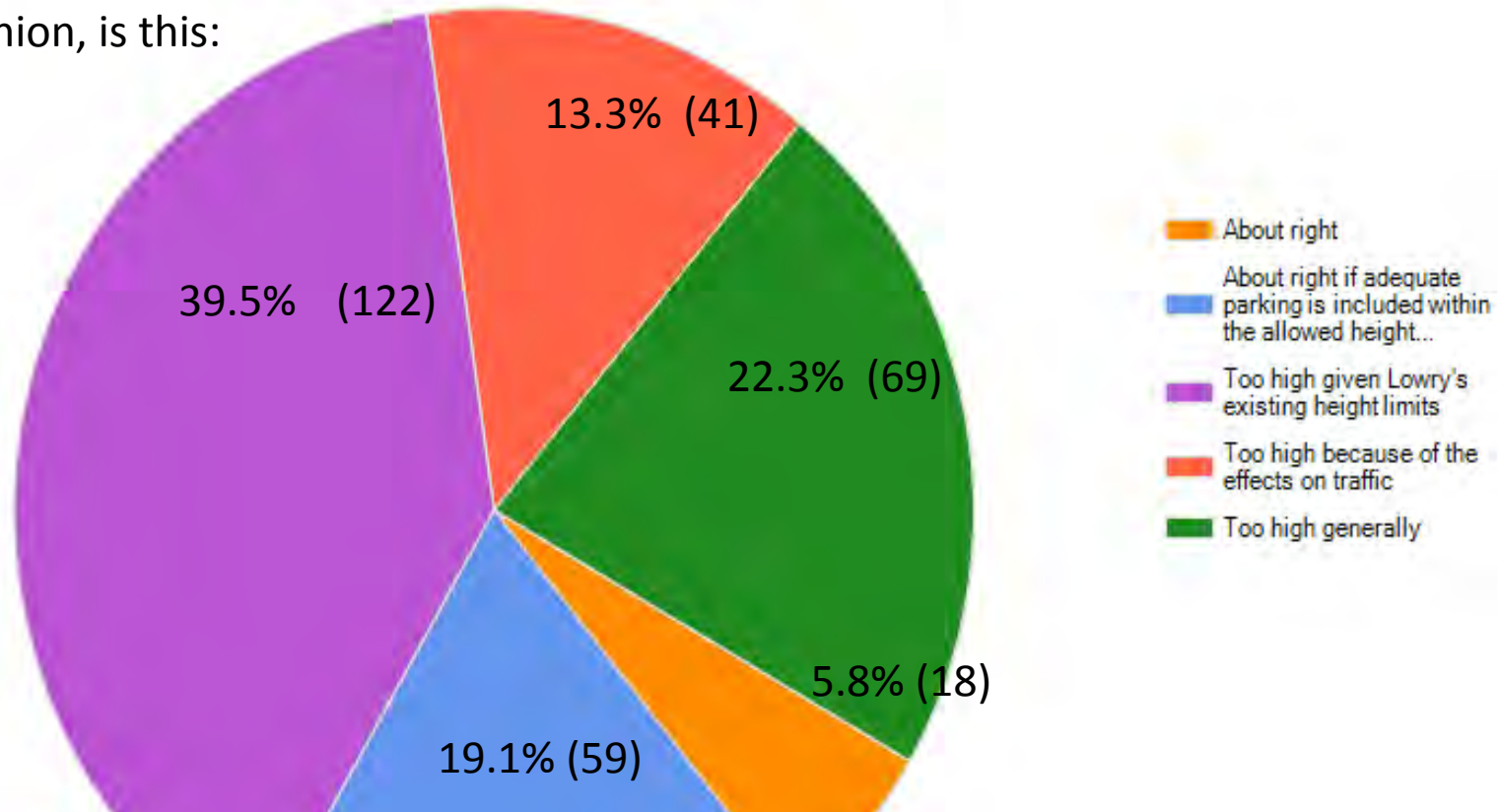
Number of units

On April 3, 2013, Buckley Annex' General Development Plan will be voted on by Denver's Planning Board. The plan calls for 800 additional living units, including 450 multi-family units, 120 single family detached units, and some mix of attached homes, row houses etc. for the remaining 230. In addition, there will be upto 200,000 sq.ft. commercial/retail. The density will be less than Crestmoor Downs, but greater than Mayfair Park, Park Heights, Crestmoor and much of Lowry. Given the location of this project, do you think this is:



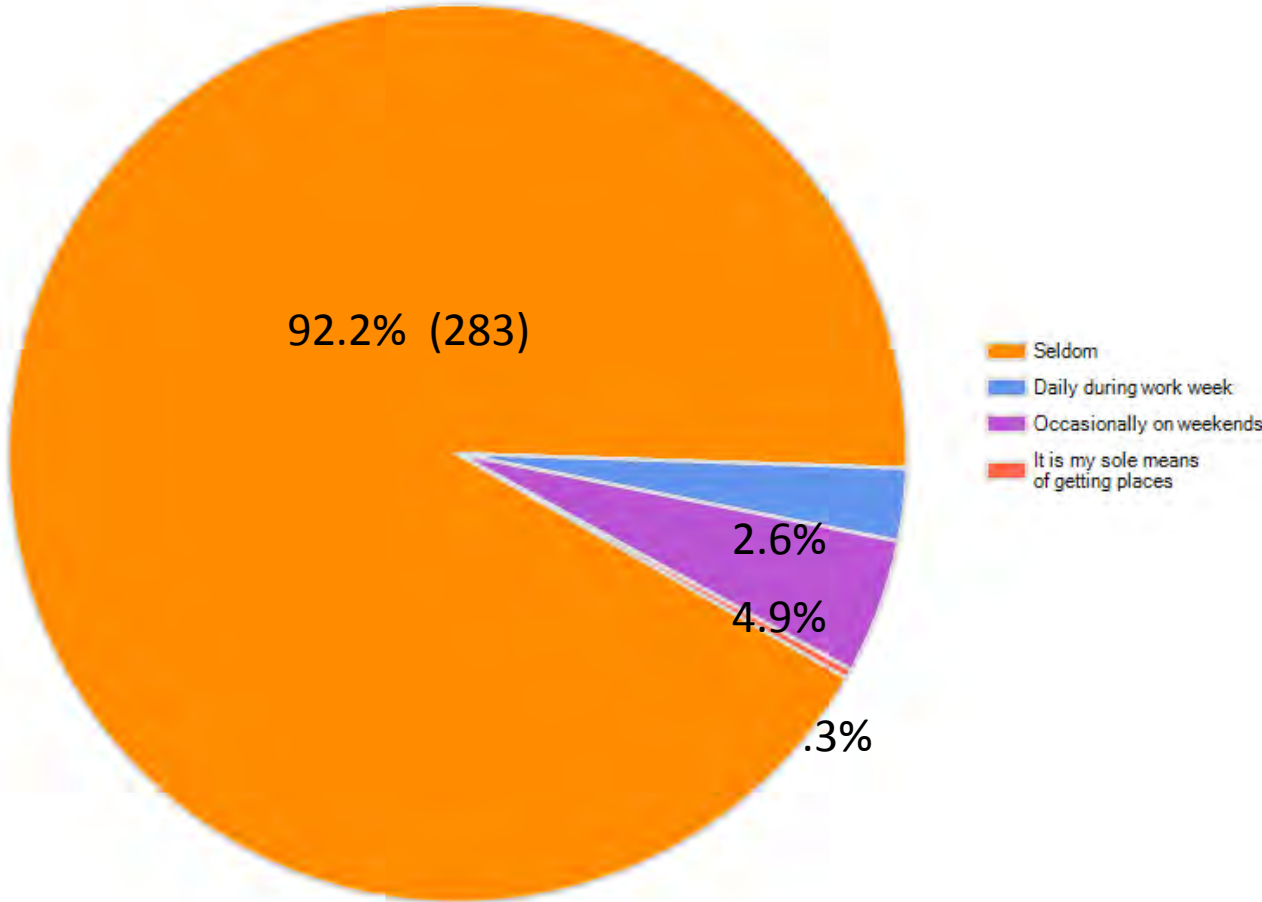
Building Heights

Height: Currently multi-family residential on Lowry is limited to 45 feet except in town center where it can be four stories. . The Buckley plan limits heights along the edges and in the two single family areas to 3 or 2.5 stories. According to the General Development Plan, the remainder of the site could be built to five stories, and zoning could allow additional height for penthouses, shade structures and equipment etc. In your opinion, is this:



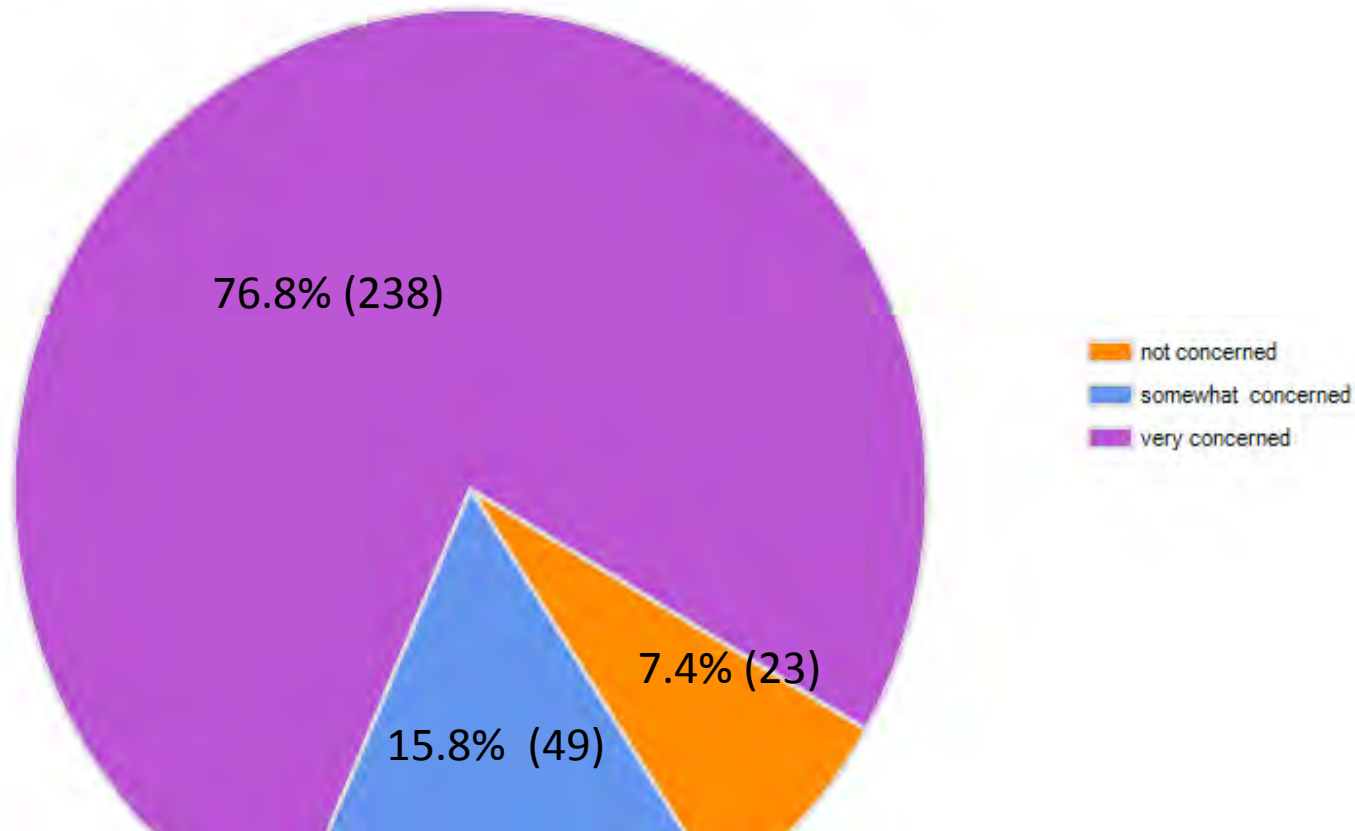
Bus Ridership

How often do you ride the bus?



Traffic

The LRA estimates 9,500 new trips a day will be generated by the 200,000 sq ft commercial development and the 800 living units at Buckley. How concerned you are about additional traffic along Quebec, Monaco and 1st Avenue?



From: [Pollyea, Daniel](#)
To: [Sapp, Michael - Mayor's Office](#); [Rezoning - CPD](#); [Buchanan, Brad S. - CPD Office of the Manager](#); [Hancock, Michael B. - Mayor's Office](#); [Susman, Mary Beth - City Council](#); [denc - City Council](#); [Lucero, Theresa L. - Community Planning and Development](#)
Cc: lowryunitedneighborhoods@gmail.com; [Jessica Pollyea](#)
Subject: Concerns about Lowry and Crestmoor Neighborhoods
Date: Tuesday, May 05, 2015 9:48:33 PM

Dear Denver City Officials-

We are writing to you out of concerns we have over the potential zoning changes being proposed around our neighborhood.

Our family recently relocated to Denver and have really come to enjoy living here. After having lived in Chicago, and most recently, the Bay Area, we have found that a unique feature about living in Denver involves the ability to live in a major American city but to do so in pleasant, quiet neighborhoods that are ideal for families. This affords access to all of the important cultural resources a major city has to offer and to be able to live in that city with a high quality of life, without retreating to a suburb. This has all been possible due to important priorities given to public education and the preservation of Denver's parks and cultural institutions, which suggests real forward thinking by the leaders of this city in its recent past.

We can understand the appeal altering zoning to allow for high-density housing must have- there is a demand for housing, and an interest in expanding the city's tax base. However, we feel that Denver's park-centric residential neighborhoods are worth preserving. We would encourage you to consider a future when the real estate market has once again corrected to normalcy, and another city or region replaces Denver as a highly sought-after destination. The excessive development being put into place now would become less inhabited, posing significant problems for the neighborhood as a whole.

Even in the short term, the plans really don't seem to be well considered. Particularly regarding the Crestmoor plans and zoning proposal, increases in traffic in a pedestrian-friendly neighborhood with a large population of orthodox Jews who must walk on the Sabbath will cause problems. Furthermore, I am concerned that residents who prioritized quiet Denver neighborhoods will no longer find this model viable, and as has occurred in most American cities that have over-developed, the very wealthy who can afford to stay will hunker down in increasingly cloistered neighborhoods, and those who cannot will be forced to move to the suburbs.

We appreciate your consideration, and our perspective as new Denver residents who hope to be long-time Denver residents.

Thank you-

Dan and Jessica Pollyea

Daniel A. Pollyea, MD, MS
Assistant Professor
Clinical Director of Leukemia Services
Division of Hematology, Hematologic Malignancies and Stem Cell Transplantation
University of Colorado Cancer Center

University of Colorado School of Medicine
www.medschool.ucdenver.edu/BMT

From: kanielaka@aol.com
To: [Rezoning - CPD; Lucero, Theresa L. - Community Planning and Development; denc@denvergov.org.marybeth.susman@denvergov.org; Sapp, Michael - Mayor's Office; Hancock, Michael B. - Mayor's Office; Buchanan, Brad S. - CPD Office of the Manager; lowryunitedneighborhoods@gmail.com](#)
Subject: Lowry Development
Date: Tuesday, May 05, 2015 3:48:20 PM

All,

Please strongly consider rejecting Rezoning Application #20141-00096 for Buckley Annex.

- This C-MX-5 zoning allows for commercial development and multiple, high-density, 5-story buildings that could be nearly 100 feet with roof objects on top.
- Residents in neighborhoods in east Denver do not want to turn Lowry into Cherry Creek or a mini-downtown.
- We don't want Monaco Parkway and Quebec Street to be as congested as Colorado Boulevard.
- Our streets are already clogged. We do not have light rail. Lowry and City officials have no plans to handle the dramatic increases in traffic that we would face on Monaco Parkway, Quebec Street, Alameda Avenue, First Avenue, Lowry Boulevard and other small streets in the area.
- The proposed zoning would allow shallow setbacks on Quebec and First Avenue with hulking buildings towering right over the streets.
- The developers are trying to squeeze far too much into too small a space. Along with apartment towers, the application calls for retail and office buildings up to 5 stories tall.
- High-density development in this part of Denver will generate at least 9,500 extra car trips a day. But Lowry officials contend that this zoning will not cause "significant traffic impacts." Tell your city officials that this claim is utterly false!

Those of us that are long term residents and tax payers feel the developers and city planners are not considering the impact on what has traditionally been a residential community. And, the rezoning is a back door attempt to make major changes to the plans that have been used in marketing.

Sincerely,

Dave and Kathy Kidston
201 Magnolia

From: [Dave Felice](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [Herndon, Christopher J. - City Council District 11](#)
Subject: Rezoning Application ##2014I-00096
Date: Tuesday, May 05, 2015 3:45:29 PM

To: Rezoning@denvergov.org

Copy To: Councilwoman Mary Beth Susman, Councilman Christopher Herndon

Subject: Lowry/Buckley Annex (Rezoning Application ##2014I-00096)

The short notice of this scheduling highlights the problem with the City's practice only giving 15 days' notice of Planning Board hearings. This does not allow time for consideration by most Registered Neighborhood Organizations. It also does not provide time, as some councilmembers have said "to get the sense of the community."

I am personally opposed to this rezoning because the higher density is not warranted. There must be a compelling reason for re-zoning to higher density and, in this case, a compelling reason is lacking.

As you know, Lowry Redevelopment Authority seeks new zoning for commercial mixed-use five story buildings (C-MX-5) with essentially no set-backs on Quebec and First Avenue for 18 acres at the northeast and east side of the Lowry/Buckley Annex parcel. This will create a huge volume of additional traffic on Monaco Parkway (via the extension of new "Lowry Boulevard") and Quebec, in an area where traffic congestion is already overwhelming.

Park Hill residents who use Monaco Parkway and Quebec will be adversely affected by the new Buckley Annex traffic problems. Rezoning should not be approved without considering appropriate traffic mitigation. The proposed zoning is not compatible with lack of transit in east Denver and single family residential areas adjoining the site.

"Dense urban character" – a goal of this Urban Center zoning – is not appropriate. The proposal does not benefit the health, public welfare, and safety of the neighborhood or the city.

I am personally urging you to consider the citizens of Denver, especially those the immediate area of this proposal, and deny LRA's C-MX-5 Urban Center Zoning application. I emphasize this is my individual opinion, and not that of any organization with which I am associated.

David P. Felice

4035 East 18th Avenue

Denver CO 80220-1016

This message is subject to all provisions of the Colorado Open Records Act.

From: denisegoltz@comcast.net
To: [Rezoning - CPD](#); [dencc - City Council](#)
Subject: zoning application 20141-00096
Date: Tuesday, May 05, 2015 6:34:03 PM

To All Parties:

Do not allow zoning application 20141-00096 to be approved it will be apparent that you have absolutely no regard for the neighborhoods which will be impacted by such a change nor for the general decline in the quality of life for people in residential neighborhoods who are quickly having their living environment destroyed. DRIVE DOWN MONACO TO THE I70 ENTRANCE AND YOU WILL NOT FIND THIS TYPE OF DESPICABLE 5 STORY BUILDING, THIS DOES NOT FIT THIS NEIGHBORHOOD.

Just because Denver is growing at an unprecedented rate does not mean that every developer should be able to count on ramming zoning changes through the Planning Board and the Denver City Council. The area where they want 5 story mixed use development is already overrun with congestion. Approving more unsuitable growth for the area **only indicates that not one of you live or have to commute through this area**. Responsible and suitable development would go a long way toward calming our neighborhoods which do NOT want to become an extension of Cherry Creek or the development slated for Glendale or we would be living there.

If we had wanted to live in an urban dense environment, we would be living in Lo Do or Cherry Creek and not in our quiet residential area.

I am 72, moved to Denver in the 60's and Denver was a nice city, since I moved to Mayfair Park 11 years ago, this area has been growing too quickly and what they want to put into the Boulevard One, application 20141-00096 is despicable and does not fit into our quiet RESIDENTIAL NEIGHBORHOOD.

Please listen to ALL THE CITIZENS who love their residential neighborhoods and don't accept carte-blanche the zoning change request numbered 20141-00096. IT MAKES ME WONDER IS SOMEONE IS GETTING FAVORS.....

Thank you for your consideration in this very important matter.
DENISE J. GOLTZ
182 NEWPORT ST.
Denver, CO

From: [Zoning – Development Services](#)
To: [Rezoning - CPD](#)
Subject: FW: Group Opposition to Rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 1:14:06 PM

Received 5/5/2015 to DS/Zoning mailbox.



Paul G. Vadakin | Senior Plans Review Technician
Community Planning & Development | City and County of Denver
720.865-2979 | paul.vadakin@denvergov.org
DenverGov.org/CPD | [@DenverCPD](#) | [Take our Survey](#)

From: Ejlorimer@aol.com [mailto:Ejlorimer@aol.com]
Sent: Tuesday, May 05, 2015 1:10 PM
To: Zoning – Development Services
Subject: Group Opposition to Rezoning Application #20141-00096

Please add these grouped comments to May 6 Hearing.

To: dencc@denvergov.org, evelyn.baker@denvergov.org, brad.buchanan@denvergov.org
Sent: 5/5/2015 12:56:45 P.M. Mountain Daylight Time
Subj: Group Opposition to Rezoning Application #20141-00096

These comments were published in the March 8 2015 Denver Post in response to Greg Kerwin's article cited below. I am submitting these as further **opposition to Rezoning Application #20141-00096** on the grounds that Denver's planning needs to stop the rush to build and step back and reconsider it's real goals and direction and it's commitment to make Denver a better city. All of this building has ignored "Living Streets" commitments, regentrification of existing older neighborhoods....it's just building to build and without thought to Denver's lifestyle.

Re: ["It's time to take our city back, Denver."](#) March 1 Perspective article.

Thank you, Greg Kerwin, for stating perhaps the most important issue for quality of life in Denver. I am also a Denver native, and plan to live here the rest of my life. The current City Council's apparent philosophy, demonstrated by its votes, is that all development is good, and open space (in this land-locked city) should always be considered available for development.

The majority of Denver residents cannot routinely ride bikes or walk or take RTD to work, to child care, to shop, to visit friends and family. Cars and the need for street parking will not go away just because an idealized urban plan with denser development will bring in more tax revenue.

It is undemocratic for a body (Planning Board and City Council) to hold meetings supposedly to hear citizen input, and then routinely ignore it.

Cathy Wanstrath, Denver

This letter was published in the March 8 edition.

Thanks for giving space to Greg Kerwin's lucid critique of Denver's misguided plunge into high-density development. The fiasco at Crestmoor Park that he cites doesn't even qualify as "transit-oriented development." It's just mindless building that destabilizes one of Denver's many "areas of stability."

I recently met with a candidate for City Council. She noted that traffic/congestion is the issue she is hearing about most often when talking with voters.

Denver's "city planners" don't seem capable of grasping one simple fact: The Denver metro area is a city of wide open spaces and historically cheap land. RTD will never be able to provide the kind of cheap, efficient, reliable transportation enjoyed by citizens of compact cities like San Francisco or New York. Cars will continue to proliferate.

Developer after developer gets rubber-stamp approval from a Planning Board that won't listen to citizens affected by high-density building and a City Council that doesn't have the collective guts to find better solutions.

In the meantime, all we can do is look forward to the next city election and find those candidates who will listen to their constituents before jumping on the high-density bandwagon.

J. Allan Ferguson, Denver

This letter was published in the March 8 edition.

In one generation, we have reversed flight to the suburbs and have reinvigorated our cities. The reality is growth is necessary, as stagnation or flight can be the death of a city.

Growth should be controlled and properly planned. The time is now for Denver to place linkages concerning transportation planning and revenue sources when reviewing or approving density increases. Unfortunately, Los Angeles and other post-war cities that experienced growth are now confronting the negative externalities of their boom and retroactively building transit and pedestrian improvements to service the increase in population.

Most urban planners would suggest increased density should not happen within a vacuum. As neighborhood residents, we should collectively demand that a nexus be incorporated between development and urban design including pedestrian orientation, mass transit and realizing while B-Cycles are in vogue, we are not Copenhagen.

Density is not a negative, yet poor planning and reactive planning are costly, detrimental and overall poor judgment.

Joseph Sobin, Denver

This letter was published in the March 8 edition.

What is Denver's real blueprint goal? Apparently, to go vertical and crowd in another million people. By going vertical, we lose sunlight and change our vegetation, add pollution to a city already suffering from brown-cloud syndrome; we tax our resources and add stress on the roads.

I moved here because of the lifestyle, lovely seasons and outdoor amenities. In the past, leaders seemed interested in protecting the beauty of the state. No more. It's all about money, so we densify at any cost to resources, sustainability, public safety, Colorado's overall beauty — the things that made us want to live here.

The goal has become all about money, not the people or the beauty of the land.

Jane Lorimer, Denver

This letter was published in the March 8 edition.

Greg Kerwin documents many of the unfortunate situations in which Denver Mayor Michael Hancock, the City Council, and the Planning Board have totally ignored the legitimate concerns of local citizens in favor of wealthy developers.

For example, try to walk or drive around the Cherry Creek North business district and

see the extent of over-sized development. Try to get to the post office or go through the intersection of 1st and Steele. The once-visible mountains are now obscured from many locations and formerly sunny sidewalks are shady and ice-covered.

In many meetings between local residents of Cherry Creek and city officials, concerns were raised about the extent of the proposed developments, traffic and parking problems. However, our concerns were ignored.

Given that Mayor Hancock does not appear to have any serious opposition in his bid for re-election, it seems the only way for citizens to have any voice in what is occurring in their neighborhoods is to elect independent City Council members and not those who are, or would be, puppets of the mayor and his wealthy developer backers.

It is not too late to take back our city.

Gene and Polly Reetz, Denver

This letter was published in the March 8 edition.

After rearing our family in the Cherry Creek North/Congress Park area for 30-plus years, we retired, moving to a more human-scale locale. When we return to visit Denver, we are horrified by the congested, dirty city it is becoming. A jewel is being trashed. It makes us very sad.

Mary Pepin, Longmont

This letter was published in the March 8 edition.

Greg Kerwin outlines how Mayor Michael Hancock and his planning advisers have abandoned Denver neighborhoods in favor of satellite density and developers. We citizens, shadowed by disproportionate structures and stuck in traffic, are only now awakening to the permanent damage they have done.

For an encore, maybe Kerwin could tell us which candidates for City Council will restore reason to the process. Perhaps he can add the name of someone willing to take on our mayor in the upcoming election.

Bruce Ducker, Denver

This letter was published in the March 8 edition

From: [Zoning – Development Services](#)
To: [Planning Services - CPD](#)
Subject: FW: zoning issues and other concerns
Date: Monday, May 11, 2015 9:19:53 AM

Good Morning. This is regarding a rezoning.



Vince Gomez-Ferrer | Associate Development Project Coordinator
Community Planning & Development | City and County of Denver
720.865.2721 Phone | vince.gomez-ferrer@denvergov.org
DenverGov.org/DS | [@DenverCPD](#) | [Take our Survey](#)

From: Elizabeth Aguilar [mailto:liz4374@q.com]
Sent: Friday, May 08, 2015 4:15 PM
To: Zoning – Development Services
Subject: Fwd: zoning issues and other concerns

I am in agreement with the writer of this letter. These changes will change the quality of life for many East Denver residents. I live nearer the proposed development at Monaco and Cedar where huge traffic jams will become the rush hour norm but also fairly close to Cherry Creek where traffic is already more congested and new taller buildings are already changing the area for the worse. Shame on you, zoning commission. Look as if you're swayed by the "big money."

Elizabeth Aguilar

Begin forwarded message:

From: Ejlorimer@aol.com
Date: May 5, 2015 5:17:08 PM MDT
To: liz4374@q.com
Subject: Re: (no subject)

I hope you can at least forward my email to zoningreview@denvergov.org and denc@denvergov.org and say you agree with my comments if you don't care to send your original thinking of opposing the zoning. It's vital that as many neighborhoods and citizens as possible speak up.

In a message dated 5/5/2015 3:19:51 P.M. Mountain Daylight Time, liz4374@q.com writes:

Brilliant, Jane just brilliant. You covered everything, wrote so coherently and forcefully. I loved the "get out of bed with the developers." YOU also brought up environmental issues I hadn't thought of.

Thanks, Your friend Liz

I plan to attend the meeting tomorrow at the BMH synagogue. Maybe I'll see you there.
On May 4, 2015, at 9:52 AM, Ejlorimer@aol.com wrote:

Fortunately, the City emails bounced and I had a chance to clean up the grammar

and other typos. I added some other names recommended by INC leaders.

Original email sent 5/3/2015 to: MaryBeth Susman, Michael Sapp, Mayor Hancock, Denver City Council, Zoning and Planning all bounced.

Re: Rezoning Application #20141-00096

Dear Mr. Mayor, Denver Zoning Planning Board and Denver CC:

I am strongly opposed to Urban Center zoning that is spreading like wildfire throughout Denver. The canyon-like buildings will change the environment, increase traffic, increase heating of the planet, increase pollution, tax our resources (fire, police, water, etc).

When the Denver Zoning Code was changed a few years ago, we were impressed that Denver seemed to care about retaining the integrity of existing neighborhoods. These past three years have seen Denver overbuild ant-farm, look alike rental units throughout the City and not even provide adequate parking per unit. Our open space (something that we who live in the West like) is dwindling. And these new rentals are not "affordable housing". It will take two incomes to pay the rent with space allotted to only one vehicle which will, in turn, increase the on-street parking and increase potential for theft, hail damage, etc and that leads to higher auto insurance for all of us. Or, does Denver want to push the entire auto industry out of Denver and all the related jobs?

There is no reliable public transportation and not everyone will afford renting a car to go to the mountains or doctors, etc. Believe me, after using Uber to DIA and being whacked with a 'surge' charge that doubled the quoted fare, I know for sure; I'll never use them again.

Cherry Creek is a place I no longer shop. I drive to Park Meadows. Cherry Creek has become an ugly, overbuilt area now. Too much glass that will increase use of energy, planet heating, cause bounce glare for drivers, etc. No parking and torn up streets that we taxpayers no doubt will be paying to re-pave, even though developer equipment is what ruined the streets. If I were one of the people who had bought a townhome there when the bungalows were torn down, I'd be pretty upset. It's no longer a neighborhood - it's a small downtown within the City.

While I have heard that Councilwoman Susman feels everyone can walk, ride a bike and should live, work and play within a four-mile radius, it is not realistic. As a handicapped senior, I myself indeed cannot ride a bike or walk everywhere. I'm tired of the "get used to it, take it or leave it" attitude that prevails. It's insensitive and it is non-creative thinking. While I understand growth, I don't understand this "build it and they will come at any cost" ideal. Denver is not a green city any longer - oh, except for the marijuana which I assume is hopefully consumed so we'll not pay attention to the insanity surrounding the overbuilding here.

Lowry, Mt. Gilead area, Park Heights, Crestmoor are not transportation hubs, are miles from future light rail and the roads are not right for the increased traffic that will ensue, not to mention the resources and other impacts. Speaking of roads, who is the quality control for those? When our fairly new intersections and roads are already falling apart, it seems we are just doing 'enough to get by' and quality doesn't matter anymore, so we spend and spend to put bandaids on our roads rather than doing it right with quality materials. Follow the money...

I know Denver is landlocked and the only paradigm that this City feels will work is to raise property taxes and overbuild to the point of no open space left, but I beg

you to get out of bed with the developers and remember who voted you into office. Oh, maybe the question is, do our voices even count anymore. It doesn't feel like it.

E. J. Lorimer

Denver Neighbor who lives between all of these areas impacted by these zoning decisions near Lowry

=

From: [Emily M](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [denc - City Council](#)
Subject: Zoning appeal
Date: Tuesday, May 05, 2015 4:50:57 PM

I oppose the Urban zoning. I bought my condo in Mayfair two years ago and I think it's unnecessary that they are planning to develop a dense urban mixed use center instead of condos like Mayfair, which was originally planned for. This mixed use center will create a lot of traffic and parking problems. Please reconsider your plan.

Sincerely,
Emily MacDonald

From: [Eric M](#)
To: [Rezoning - CPD](#); [Susman, Mary Beth - City Council](#); [dence - City Council](#)
Subject: opposition to rezoning application #20141-00096
Date: Wednesday, May 06, 2015 2:33:35 PM

I am writing to oppose the continued rezoning of my surrounding neighborhoods to support large real estate interests to the detriment of existing residents. We have seen enough mindless growth in housing without thought given to the transportation requirements of such housing.

I already have to wait up to 10 minutes to simply turn onto Quebec Street or Alameda between the hours of 3:30 and 6:30 to exit my neighborhood of Winston Downs, and your policies are contributing to making it worse!

We have no interstates or light rail in our neighborhoods. Everything runs on Leetsdale/Alameda/6th street. The traffic is insane, please consider your existing tax base before you pass application #20141-00096.

Eric Meyer and Lindsey Harcus
746 S Poplar St
Denver, CO 80224

From: [Erica Weis](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [denc - City Council](#)
Subject: opposing rezoning application #20141-00096
Date: Wednesday, May 06, 2015 1:58:59 PM

I am writing in strong opposition to rezoning app #20141-00096, which would adversely impact my Lowry neighborhood. I moved here to find a quiet, child-friendly community where I am not afraid to let my son cross the street. I do not want to live in a "downtown" environment.

Erica Weis
125 S Rosemary St

From: [Erica Longnecker](#)
To: [Rezoning - CPD](#); [Susman, Mary Beth - City Council](#); [dence - City Council](#)
Subject: Boulevard One
Date: Wednesday, May 06, 2015 6:21:20 AM

My apologies. My other email accidentally sent before it was completed. I oppose rezoning application #20141-00096. Please vote against it. The neighborhood does not want to change in the way that the rezoning application requests. We do not want to be a second downtown.

Thank you.

Erica Longnecker

From: [Fred Kahn](#)
To: [Rezoning - CPD](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: Buckley Annex Zoning
Date: Wednesday, May 06, 2015 12:56:55 PM

All...

In advance of today's Planning Board hearing, we'd like to voice our opposition to the potential rezoning of the Buckley Annex/Boulevard One project, and recommend you reject rezoning application 20141-00096.

We're residents of Crestmoor Park. We chose to live in this neighborhood for its attractive quality of life and city/suburb balance. The park is more or less our front yard.

And the Boulevard One land is kind of our backyard - we can look across Monaco and see it right there. We're pretty sure we never want that view to include an office building or high-rise apartment. The idea of a high-density, commercial/retail/residential development seems uninformed and reckless. (Yet, somehow not surprising.) Trust us, there's already plenty of traffic around here. This is a residential neighborhood, not a commercial one - it wasn't designed for the kind of volume that would come with such a high-density project. It would, at best, put overwhelming stress on the current infrastructure, and disrupt the current quality of life we enjoy here. We don't want the kind of development we're seeing over in Cherry Creek right now - that place is out of control. And we don't want Monaco and Quebec turning into a couple more Colorado Blvds, with our neighborhood streets becoming new major thoroughfares as a result.

All we're asking is to be smart about this. Include the residents of Crestmoor and Lowry in the process; listen to us. If you have research that supports the plan, share it. Let's zone it right. After all, we're the ones who will have to live with whatever gets built.

Fred & Julie Kahn

From: [grace cheng](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dencc - City Council](#)
Subject: rezoning application #20141-00096
Date: Thursday, May 07, 2015 10:27:39 AM

This zoning does not belong in our neighborhood! My neighbors, family, and I deeply oppose this rezoning application. This part of town, east Denver, is not downtown, is not a transit hub, and is far (miles) from any kind of present or future light rail. It is absolutely inappropriate for this area! Please come to our beautiful neighborhood and see that what we say is true. Practically and sensibly speaking, this rezoning does not make any sense. Thank you.

Sincerely,

Dr. Grace Cheng
Dr. Barry Ogin
Kendall Ogin
Brandon Ogin

From: [Ilene Warneke](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [denc - City Council](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); lowryunitedneighborhoods@gmail.com
Subject: Rezoning Application 20141-00096-Buckley Annex
Date: Wednesday, May 06, 2015 12:20:01 PM
Importance: High

Hello,

Please stop inappropriate development at Lowry and immediately adjacent to Crestmoor Park.

Please turn down the rezoning application #20141-00096 for Buckley Annex in Lowry. I want zoning that fits the area, not urban zoning that would allow over development.

- * This C-MX-5 zoning would allow for commercial development and multiple, high-density 5-story buildings that could be nearly 100 feet tall with roof objects on top.
- * This zoning category is better suited for downtown denver. Not in a single family residential area.
- * I am a resident of Crestmoor Park and I do not want to turn Lowry into Cherry Creek or a mini downtown. I live here for a reason and it is NOT to have high density around me.
- * The traffic on Monaco, Quebec, Alameda, and 6th Avenue is already congested and this additional density will only make it worse. I have seen no plans to mitigate this problem from the developers or City planners. We do not have light rail. The majority of people living in this area drive and do not ride bikes to work. This will not change in the near future. We live here because of the suburban feel in an urban area. The public transportation is poor along these routes.
- * High density development will cause a significant traffic impact to surrounding neighborhoods. The cut through traffic is already insane through Crestmoor Park, with speeding cars, and illegal parking. Taking a nice walk through the neighborhood is getting more and more dangerous. This situation of even more traffic is going to result in adults/children being hit by speeding cars through the neighborhoods while people are trying to make their way to the park for activities. The cars lining up at the light at 1st and Monaco from the cut through traffic is getting uglier by the day with cars backed up for a block or more in all directions. Cars cutting through to 1st Ave or Alameda are speeding in excess of the posted 25 mph. There has been no enforcement of the speed limit witnessed.
- * This proposed zoning would allow for shallow setbacks similar to the ones being allowed along 8th Avenue and the University Hospital development and the ugly buildings allowed along Colorado Blvd from 8th to Colfax. While this gives the developers more money in their

pockets, it allows no room for road improvements. These tall buildings block sunlight during the winter months making it difficult to keep the roads clear of ice. Also, a bad traffic accident and higher speeds will eventually cause a vehicle to ram into one of these buildings that is too close to the street. Imagine the joy of waking to a vehicle parked in your living room. Structures would be damaged, lives lost, and for what? Money in the pockets of the developers!

* The developers are trying to cram too much into a small space. The height is not consistent with the residential housing around it. Setbacks are too shallow. This does not fit with the look of surrounding neighborhoods.

* Please also attend the meeting tonight and really, really listen and hear what residents in the area want for the development of the property located at 195 South Monaco Parkway. We have some really great ideas and want a development consistent with the surrounding neighborhoods. We are willing to work with the developers. Listen to the people you are supposed to be representing! As Mr. Buchanan has stated in the past, he welcomes the dialog. Well, let's have dialog! The meeting is scheduled for tonight, Wednesday, May 6 at 6:30 pm. The meeting will be held at BMH Synagogue in Fisher Hall. The address is 560 South Monaco Parkway. Please enter and park from Niagara on the east side. Please reject the proposed zoning change request for the property at 195 South Monaco as well. Help us keep the character we wish to have in our neighborhoods. Help us with smart development, not overdevelopment!

* Mr Mayor, City Council, and Planning Officials are duty bound to protect the needs of Denver residents. You need to listen and really hear what the residents of the neighborhoods want for development of their areas. Protect our City!!

Thank you for your time, and thank you in advance for really listening to the people and rejecting these re-zoning requests. Support smart development, not over development of the Buckley Annex and Crestmoor Park.

Ilene Warneke
210 Kearney Street
Denver, CO 80220

From: [Jamie Tenace](#)
To: [Rezoning - CPD](#)
Subject: rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 1:06:44 PM

Attn: Planning Board

It has come to my attention that there is proposed zoning for 18 acres at Quebec and Lowry Blvd (Buckley Annex). I am opposed to the rezoning because of traffic issues, parking problems and density. This does not fit our area.

Thank you.

Jamie Tenace
7160 E.1st Place
Denver, Co.

From: [Jan Carrier](#)
To: [Rezoning - CPD](#); Marybeth.susman@denvergove.org; denc@denvergove.org
Subject: Rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 5:23:37 PM

I am a resident of Lowry and have been for 16 years. I live at the corner of Quebec and Lowry Blvd.

I am strongly opposed to Rezoning Application #20141-00096.

Please find zoning that fits the neighborhood rather than making it look like Cherry Creek. I do not want dense, multi-storey buildings across the street from my home, making it look like an urban canyon along Quebec. It would be so out of character to the whole development of Lowry. I don't mind low rise mixed use development. I welcome that. But to entirely change the nature of the neighborhood only serves developers, not the residents of this lovely neighborhood.

The residents overwhelmingly are against the rezoning proposal. Numbers should out weigh the wishes of wealthy developers. We need to be heard. Please vote against the rezoning as proposed. We are depending on you to do what the people want. This is a country of "We The People." You have a responsibility to vote accordingly.

Sincerely,
Jan Carrier
7354 E Lowry Blvd.
Denver, CO 80230

720-260-6161

--

Jan Carrier

"A closed mouth gathers no feet." -- *Fortune Cookie*

From: HClaman@aol.com
To: [Rezoning - CPD](#); [Susman, Mary Beth - City Council](#); [denc - City Council](#)
Subject: Lowry rezoning
Date: Wednesday, May 06, 2015 7:37:27 AM

DO NOT make Lowry (Buckley Annex) an urban center!! We do not want to be another Cherry Creek which we now avoid like the plague. We are not an extension of down town and do not want to be. We bought our homes here because we wanted a quiet suburban neighborhood within the city. Please do not ruin it by giving in to greedy developers. (Henry and I are very disappointed in you, Marybeth.) Janet and Henry Claman of Winston Downs

From: [Jay Solomon](#)
To: [Susman, Mary Beth - City Council](#); [Rezoning - CPD](#); [dence - City Council](#)
Subject: Rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 11:13:18 PM

Hello,

I am a long time resident of the Lowry neighborhood. I would like to address the Urban Center zoning proposals for mixed use zoning for 18 acres at Quebec & Lowry Blvd (Buckley Annex) and the proposal for rezoning of the Mt. Gilead Church property at 195 S. Monaco.

Many will speak about the increased traffic congestion, the blighted vista, and the tearing away of the fabric of our family neighborhood. Others will point out that a development of this magnitude has no place in a part of Denver that is primarily composed of single family homes, townhomes, small office complexes and small retailers. If this issue were a popularity contest we wouldn't even be having this discussion because an outsized project of this nature would never make it past the drawing board.

Unfortunately this is not a popularity contest. This is about a deal being negotiated between developers and city officials. Too often this is what zoning comes down to – the needs and demands of a few (i.e., developers) are granted by unyielding acquiescence by the chosen few (civic leaders). Too often this cozy arrangement ignores the needs, demands, and concerns of the stakeholders - the people who live in the neighborhood. And too often, long after the developers have sold out and city officials have moved on to other issues, who's left to live with the collateral damage? Who's left to deal with the snarled traffic, the noise pollution, the congestion and fender benders, the residual rise in crime, and the jagged crater of a landscape? I'll tell you who: the true stakeholders, the people who live in this neighborhood.

All is not lost. Zoning officials still have a chance to reflect on, reconsider, and reassess the rate of growth that is appropriate for this part of Denver. There is still time to remember what makes this part of Denver so unique, so alluring, so vibrant, so Denver. This is Denver, Colorado...not Denver, New Jersey. Let's not ruin it.

Thank you for considering our concerns.

Jay Solomon

7420 E. Ellsworth Ave.

From: [John Martin](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#)
Subject: Rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 5:14:12 PM

Above zoning application is not meant for residential neighborhoods. Lowry was not designed to resemble Cherry Creek or downtown....it is not a transit hub and Lory is miles from any mass transit or light rail. Moderate to high heights buildings would encourage development of a dense urban character. Unacceptable on either Monaco or Quebec and not necessary for residential . Please approve zoning to compliment our residences.....thank you.

Sent from my iPad

From: [Rezoning - CPD](#)
To: [Lucero, Theresa L. - Community Planning and Development](#)
Subject: FW: Zoning Application #20141-00096
Date: Monday, May 11, 2015 12:59:15 PM

[Just in case you want to include this in the correspondence file...](#)

From: Buchanan, Brad S. - CPD Office of the Manager
Sent: Friday, May 08, 2015 1:53 PM
To: sturtz@reagan.com
Cc: Susman, Mary Beth - City Council; Hancock, Michael B. - Mayor's Office; Burns, Andrea C - CPD Office of the Manager; dencc - City Council; Sapp, Michael - Mayor's Office; Rezoning - CPD
Subject: Re: Zoning Application #20141-00096

Mr. Sturtz,

Thank you for your email. While I understand your concerns about the development at 195 South Monaco, I believe that is the project you're referring to, please know that our plans, from Blueprint Denver to the many small area and neighborhood plans are community driven. Our process is to simply facilitate a discussion that results in the documentation of our citizen's vision for their neighborhoods. We work very hard to make sure your voice and every voice is heard in that process. And then when we are given a request for a rezoning we determine if that request is within the confines of the intent of the plan. We often say no, although that is not a public process so little is ever know about those situations, but please know that 58% of the rezoning applications that come to us do not move forward because the applicant is told that we do not support them. And also please know that of the 220,000 parcels in our city we have seen an average of 24 rezonings per year, which by the way is 50% of what we saw prior to 2010 and the adoption of the new zoning code.

In 2002 we adopted Blueprint Denver which defined areas of change (AOC) and areas of stability (AOS), AOC are only 18% of our city, thus AOS are 82%. In 2013 and 2014 we have seen investment and building permits at a ration of 5:1 and 6:1 respectively. So that means that an area less than 1/5th of the city is seeing 5 or 6 times the development than the other 4/5ths of the city. And in 2015 year to date the investment has been 11:1 in areas of change. Our plans are working.

This doesn't mean that we will never have disagreements about parcels just like the one you are emailing about, but I say all this for you to know that we do care, and that my personal opinion, or the opinion of my staff, doesn't play a role in the decision making process, its the plans that we have created as a community that makes the call.

I also know that it has been the hard work and commitment and the community voice of folks like you that have led to the developer of that site agreeing to reduce the project size from 120 units to 75 units.

What you think does matter, and I hope you're personal opinion of me won't keep you from participating in our planning process, we can't do it without you. For example, this winter we will begin an update to Blueprint Denver and I hope you will attend as many meetings or online events as you possibly can. We need you and your thoughts.

And lastly, you mentioned my ranch, please know that I'm a Denver guy. I moved to Denver

in 1982 where I practiced architecture for 32 years, I was the chair of the Landmark preservation commission for 7 years, chair of the planning board for 9 years, and recipient of an INC good neighbor award for my work in the City Park West neighborhood. I may not sleep in the city limits but I live there for sure. And yes, I know who I work for, I work for you.

Thank you for caring about Denver and your neighborhood.

Brad Buchanan
Executive Director
Denver Community Planning and Development

On May 8, 2015, at 3:16 AM, "sturtz@reagan.com" <sturtz@reagan.com> wrote:

Mr Buchanan: Is there any space on your ranch? Seems like the perfect location for a 3 story, 120 Unit Apartment Complex. Who pays your salary? The citizens of Denver or the developers?
John Sturtz
710 S Krameria St

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

From: sturtz@reagan.com
Sent: Tuesday, May 5, 2015 11:19am
To: rezoning@denvergov.org
Cc: lowryunitedneighborhoods@gmail.com
Subject: Zoning Application #20141-00096

What does it take for you folks to wake up and LISTEN to the citizens of East Denver? We are opposed to REZONING for DUMMIES. We are opposed to unfettered, irresponsible, misguided and near criminal rezonings in Denver.

When the citizens speak and the zoning and planning board listen, we have a functional, well planned, and mutually beneficial development. When you add lobbyists and developers and those who pose as advocates for the developer and the developer's attorneys and 'donations' from developers to City Council members - you've created this ugly, obscene, dishonest and disgusting
image of: DENVER, A World of Crap City

Reject Application #20141-00096

John Sturtz
710 S Krameria
Resident of City Council District 5

From: [Kathie Nelson](#)
To: [Rezoning - CPD](#)
Subject: rezoning
Date: Tuesday, May 05, 2015 5:34:20 PM

I am very much opposed to changing the zoning in Crestmoor. The huge buildings being built east of Monaco are bad enough. The traffic on Monoco will be horrible. Please, please, please leave our zoning alone. Kathleen Nelson 1st and Jersey.

From: [Kathy](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dencc - City Council](#)
Subject: Rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 12:32:46 PM

Dear Planning Board:

I am writing to let you know that I strongly oppose Rezoning Application #20141-00096. I live in the Winston Downs neighborhood near Quebec and Alameda. I choose this area because of its low density and wide, uncrowded streets and very quiet, walkable neighborhood with plenty of space for parking.

All of this will change with rezoning. This section of east Denver is not downtown nor is it a transit hub. And it is at least 20 years away from light rail being constructed. Zoning needs to fit the neighborhood. What has been proposed does not fit this neighborhood so I ask you to go back to the drawing board and find zoning that fits the community that lives here.

Sincerely,

Kathy Byrd
621 S. Pontiac St.,
Denver, CO 80224

From: [C.K. Berenbaum](#)
To: [Rezoning - CPD](#)
Subject: Opposed to Rezoning Application for Buckley Annex in Lowry #20141-00096
Date: Wednesday, May 06, 2015 1:14:55 PM

To the Planning Board:

As a Denver native and longtime Crestmoor Park resident I am strong opposed to the proposed rezoning of Buckley Annex in Lowry #20141-00096.

This high density zoning will very negatively impact this area in a multitude of ways.

Sincerely,

Kay Berenbaum
51 S. Jersey St.
Denver, CO 80224

From: [Kirshenbaum, Larry](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [dence - City Council](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: Rezoning Application #20141-00096 for Buckley Annex in Lowry
Date: Tuesday, May 05, 2015 6:27:49 PM

Members of the Denver Planning Board:

Please accept this communication from a concerned Crestmoor Park resident as a formal request to turn down Rezoning Application #20141-00096 for Buckley Annex in Lowry. The number of high-density projects being developed and proposed for this residential area within our city is staggering. High density development in areas that were not, and are not, designed for such should be better managed/controlled by our city leaders. This is not smart growth, but rather growth with only revenue considerations in mind coupled with a lack of sufficient supporting infrastructure for this part of the city. Please do not allow #20141-00096 to proceed.

Thanks,

Larry Kirshenbaum

From: [Linda Heider](#)
To: [Susman, Mary Beth - City Council](#); [dence - City Council](#); [Lucero, Theresa L. - Community Planning and Development](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: zoning at Buckley Annex and zoning at 195 S. Monaco Pkwy
Date: Wednesday, May 06, 2015 10:16:16 PM

Dear Members of Denver City Council and Denver City Officials.

Re: Proposed zoning At Buckley Annex:

1. I am opposed to the C-MX-5 zoning for the Buckley Annex property.
2. The allowed development under this zoning is not appropriate for this residential neighborhood. Residents of Lowry, Crestmoor, Hilltop and other surrounding neighborhoods do not want Cherry Creek type development in Lowry.
3. We do not want Monaco Pkwy and Quebec to become as congested as Colorado Blvd.
4. The proposed zoning allows for shallow setbacks on Quebec and First Ave. that are not appropriate for the area.
5. The proposed development is much too dense. Apartment towers and office buildings up to five stories tall are not acceptable.
6. The traffic congestion created by such a dense development would be significant.

Re: Proposed zoning for 195 S. Monaco Blvd.

1. This site is currently zoned for single-family homes. That zoning should remain in place.
2. The Developer's proposal for either 120 units or even 75 units is too dense for a 2.3 acre site.
3. The Developer's desire to use "deed restrictions" is not acceptable. These "restrictions" are full of holes, are not enforceable and place a undo burden on the neighbors and the neighborhood.
4. Our City Council members are charged with representing the residents of their districts.
5. In particular, **Mary Beth Susman needs to represent her constituents and not the Developer or Mayor Hancock.** There is overwhelming opposition to the proposed zoning for this property.
6. The Developer needs to listen to and work with the neighborhood. The proposed zoning change request should be withdrawn.

Sincerely,
Linda Heider
Resident of Hilltop
220 S Grape St
Denver, Co 80246

From: [Lisabeth Warshafsky](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dencc - City Council](#)
Date: Wednesday, May 06, 2015 8:12:46 AM

It has come to our attention that the Urban Center zoning proposal, including an Urban Center five Story Mixed Use zoning for 18 acres at Quebec & Lowry Blvd. (Buckley Annex), followed by the identical Urban Center zoning at Buckley along Monaco Parkway goes to the Planning Board on May 6. In addition, there is a controversial proposal for rezoning of the Mt. Gilead Church property at 195 S. Monaco.

We are residents of SW Lowry, and will bear the impacts of these huge buildings along Quebec and Monaco, including the density, traffic and parking problems that come with the proposed development.

We strongly urge you to find zoning that fits our neighborhoods. This portion of east Denver is not downtown. It is not Cherry Creek. It is not a transit hub. And it is miles from future light rail.

Please be mindful of the neighbors and the neighborhood that already exists. Don't over develop Denver, it would be a shame.

Lisa Warshafsky

From: [Lucy Hansen](#)
To: [Rezoning - CPD](#)
Subject: oppose 2014100096
Date: Tuesday, May 05, 2015 10:26:06 PM

I strongly oppose rezoning application #20141-00096.

This portion of East Denver is not downtown, not a transit hub and is miles from future lightrail.

From: [d m](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); [lowryunitedneighborhoods@gmail.com](#); [denc - City Council](#); [Susman, Mary Beth - City Council](#)
Subject: No to Rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 6:02:07 PM

Downtown is for high density. Lowry and Crestmoor are for low density. These areas are already zoned with a plan for development. Reject high density proposals for Lowry and Crestmoor.

From: [Mark Manassee](#)
To: [Rezoning - CPD](#)
Subject: Buckley Annex
Date: Sunday, May 10, 2015 11:30:44 AM

As a Denver native and long-time Crestmoor Park resident, I urged you to turn down Rezoning Application #20141-00096 for the Buckley Annex in Lowry. We want zoning that fits our area, not urban zoning that would allow runaway Cherry Creek-style development. More specifically,

- This C-MX-5 zoning allows for commercial development and multiple, high-density, 5-story buildings that could be nearly 100 feet with roof objects on top.
- This zoning category fits for downtown Denver, but not for our area.
- Residents in neighborhoods in east Denver do not want to turn Lowry into Cherry Creek or a mini-downtown.
- We don't want Monaco Parkway and Quebec Street to be as congested as Colorado Boulevard.
- Our streets are already clogged. We do not have light rail. Lowry and City officials have no plans to handle the dramatic increases in traffic that we would face on Monaco Parkway, Quebec Street, Alameda Avenue, First Avenue, Lowry Boulevard and other small streets in the area.
- The proposed zoning would allow shallow setbacks on Quebec and First Avenue with hulking buildings towering right over the streets.
- The developers are trying to squeeze far too much into too small a space. Along with apartment towers, the application calls for retail and office buildings up to 5 stories tall.
- High-density development in this part of Denver will generate at least 9,500 extra car trips a day. But Lowry officials contend that this zoning will not cause "significant traffic impacts." This claim is utterly false!

Regards,
Mark Manassee
105 Jasmine Street

From: [Marna Hamling](#)
To: [Lucero, Theresa L. - Community Planning and Development](#); [Susman, Mary Beth - City Council](#); [Hancock, Michael B. - Mayor's Office](#); denvermayor@denvergov.org; [Rezoning - CPD](#); [dence - City Council](#); [Sapp, Michael - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: PLEASE STOP THE BUILDING IN RESIDENTIAL NEIGHBORHOODS!
Date: Thursday, May 07, 2015 10:33:16 AM

To Whom it May Concern:

Please do not move forward with the plans for high density, many story buildings in Crestmoor Park, Montclair, Lowry, Mayfair and Park Hill. That kind of building is great in the right kind of space – like downtown - but not in a residential neighborhood.

The residents in neighborhoods in east Denver do not want to turn Lowry and Crestmoor Park into Cherry Creek or a mini-downtown. We don't want Monaco Parkway and Quebec Street to be as congested as Colorado Boulevard. Our streets are already clogged and we do not have light rail. Lowry and City officials have no plans to handle the dramatic increases in traffic that we would face on Monaco Parkway, Quebec Street, Alameda Avenue, First Avenue, Lowry Boulevard and other small streets in the area.

The developers are trying to squeeze far too much into too small a space. Again, please do not approve this type of development in our neighborhoods! I support thoughtful development of these areas, but the right kind, that fits in with what is already there. We do not need more apartments, condos or a 7-11 in any of these spaces.

Thank you!
Marna Hamling
303-320-5457

From: [Marty](#)
To: [Rezoning - CPD](#)
Cc: [O'Connor, Christine](#)
Subject: Zoning in Lowry area
Date: Tuesday, May 05, 2015 3:01:04 PM

To whom it may concern:

I firmly believe that East Denver is simply not cut out for (and cannot accommodate) Cherry Creek type development and zoning. The rezoning issues at the Mt. Gilead Church and both the Buckley annex on both sides Monaco & Quebec are not showing forethought or consideration or reason.

Perhaps those of you who are voting would like to get your bicycles out and ride in the rain/snow and perhaps at 85 or 90 years of age or perhaps 5 years of age to travel and access Denver-not only to our neighborhood but others. Also consider the height and the darkness that will prevail and increase as precedents are set. I purchased my home here in Lowry in order to appreciate the open space for many many years to come. I do not plan to move. To me this rezoning is a misrepresentation. and a travesty.

Thank you,
Martha K. White
zip 80230

From: [Mary E Deane](#)
To: [Rezoning - CPD](#)
Subject: Rezoning in Lowry
Date: Tuesday, May 05, 2015 2:16:28 PM

I wish to strongly oppose rezoning Application #20141-00096

Please find a zoning that will fit our lovely neighborhood We have lived in Winston Downs for over 30 years and know that zoning can and will make a difference to all the surrounding areas We do not need any high rise condos or more density We do NOT need to be an extension of the Cherry Creek or down town transit hub.

Mary E. Deane
403 So Oneida Way 80224

From: minniesimonet@comcast.net
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dencc - City Council](#)
Subject: Regarding Rezoning #20141-00096
Date: Tuesday, May 05, 2015 1:41:43 PM

May 5, 2015

Dear Members of the Planning Board,

I am writing to oppose the rezoning application #20141-00096. In my opinion, to crowd so many future residents into an area that has not, is not and cannot accommodate such an influx of traffic, which would be a direct result of your zoning change, is foolish. To have a rezoning plan such as yours transition smoothly, years ago, we would have had to create a different vision by first installing proper infrastructure. Please, let us not create more noise and more pollution. Let us hold on to some pockets of our fair city. Remember, some people thrive when they join the hustle of downtown. Others thrive in smaller, quieter neighborhoods. Let's vote to ensure there are such places for us all. Thank you.

Respectfully,

Mary A. Simonet (Minnie)

From: [The Pardos](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); [lowryunitedneighborhoods@gmail.com](#); [Susman, Mary Beth - City Council](#)
Subject: Proposed Rezoning at 99 Quebec St., Buckley Annex
Date: Wednesday, May 06, 2015 9:03:04 AM

My Name is Mateo Pardo, I live at 6130 E. Cedar Ave. in Denver, and I oppose the C-MX-5 zoning proposed for 99 Quebec St. on the northeastern side of the Buckley Annex project. Currently the most recent traffic study of the Buckley Annex project is the 2012 Matrix Design report commissioned by the Lowry Redevelopment Agency. This report is seriously flawed in many ways.

- 1) It doesn't analyze the intersection of E. Cedar Ave. and Monaco Parkway even though it has a traffic signal and is the major access and egress point for the adjacent Lex at Lowry apartments, a 710 unit complex, (a 710 unit complex that always has vacancies and where, not much more than a month ago there was a gang-related double homicide, which makes me wonder about the consequences of packing 800 more units into the neighborhood). It's also the major access/egress point on Monaco for the neighborhood to the south of Crestmoor Park. And, when Monaco Parkway/Alameda Ave. is congested, E. Cedar Ave. is the only alternative route to Holly St. south of 6th Ave.
- 2) It doesn't analyze traffic at the E. Bayaud Ave., Monaco Parkway intersection, the only other outlet for the Lex at Lowry complex.
- 3) The intersection at Monaco and Lowry is going to be the most popular pedestrian access to Crestmoor Park from Boulevard One. It's not clear that the report used the required pedestrian crossing time in its projections. By shortening that time, they could make traffic on Monaco look better than it really will be.
- 4) The report doesn't analyze the cumulative impact of the proposed rezoning at Quebec and First Avenue, and the proposed rezoning at Monaco Parkway and E. Cedar Avenue. The latter involves a 75 to 120 unit apartment building.
- 5) The report doesn't analyze the potential congestion created by having four traffic signals on a 1/2 mile stretch of Monaco Parkway from First Ave. to Alameda Ave. It only analyzes three of the four traffic signals.
- 6) The report doesn't address the potentially degrading impact of an increase in traffic on the intersection of Alameda and Monaco Parkway.
- 7) And the report doesn't give us its output numbers.
- 8) So many of the decisions made by the Planning Board produce significant amounts of traffic that it defies commonsense that it refuses to take traffic into consideration. Transportation and Planning should work hand in hand when considering requests of this sort.

From: [Matthew Hall](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [dence - City Council](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: Turn down Rezoning Application #20141-00096 for Buckley Annex in Lowry
Date: Wednesday, May 06, 2015 11:38:38 AM

As a local resident, I'm opposed to the construction of multiple high density, multi-story buildings. I don't want the additional congestion, especially without mass-transit infrastructure such as Light Rail.

Please deny Rezoning Application #20141-00096 for Buckley Annex in Lowry!

Matt

From: [Melinda](#)
To: [Rezoning - CPD](#)
Subject: Crestmoor
Date: Wednesday, May 06, 2015 12:39:59 PM

Please be a voice and vote for a sustainable standard of living in Denver.

Traffic and congestion issues alone should dictate that areas that don't have the infrastructure to absorb large increases are not rezoned for high density development.

The developers will make their money regardless - and that should be the least of anyone's concerns.

It's about living in a city with leaders that have a vision and commitment for **quality of life issues**. It's important to have leaders that make a decision today to eliminate the huge inconveniences and additional taxes needed to accommodate poor city planning for high density developments.

High density developments are not the solution for affordable housing options in Denver.
Please turn down Application #20141-00096 for Buckley Annex in Lowry.

Melinda Avery

From: [Melissa Manassee](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [dence - City Council](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); Copylowryunitedneighborhoods@gmail.com
Subject: Rezoning application #20141-00096 Buckley Annex in Lowry
Date: Monday, May 11, 2015 9:34:39 AM

To whom it may concern,

As a long-time Crestmoor Park resident, I urged you to turn down Rezoning Application #20141-00096 for the Buckley Annex in Lowry. We want zoning that fits our area, not urban zoning that would allow runaway Cherry Creek-style development. More specifically,

- This C-MX-5 zoning allows for commercial development and multiple, high-density, 5-story buildings that could be nearly 100 feet with roof objects on top.
- This zoning category fits for downtown Denver, but not for our area.
- Residents in neighborhoods in east Denver do not want to turn Lowry into Cherry Creek or a mini-downtown.
- We don't want Monaco Parkway and Quebec Street to be as congested as Colorado Boulevard.
- Our streets are already clogged. We do not have light rail. Lowry and City officials have no plans to handle the dramatic increases in traffic that we would face on Monaco Parkway, Quebec Street, Alameda Avenue, First Avenue, Lowry Boulevard and other small streets in the area.
- The proposed zoning would allow shallow setbacks on Quebec and First Avenue with hulking buildings towering right over the streets.
- The developers are trying to squeeze far too much into too small a space. Along with apartment towers, the application calls for retail and office buildings up to 5 stories tall.
- High-density development in this part of Denver will generate at least 9,500 extra car trips a day. But Lowry officials contend that this zoning will not cause "significant traffic impacts." This claim is utterly false!

Regards,
Melissa Manassee
Melissa Manassee
105 Jasmine St.
Denver, CO 80220
Mobile: 303-475-8220

From: [Schaffer, Michael](#)
To: [Rezoning - CPD](#)
Cc: ["Irschaffer@hotmail.com"](mailto:Irschaffer@hotmail.com)
Subject: Rezoning application #20141-00096 (Buckley Annex)
Date: Tuesday, May 05, 2015 10:39:09 PM

Please turn down or at least suspend the rezoning request for the Buckley Annex and surrounding area in Lowry. The plans are not in agreement with the initial plans from the Lowry Redevelopment Authority.

1. The Building height of 5 stories is different from the original 3 stories,
2. Retail shops with their unsightly back walls facing Quebec St. is inconsistent with the original plans
3. The traffic capacity and flow has not been readdressed in a recent time frame, and
4. The recess of 30 feet from the street has been reversed without proper open discussion and authority to make changes to the original plan.

5. The water retention ponds being filled in and the water drainage has not been certified by a civil engineer to ensure there will not be flooding secondary to the lack of water retention and if the sewer drainage is going to be adequate to prevent flooding of the surrounding residential property.

Michael S. Schaffer, MD
Clinic Medical Director
Cardiology, Children's Hospital Colorado
13123 East 16th Avenue, Box 100 | Aurora, CO 80045
Phone: (720) 777-2942 | Fax: (720) 777-7290
michael.schaffer@childrenscolorado.org



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From: [Michael Simon](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dencc - City Council](#)
Subject: Rezoning Application #20141-00096
Date: Wednesday, May 06, 2015 5:02:19 PM

To Whom It May Concern:

I am writing to state my opposition to rezoning application #20141-00096. Approval of this application will create density and traffic/parking issues that will significantly reduce the quality of living in this area. Please approve zoning that matches the existing surroundings and avoid the serious traffic issues created by the Stapleton development on Quebec Avenue.

Sincerely,

Michael Simon
Mayfair Park resident

From: nmartin900@aol.com
To: [Rezoning - CPD](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); [dence - City Council](#); theresa.lucerro@denvergov.org
Subject: Buckley Annex in Lowry
Date: Tuesday, May 05, 2015 1:33:53 PM

Please turn down rezoning application#20141-00096 for Buckley Annex in Lowry. I want zoning that fits our area, not urban zoning that would allow Cherry Creek style development and traffic. Please consider the traffic that this C-MX-5 zoning would bring about on Quebec and Monaco. These streets and the neighborhood streets nearby cannot take the increase in traffic. Our street in Crestmoor already has people exceeding the speed limit when they cut through to avoid the traffic on Monaco. These are neighborhood streets that should be safe for kids to walk to school and the park. This is not true due to the traffic that has come about by the development in our area.

The nearby park and parkway are assets to Denver and should be preserved for future generations. Please consider a more reasonable zoning for the Buckley Annex. There have been numerous neighborhood meetings about the redevelopment, but neighbors do not feel that their concerns are being considered by the Lowry Development Authority.

Thank you,
Nancy and Jeff Martin
117 Krameria St
Denver, CO 80220
303-377-9504

From: [PAUL HOSKINS](#)
To: [Susman, Mary Beth - City Council](#)
Cc: [Rezoning - CPD](#); denc@genvergov.org
Subject: Rezoning at 195 S Monaco.
Date: Wednesday, May 06, 2015 11:37:56 AM

Marybeth,

Thank you for your time last month in attending our Winston Downs HOA meeting. I am still curious about your statement in response to a question regarding the “worst problem in your district” You said there are 3 problems: “Traffic, Traffic, and Traffic.” In light of these stated problems, how can you not oppose the proposed development at 195 S. Monaco?

Why is there such an effort to stuff 10 lbs into a 5 lb bag? Or, in this case, because of the ongoing new development in the Buckley Annex, why is the city not opposing stuffing 15 lbs into a 2 lb bag that is already full? What’s next? A high rise project in the 6th Avenue Parkway?

Thanks again,

Paul Hoskins

From: [Peggy NEUSTETER](mailto:Peggy_NEUSTETER)
To: [<benpepper@comcast.net>](mailto:benpepper@comcast.net)
Cc: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [dence - City Council](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); lowryunitedneighborhoods@gmail.com; [Friends of Crestmoor Park](#); [Dave Cohen](#); [Andy Domenico](#); p_hersch@msn.com; [Jane Broida](#); [Fran Rew](#); [Simon James](#); [Vicky & Bill Ballas](#); [Giacomini, Tony](#); [Ellen Slatkin](#); [Monica Hess](#); [Bei-Lee Gold](#); [Alyn Park](#); [Jay Wissot](#); [Patty Ellerby](#); [Lyle Kirson](#); jmcgoverno@mac.com; [Randall Nakagawa](#); [Katie McCrimmon](#); halisi@halisivinson.com; [Sandy Stoner](#); [Kerwin, Gregory J.](#); waynenew2015@gmail.com; [Montero, Judy H. - City Council District #9](#); [Brooks, Albus - City Council District 8](#); [Nevitt, Chris - City Council Dist #7](#); [Robb, Jeanne - City Council Dist. #10](#); jenn.hughes@denvergov.org; [Brown, Charlie - City Council District #6](#); [Lopez, Paul D. - City Council Dist #3](#); [Faatz, Jeanne R. - City Council Dist #2](#)
Subject: Re: Rezoning Application #20141-00096 for Buckley Annex
Date: Tuesday, May 05, 2015 2:00:41 PM

So well stated by Ben Pepper!!!!
Thank you, Ben!!
Peggy Beck

Sent from my iPad

On May 5, 2015, at 10:11 AM, Ben Pepper [<benpepper@comcast.net>](mailto:benpepper@comcast.net) wrote:

City Planners, Managers, Zoning Board, et al,

I highly object to the process being routinely followed by the city representatives that are purportedly chartered with representing the residents of Denver. The entire process has broken down, apparently at your hand. Developers and planners that do not even live in our neighborhoods are leading an opaque and 'behind the scenes' crusade to create an unsustainable city. Building up does several things that fly in the face of responsible city management.

We are already facing similar water problems to those now crippling California, we have increased crime, services are stressed, our energy use is increasingly controversial. Add that developers are paying their way to profits at the expense of our neighborhoods, and you have a problem of viability in regards to your charter.

We are not going to look back in 15 or 20 at all favorably on Denver's leadership of today if we become yet another unsustainable, big, dirty, noisy, high crime, overcrowded city, this at Council's and City Planners' hand.

As a back drop to all of this is the Crestmoor Park problem. Although isolated in that it is only one redevelopment project, the numbers speak for themselves:

82% oppose that rezoning effort, and only 18% approve.

Now, in the back halls of our governmental installations it turns out that a fairly simple and ethical process of transparency has been grossly violated. From a note I just received:

Our city leaders hit us with a double whammy this week! They knew about a Friends of Crestmoor Park meeting to unveil site designs for 195 S. Monaco Parkway on Wednesday, May 6. We invited them to join us. Then, at the last minute, they scheduled a Planning Board hearing on the same day to try to rush through plans for high-density development at Lowry.

Curious, and very disconcerting that our leaders are not able to participate in our meetings, but can find time to supersede our meetings with their own, at the last minute.

It is also very disconcerting that you are so committed to creating yet another Concrete Canyon (Formerly Cherry Creek North) at Alameda and Monaco. Protecting campaign contributions above protecting our neighborhoods is ill-advised at the very least. Whether it rises to actionable is worthy of some additional research

Under separate cover I will copy all of you, transparently, on a note I was already planning to send to our district representatives, copying a growing number of us that have had to band together in an informal neighborhood watch group due to increased crime in the very neighborhoods our representatives are chartered to serve.

Regards,

Ben

From: [Peter Press](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#)
Subject: rezoning
Date: Tuesday, May 05, 2015 4:07:24 PM

REZONING BOARD: I was appalled at the mass of apartments going up between 8th and 9th West of Clermont. What are you doing? Are you trying to make a mess of our neighborhood to look like Cherry Creek North. Please turn down the Rezoning application # 20141-00096 for the Buckley Annex on Lowry. The neighborhoods west of the Lowry mass of buildings and apartments will be destroyed. Can't you see the mess CCNorth has become with all the building built right on the sidewalk. You have allowed the Developers to run roughshod over the neighborhoods. There is no need for the large number of high rise building and apartments the developers want to install in the Buckley Annex. STOP the developers from suffocating our streets with their hope to squeeze every dollar they can out of every project. Stand up for the neighborhoods and keep Denver a civilized place to live.

respectfully submitted

,

Peter Press
22 Crestmoor Drive 80220

From: pkhpolitical@aol.com
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dencc - City Council](#)
Subject: Rezoning Application #20141-00096
Date: Wednesday, May 06, 2015 3:12:44 AM

This is to respectfully request that you deny Rezoning Application #20141-00096. Allowing an Urban Center Five Story Mixed Use zoning for the 18 acres at Quebec St. and Lowry Blvd. would fundamentally change the residential quality of life for which this area of town is known.

I am a lifelong resident of Denver who has traveled and spent extended periods of time in other cities.

These experiences have left me with an appreciation for the wonderful established neighborhoods of Denver. It is hard for me as a resident in the Winston Downs neighborhood to understand why you, as members of the Planning Board, would even consider approving a zoning designation that is used for transit centers, major corridors, and the downtown area for the area in question. If we, as residents of the neighborhoods that will be adversely impacted if the rezoning is permitted, wanted to live in a densely developed urban neighborhood we would not have chosen the neighborhoods we currently live in now.

This area is not a transit hub, is not located now or in the foreseeable future near light rail, and is certainly not a downtown area. Nor do residents want it to be.

It is actually an insult to the residents of the neighborhoods surrounding the area under the rezoning consideration to have to devote time and energy to fight this request. If you, as Planning Board members, approve this request, you will demonstrate that you have little regard for the quality of life that has made Denver such a wonderful place to live. Save the Urban Center Five Story Mixed Use zoning for an area for which it is appropriate, which is not here!

Thank you,
Phyllis Hirschfeld
531 S Magnolia Lane
Denver CO 80224

From: [Crossens](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: Proposed rezoning of Buckley Annex
Date: Wednesday, May 06, 2015 4:18:51 PM

Please, develop a thoughtful, human-scale development – like Lowry and Stapleton. In 1998 Lowry won an award for outstanding development. It is walkable and sunny, without looming buildings and with areas of green space. Instead of cherishing and appreciating this development, the Council has in the past ignored the Lowry principles and has practically given away planned open space for development. You now have the chance to apply the award-winning Lowry development principles to the Buckley Annex. This time, don't sell us out to the developer! Keep the human scale: keep light, greenery, set-backs, height limits and adequate parking. This is not just a development, it is part of a neighborhood where people already live. It should not be fundamentally different from adjoining neighborhoods.

Rhonda Crossen

From: [Susie Hochstadt](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [dence - City Council](#); [Susman, Mary Beth - City Council](#); [Sapp, Michael - Mayor's Office](#); michael.hancock@denvergov.org; [Buchanan, Brad S. - CPD Office of the Manager](#)
Subject: rezoning of our neighborhoods
Date: Tuesday, May 05, 2015 4:55:10 PM

To Whom we wish it would concern:

Our city leaders are not representing our interests when they are joining forces to Rezone our neighborhoods. We don't want to "densify" our residential neighborhoods To look like Cherry Creek. Our council reps are not considering the traffic problems that are Already taking their toll on residents of Lowry, Crestmoor and Winston Downs. Traffic along Alameda Monaco, Quebec and Leetsdale is such a problem that those of us who live in these neighborhoods can't Leave or enter them between the hours of 8:00 a.m. and 9:30 a.m and 4:15 p.m. and 5:45 p.m. weekdays. We need our representatives to listen to us as we are the ones who are impacted by rezoning and selling out.

Sincerely,
Sue Hochstadt
528 South Magnolia Lane
Winston Downs
80224

From: [Susan Dias](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [Susman, Mary Beth - City Council](#); [dencc - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#)
Cc: lowryunitedneighborhoods@gmail.com
Subject: Proposed zoning at Lowry
Date: Wednesday, May 06, 2015 10:02:02 AM

To city officials:

It is my understanding that there is a hastily scheduled planning board meeting today to discuss high density development at Buckley Annex. It is also my understanding that the rezoning application #20141-00096 is for urban zoning that is more suitable for downtown Denver than for our neighborhood.

I appreciate the need for progress and development but it needs to be accomplished in a measured way that takes into account the needs of the current residents. Five story buildings, shallow setbacks, significantly increased traffic and more congested streets is a development plan that meets the financial goals of developers and ignores the residents' desire to live in a neighborhood that is less commercial and urban than many other areas of Denver. Please do not create a mini-downtown or a Cherry Creek style of neighborhood in our area.

Thank you,
Susan Dias

From: [Susan L. Phillips](#)
To: [Rezoning - CPD](#)
Subject: Rezoning of Lowry.
Date: Tuesday, May 05, 2015 6:22:10 PM

I live on the edge of Lowry, directly across from Boulevard One. I have attended the meetings when work allows. I have saved the information presented to me and am now totally confused.

How is it the original hard fought plan that most of us were still not too pleased with has deteriorated to a plan that was never ever accepted by the committee? Everything we fought against! The plan being put forward has none of the agreed upon compromises by the Lowry task force and the builders/developers. I look at what I saved from the presentations and compare it to now what is being put forward and I am angry and frightened. Nothing is the same!!!

I own a single family home on Quebec way, my first ever house. I paid a small fortune for this home at the age of 59 years. If this new plan goes through I feel I will have lost everything. I do not have time to make a new fortune and buy a new home. I am vested in my neighborhood and do not wish to move and start over again. I have lived in this neighborhood since 1999 and stayed here based on my understanding that what was presented to us at the time was what was going to be built.

I feel this rezoning is a bait and switch proposition put forth by greed and indifference. I hope those who are in power will act to make this situation right and not change what took many meetings and compromises on both sides to plan.

I lived in a town home at the corner of Lowry Blvd and Quebec for many years. Every week there was a fender bender. Not all required a police officer, but it was a busy intersection with "just" the downsized staff at Department of Defense Finance and Accounting building. Now this intersection is going to be even more congested inviting more accidents.

To put apartments there in lieu of homes or town homes invites transient less vested individuals into a family neighborhood. I lived in AMLI for five years when it first opened and saw a huge deterioration of clientele. That is why I left and bought a town home, then saved for years and now have my first ever house.

I am emphatically opposed to a five story apartment complex and a decrease in the cutbacks.

Susan L. Phillips
Sent from my I-Pad

From: [Susan Schneider](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dencc - City Council](#)
Subject: Rezoning Application #20141-00096
Date: Tuesday, May 05, 2015 5:30:11 PM

Dear Planning Board:

I am a resident of the Lowry neighborhood and I am writing to strongly oppose the above-referenced Rezoning Application.

It is bad enough that the Board ignored the pleas of Lowry residents and allowed the Boulevard One project to proceed.

Traffic in our neighborhood is very bad, especially during the morning and evening rush hours. Sometimes it is almost impossible to get out of our neighborhood safely. I cannot imagine the traffic nightmare that would be created if the above referenced Rezoning Plan were passed.

Please find another place to put your "high density urban corridor". We are happy with our low density neighborhood.

Very truly yours.

Susan B. Schneider

Sent from my iPad

From: [Ann Jordan](#)
To: [Rezoning - CPD](#)
Subject: Boulevard One Development
Date: Tuesday, May 05, 2015 10:53:35 PM

My family is very concerned about the impact of the proposed development between Quebec and Monaco Streets. The proposed density would increase traffic to unmanageable levels and if too tall of buildings are allowed the skyline would not be in keeping with the surrounding neighborhoods. This is a family oriented community which has always enjoyed green spaces and less congestion than areas closer to down town. We value what we have here or we might have chosen to live elsewhere. Having said that, we appose Rezoning Application #28141-00096. Other areas are more appropriate for high density development like near to light rail stations which we certainly are not. Sincerely, Tim and Ann Jordan Montclair Neighborhood

From: Tmmauro@aol.com
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); [dence - City Council](#); lowryunitedneighborhoods@gmail.com; joimauro@gmail.com
Subject: Opposition to Rezoning Application #20141-00096 Buckley Annex
Date: Tuesday, May 05, 2015 2:19:30 PM

As 15-year residents in Lowry Park heights and being less than one-half block from the proposed Urban Center zoning, we are respectfully asking you to mitigate the high density zoning being proposed. This is a residential neighborhood not downtown or Cherry Creek or even Stapleton. The area and services let alone the infrastructure does not support high density. While we support continued development in the city and in Lowry, please be reasonable and support the people who made Lowry what it is in your tough decision making. As a former business person and Denver School Board member, we respect your decisions and hope they are for the good of the present community as well as the community of the future.

Sincerely,

Tom and Joie Mauro
143 S. Pontiac St
Denver, CO 80230
720-859-9300

From: [dotkov_](#)
To: [Rezoning - CPD](#)
Cc: [Susman, Mary Beth - City Council](#); denc@dengov.org
Subject: Reject Rezoning Application for #20141-00096 Buckley Annex
Date: Tuesday, May 05, 2015 1:41:45 PM

Dear Sir/Madam,

I am really concerned with the rezoning application for Buckley Annex #20141-00096. I oppose the plan for the second most intense zoning development in the building code to be applied to our residential neighborhood. I have been living on Alameda and Monaco for the past 15 years and Quebec, Monaco, and Alameda are not built to handle even the current traffic volume. During peak hours Monaco parkway already has horrendous traffic problems and frequent accidents at these intersections. High-density development in this part of Denver will generate at least 9,500 extra car trips a day. The city does not have the financial resources to improve traffic or build light rail in this area of the city.

We love our neighborhood with single residential homes, and we do not want to join downtown Denver or Cherry Creek with their models of development. We live in an area that is not part of downtown and not a transit hub, and we want to retain the character of our area.

I am aware of your project approval record of 96%, and I am hoping that if you have any conscious you would reject this plan and approve a plan that is sustainable and fits the area. I am really scared that the Planning Board rubber stamps every high-density proposal development in Denver

I know you can do it since the LRA did match the new Buckley development along First Avenue to the Mayfair Park residential area. I request that you grant us the same and design a plan that fits our area.

Sincerely,

Vesselin Dotkov

From: [Viola Stekel](#)
To: [Rezoning - CPD](#)
Subject: Hear Us!
Date: Tuesday, May 05, 2015 5:35:10 PM

Re: App# 20141-00096

I recognize your plan to "metropolonize" Denver. I recognize the benefits for you. I recognize also that you were voted in by us, so please listen to us.

All things being equal - and of course they are not -- we in this area do not want our space in Buckley Annex to be invaded by skyscrapers designed for downtown. It is entirely unnecessary to add structures that cause more congested streets. The development of the present housing on Lowry has already increased traffic on 6th and 8th Avenues considerably. But for those who would live in tall apartments and work downtown, let them live downtown.

It is my understanding that you believe increased housing will cause a need for increased public transportation - and that seems to be justification for increasing congested housing in outer areas of Denver so that the ultimate plan for Denver - increased public transportation - can be realized! But for that I have not heard mention of any plans to do so. Cars will prevail and unnecessary traffic will ensue.

Considerably,
Vi Stekel
Montclair Resident

From: [Victoria Lopez-Negrete](#)
To: [Rezoning - CPD](#); [Lucero, Theresa L. - Community Planning and Development](#); [dencc - City Council](#); [Sapp, Michael - Mayor's Office](#); [Hancock, Michael B. - Mayor's Office](#); [Buchanan, Brad S. - CPD Office of the Manager](#); [Susman, Mary Beth - City Council](#); dencc@denvergov.or
Cc: lowryunitedneighborhoods@gmail.com
Subject: Smart Development
Date: Wednesday, May 06, 2015 11:50:53 AM

This is to request the rejection of Rezoning Application #20141-00096 for Buckley Annex in Lowry. We want zoning that fits our area, not urban zoning that would allow runaway Cherry Creek-style development.

This C-MX-5 zoning allows for commercial development and multiple, high-density, 5-story buildings that could be nearly 100 feet with roof objects on top. This zoning category clearly fits other areas and sectors in Denver, but not for our area.

Residents in neighborhoods in east Denver do not want to turn Lowry into Cherry Creek or a mini-downtown, and we certainly don't want Monaco Parkway and Quebec Street to be as congested as Colorado Boulevard. Our streets are already crowded and we do not have light rail. Lowry and City officials have no plans to handle the dramatic increases in traffic that we would face on Monaco Parkway, Quebec Street, Alameda Avenue, First Avenue, Lowry Boulevard and other small streets in the area.

High-density development in this part of Denver will generate at least 9,500 additional car trips a day. But Lowry officials contend that this zoning will not cause "significant traffic impacts.", clearly we have a disconnect.

Thank you in advance for your consideration and turning down Rezoning Application #20141-00096 for Buckley Annex in Lowry.

Best regards,

Victoria López Negrete
1250 Niagara St.
Denver, CO 80220