

Dear Mary Beth Susman, District Five

Date: July 27, 2017

Re: 2017i-00039 Proposed Rezoning Vote on August 21, 2017

I am part of a group of property owners in the West Colfax Neighborhood who are strongly opposed to a current application to Rezone **1208 N. Quitman St. 80204, West Colfax Area from G-MU-3 to G-RX-5**, because it allows a 5-story building, up to 70 feet tall in the midst of a neighborhood zoned for one to three story homes, creating an inconsistency with the character of the neighborhood and with the guidelines of the TOD Strategic Plan 2014.

We are requesting that you:

1. read this brief summary of the situation
2. vote against this application to rezone (August 21, 2017 City Council meeting)
3. advise the applicant to resubmit his application to a G-RX-3 rezone request
4. encourage a Perry Station Plan to be developed with an overall vision for wise development of properties near the station to avoid isolated and inconsistent zoning

Background

The application was made April 5th, 2017, by a person representing an owner who wishes to resell the property to a developer.

The 1208 Quitman property is located at the south end of the block, which terminates at Lakewood Gulch Park, and has no through street access. Quitman is designated a local undesignated street.

The area surrounding the property is a combination of single family homes, many of which have been remodeled and new construction of three-story townhomes and duplexes, 30 feet in height or less.

The Denver Planning Board met and voted on June 21, 2017. Vote was 6-3 in support.

At the Planning Board Hearing, the city planner, Theresa Lucero spoke, the applicant, Bruce O'Donnell spoke, and three property owners within 4 blocks of the property spoke opposing the proposed Rezoning, and several property owners were there with opposition, but did not speak.

At the hearing, there was significant discussion by the board about whether rezoning to allow a five story, 70 feet building was too far away from the existing character of the neighborhood, whether it was discreet, whether a 70 foot building in the midst of 30 foot maximum 1-3 story townhomes was appropriate, and the difficulty of making a zoning change near the Pleasant Hill RTD Station without a specific station plan, like Sheridan and so many other stations have.

Ultimately, those 6 of the 9 board members who supported the zoning change, did so by referring back to the West Colfax Plan 2006, which addresses the entire West Colfax Neighborhood at large, citing page 85, which has height guidelines for all of West Colfax stations of 1-5 stories. This 2006 West Colfax Plan, was based on the existing neighborhood 11 years ago, outlined general ideas for the West Colfax Neighborhood 'at Large' and could not have foreseen the re-investment and redevelopment that has taken place over the past 11 years in the vicinity of the Perry Station.

Without a specific Plan for the Pleasant Hill Station, members of the Planning Board had different interpretations of what was acceptable regarding a zoning change. The pressure to provide a higher density development through additional height, to alleviate the current housing shortage prompted those board members who struggled with the decision, to ultimately vote to support the Rezone to 5 stories. Three Planning Board members did not support the change because of its inconsistency with the character of the neighborhood and other reasons.

Note on RNO (Registered Neighborhood Organizations)

WeCan RNO has decided to take a neutral position on all rezoning requests

Sloans Lake Citizens RNO-supports of the zoning change. However that neighborhood is a mile north of the property. Too far away geographically to be affected by any zoning change and therefore should not be given weight.

The neighborhood around the Pleasant Hill Station is a micro-neighborhood and quite different from the Knox Street Station on the Sheridan Station, both of which have several older multi-story buildings around those two stations. Predominantly single family brick homes, strong Jewish Community, Hispanic Community, other multi-cultural, and multi-generational families live here. Many single family homes have been remodeled, rebuilt, several three story townhomes and duplexes have been built.

In Summary

We are against the Rezone to 5 stories and request that the City Council deny the application to Rezone and encourage the applicant to revise his application to G-RX-3.

We are also requesting that the City initiate a Pleasant Hill (Perry) Station Plan so that any zoning requests may fit into an overall plan that has consistency, logic, and forethought and will prevent patchwork zoning mistakes.

Thank you for your thoughtful consideration in this important juncture in our community. Again, we request that after a thorough review of the facts and options,

1. that you will not support the applicant's request to Rezone to G-RX-5 (5 stories and up to 70 feet tall)
2. recommend that the applicant revise to apply for a G-RX-3 Rezone of the property
3. encourage the city to develop a Perry Street Station Plan, revise the outdated West Colfax Plan 2006 to sync with the 2014 TOD Strategic Plan and other plans that have been written since 2006, including the City Wide Rezoning in 2010 and affirmed in 2017.

In advance of the City Council Hearing and vote on August 21, 2017, it is our plan to contact each City Council member to make sure this request letter was received, read and see if there are any questions. Thank you so much for serving and for your consideration in this important matter in our community.

Sincerely,



Concerned property owners within one to four blocks of 1208 Quitman.

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