

Buckley Annex Letters Regarding Application 2014I-00012

(G-RH-3 w/waivers)

CB14-0524

Pyle, Michelle A.- Community Planning and Development

From: Michalek Patty 720 933 9241 [pattymichalek@yahoo.com]
Sent: Tuesday, June 03, 2014 5:26 PM
To: Pyle, Michelle A.- Community Planning and Development
Cc: Planningboard - CPD; Susman, Mary Beth - City Council
Subject: lowry development

Re: Map Amendment 20141-00012

I understand there are three distinct rezoning applications affecting the first areas of development on the Buckley Annex property. I ask that you address each rezoning separately, and not lump them together in your deliberations and your vote. I am writing about the third rezoning.

The first two zoning applications address Single Family zoning in two areas. Single Family homes certainly fit the surrounding contexts of Park Heights, Lowry West, Mayfair Park, and Crestmoor, and I support the first two rezonings. While it is my understanding that the LRA proposes reduced setbacks, greater height and greater lot coverage than allowed by the Single Family designations chosen by the LRA, I am in favor of Single Family zoning for these first two parcels that will come before you on June 4th.

I request that the Planning Board not adopt Proposed Zone District of G-RH-3 in the third zoning application unless a waiver or condition is put back into the Application requiring two parking spaces per unit for anything built in this location. There are several reasons for this:

- The applicable section of the Zoning Code for G-RH-3 requires one (1) parking space per unit.
- The larger community has spoken out on the need to avoid a repeat of the situation on East Lowry where requiring 1.5 spaces per unit was sufficient at Legends, and continues to cause havoc in the surrounding area due to insufficient planning and zoning.
- The Board of the Lowry Redevelopment Authority heard parking concerns and voted to include in its initial zoning application a request for this additional parking requirement.
- The LRA Board later voted to remove this request from the above referenced zoning application because it believed City staff would not support this waiver.
- The LRA Board included a "recommendation" that developers provide two parking spaces per unit in townhomes, rowhouses, live/work situations as an "Addendum" to its Design Guidelines, but this will be left to the discretion of the Lowry Design Review Committee.
- **Zoning, adopted by City Council, is enforceable. Recommendations in Design Guidelines are subject to interpretation if market conditions change. The two parking space per unit requirement for this third zoning application must be included in the zoning to help avoid situations now occurring at Lowry.**

Lowry does not come close to serving as a "transit oriented development." Light rail -- when completed -- will still be 5 or 6 miles away. This remains an auto dependent

community. I request that the Planning Board not make its decision based on the hope that people will give up their cars to live on Buckley.

Since this third area in the heart of the new development could include up to 250 rowhouses or similar living units, the difference between requiring 500 parking spaces versus 250 (with the overflow going to the street) is significant.

I ask that the Planning Board listen to the existing community that surrounds Boulevard One. All three applications before you each contain at least three other waivers or conditions requested by the LRA. If the Board determines to apply some requested waivers/conditions, this additional parking condition can be included as well.

I request that the Planning Board include a new requirement of two parking spaces per unit for this third zoning application (G-RH-3) only. This parking condition/waiver is designed to "preserve and enhance the individuality, diversity and livability of [our existing] Denver neighborhoods" -- a goal cited by applicant Lowry Redevelopment Authority in its application. Thank you for balancing the needs of the existing communities with the request by the LRA.

[Your name and address]Bernie Michalek 6995 east bayaud ave denver
, co 80230

Below is further information:

Zoning Application for 6801 E. 1st Avenue (NW Corner Buckley Annex site)

Zoning Application for Single Family Area (7000-7300 E. Archer Place, just north of Park Heights)

Zoning Application for 250 "Rowhouse" type units on Lowry Blvd. and Archer Place

(See page 5 of third application for map covering this zoning application. Goes from Lowry Blvd. down thru center of Buckley Annex to south end. Does not include apartments, Denver Housing Authority portion, mixed-use portions or any commercial, retail areas.)

Previous survey by LUN showed reliance on automobile on Lowry.

Pyle, Michelle A.- Community Planning and Development

From: Paul Voilleque [pgv@mindspring.com]
Sent: Tuesday, June 03, 2014 10:35 PM
To: Planningboard - CPD
Cc: Pyle, Michelle A.- Community Planning and Development; Susman, Mary Beth - City Council
Subject: Boulevard One Zoning

We reside in Park Heights and believe that it is crucial for the Board to consider the effects of its actions regarding Boulevard One Zoning on existing neighborhoods, ours and others. The application for 250 row house units on Lowry Boulevard and Archer Place is designated G-RH-3, which requires only one parking space per unit. A visit to Lowry East will demonstrate the inadequacy of 1.5 spaces per unit at the Legends facility and the consequences for the adjacent neighbors. A wavier for the G-RH-3 designation that requires two spaces per unit is needed. This need was recognized, after substantial community input, by the Lowry Redevelopment Authority in (LRA) its initial zoning application. The LRA Board subsequently removed the requested wavier, but it must be reinstated to avoid effectively zoning our Park Heights neighborhood into Parkinglot Heights. This is not guesswork; the example of what happens when adequate parking spaces are not provided is already present in Lowry East. That mistake should not be repeated when zoning Boulevard One.

Thank you for your consideration of the future quality of life in our neighborhood and others that could be affected.

Paul Voilleque
7085 East Bayaud Avenue
Denver, CO 80230

Pyle, Michelle A.- Community Planning and Development

From: Rudy Bioletti [rudob1@yahoo.com]
Sent: Thursday, May 29, 2014 11:14 AM
To: Pyle, Michelle A.- Community Planning and Development
Subject: Buckley Annex

Follow Up Flag: Follow up
Flag Status: Flagged

From Rudy Bioletti 343 Alton Way 80230

To the Planning Board:

Re: Map Amendment 20141-00012

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Pyle, Michelle A.- Community Planning and Development

From: david dombeck [dombeckd@mac.com]
Sent: Saturday, May 31, 2014 10:08 AM
To: Pyle, Michelle A.- Community Planning and Development
Cc: Susman, Mary Beth - City Council
Subject: Buckley Annex rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

To the Planning Board:

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David Dombeck
1052 Roslyn Street
Denver, CO
80230