

UNITED COMMUNITY ACTION NETWORK

a Registered Neighborhood Organization in Denver
4653 High Street, Denver, CO
303-349-4360

Dear Denver Community Planning:

Our neighborhood association (United Community Action Network, "UCAN") has met with Zak Kessler and Graham Benes, representatives of the Owners, regarding this project. We reviewed it extensively with members of our board, and discussed its part in the vision for this area as articulated in the 41st and Fox Street Station Area Plan and the Globeville Neighborhood Plan recently adopted by City Council.

It is our opinion that this re-zoning affirms and is consistent with the intentions of the Station Area and Globeville Neighborhood Plan. This small, undeveloped area of the City has tremendous potential for a transit oriented community. The 41st & Fox Street station will be open next year. It is vital that the Globeville neighborhood and the City of Denver realize the potential of our investment in the Gold Line and the Fast Tracks build-out.

We feel that the requested building height levels (up to 12 stories) are very appropriate for this site, particularly because of the proximity to the Light Rail Station. We are told that between 340 and 370 units are possible, resulting in a density of up to 32 to 35 dwelling units per acre, a density we also feel is appropriate. We do feel, however, that the City's current open space requirement of 10% ought to be increased city-wide to 25%.

Due to the intense demand for housing in the metropolitan area for the short- and long-term future, it is important that we plan intelligently, sensitively, and sustainably for the future. We feel that there is great potential for this area of the City with this re-zoning.

Representatives of UCAN discussed with Zak Kessler and Graham Benes the lack of services in this area and agreed that efforts should continue to address the sore need for basic services in the GES neighborhoods. These include lack of a grocery store and many other amenities that other areas of the City take for granted. Furthermore, it is our hope that planning for this site will be integrated into the Garden Place Elementary School master plan.

We urge you to approve this re-zoning for these parcels of land.

Thank you very much for your consideration.

Sincerely,

Drew Dutcher
Vice President
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