

June 28, 2021

To: Phil Workman, The Pachner Company  
Matt Oermann, United Properties

CC: Councilwoman Amanda Sawyer, Brad Weinig (HOST), Libby Kaiser (CPD)  
RE: Rezoning of the Bishop Machebeuf HS sports field property at Lowry Blvd & Yosemite.

Dear Phil and Matt,

Thank you for your initial meetings with members of Lowry United Neighborhoods (LUN) Board.

At this time, the LUN Board would like to provide an initial voice of support for this project, which will provide active senior housing options in addition to assisted living and memory care services within Lowry.

LUN has three issues that we would request completed in order to move to the next step of our endorsement process:

- 1) **Income Restricted Units.** It is our understanding that analysis is underway to potentially set aside income restricted housing for 5% of the total active senior housing units. The LUN Board would like to see an executed agreement with HOST reach a goal of 10% or more of the total active senior housing units. Low income for this project is defined as individuals with an income of 80% of the AMI. We base this request on our community survey indicating that housing and homelessness is a top priority in Lowry, affordable housing has been a component of overall Lowry development and feedback from city officials indicates that 10% of units being affordable is a City-wide goal.
- 2) **Open Space.** This property is designated in the Blueprint Denver Future Places map as “other parks and open space”. It is our understanding that enhancements will be made for the footpath which runs along the west side of the Machebeuf sports field, along Westerly Creek. The LUN Board would like to see signed commitments for the inclusion of shade trees and benches, and a permanent easement for public use of the trail. We also urge that a publicly accessible pickle-ball court be included in this project.
- 3) **Traffic Safety.** Concerns have been expressed about pedestrian, bike, and vehicular safety at the Lowry Blvd/Yosemite roundabout. We urge the development team to work closely with DOTI to determine if this area would be eligible for safety enhancements.

Upon receiving copies of an agreement with HOST and an agreement for the open space, the LUN board plans on pursuing the next step for a formal endorsement of the rezoning. LUN’s process for formal endorsement requires a presentation of the project to our residents (which can be accomplished using ZOOM) and an opportunity for a vote by our members.

The LUN Board is willing at this time to provide this statement which represents only the Board and not the larger Lowry community.

Thank you,

Kathy Head, LUN Co-chair

Carla McConnell, LUN Co-chair

Cc: LUN Board

**From:** [Darren S Zimbelman](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Resining  
**Date:** Monday, October 25, 2021 6:00:15 PM

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Ms Kaiser,

I am writing to oppose the rezoning of the Machbeuf baseball field. I live directly across the street and bought my house new back in July 2010. When we bought, we were assured that our views would be maintained, both in the open space and the baseball field. I know that the open space is public and the field is private, but we have been grateful for the unobstructed views. Not only will the proposed zoning change lead to obstructed views, but decreased property values in addition to increased and unwanted traffic.

I don't know if this is the proper venue to voice these concerns, but I would appreciate hearing back from you or your representative to have a conversation about the proposed change.

Sincerely

Scott Zimbelman  
520 Yosemite Way  
Denver 80230  
303-550-6990

Sent from my iPhone

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**From:** [Mike Broaden](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dencc - City Council](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] Fw: 8890 E. Lowry Blvd, Case #2021I-00031, Application #21-00031  
**Date:** Tuesday, October 26, 2021 3:39:31 PM

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Dear Representative,

I strongly oppose any change in zoning for 8890 E. Lowry Blvd, Case #2021I-00031, Application #21-00031. The character of this part of the Lowry neighborhood would be negatively changed forever if zoning allowed for a 5-story (70 foot). Adding additional traffic to already busy Lowry Blvd and Yosemite Way is simply poor planning not to mention the eyesore it would create for many. The mix of pedestrians, bikes, and vehicles is already at saturation. I worry about the safety of others should zoning be changed for 8890 E. Lowry Blvd, Case #2021I-00031, Application #21-00031.

Blue skies,  
Michael Broaden  
+11 year resident/owner 332 Yosemite Way, Denver, CO 80230

**From:** [Rezoning - CPD](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] Rezoning: 890 E. Lowry Blvd.  
**Date:** Tuesday, October 26, 2021 4:00:14 PM

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**From:** Anne Boris <anne\_h\_boris@yahoo.com>  
**Sent:** Tuesday, October 26, 2021 2:21 PM  
**To:** Rezoning - CPD <Rezoning@denvergov.org>  
**Cc:** Jon J. Boris <jjboris@jallexgroup.com>  
**Subject:** [EXTERNAL] Rezoning: 890 E. Lowry Blvd.

I am writing with regard to the rezoning of 890 E. Lowry Blvd.

Case #2021I-00031  
Application # is 21-00031

I have been a Lowry resident for the last twenty years. During that time, Lowry's population density has exploded and the beautiful neighborhood we love has become congested and a poor example of urban planning. This traffic congestion affects **travel costs, travel time, mobility, accessibility, productivity**, and also impacts on the environment such as air pollution and global warming. I am opposed to the rezoning of 890 E. Lowry in particular because we residents value our open space and parks as one of the main attractions of our neighborhood. Simply put, Lowry is full. I urge the committee to reconsider this zoning law change.

Sincerely,

Anne Boris  
7740 E. 6th Ave.

**From:** [Rezoning - CPD](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** FW: [EXTERNAL] Rezoning Case # 2021I-00031  
**Date:** Wednesday, October 27, 2021 9:18:16 AM

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

From: Cat Holmes <cath0513@yahoo.com>  
Sent: Tuesday, October 26, 2021 5:46 PM  
To: Rezoning - CPD <Rezoning@denvergov.org>  
Subject: [EXTERNAL] Rezoning Case # 2021I-00031

To Whom It May Concern,

My family would like to express concerns about the significant increase in traffic that the proposed project at 8890 E. Lowry Blvd would present when combined with the other proposed projects in the immediate surrounding East Park area. We deal with very dangerous, reckless driving situations all throughout the year at the intersection roundabout of Lowry Blvd and Yosemite. In the winter these issues are compounded by a black ice issue on the roadway at Yosemite entering into the roundabout that causes chronic auto accidents. With no plans to improve upon existing dangerous traffic issues at this intersection and on two lane Yosemite this project will significantly increase the problems East Park is already facing during daily commutes. We cannot stress enough how important we feel it is that the existing dangerous traffic conditions be addressed if a large development is going to happen at this particular intersection.

Thank You,  
Cat Holmes  
9340 E 4th Pl

**From:** [Barb DeSarro](#)  
**To:** [planningboard@denvergov.org](mailto:planningboard@denvergov.org)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning of 8890 E. Lowry Blvd  
**Date:** Thursday, October 21, 2021 8:25:35 PM

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Hi,

This is concerning the rezoning of the property at 8890 E. Lowry Blvd.

I am on the board of Lowry United Neighborhoods (LUN) and on the Pedestrian, Bicycle and Traffic Safety Committee and I am asking the DOTI to take a look to see if there may be a need for an accel/decel lane to make the right turn in and out from Yosemite Way to the senior housing facility. The developer should not build close to Yosemite to allow room for this when it is needed. I believe a traffic study will be done and it should be done.

There is also a concern of motorists leaving the facility and wanting to go northbound on Yosemite Way (to go westbound on Lowry Blvd. to town center, etc) will attempt U-turns on Yosemite. I assume they can also use service entrance to go to Lowry Blvd and go all the way around in the roundabout to head west.

My other concern is the loss of trees and habitat by the removal of many mature trees on the south side of the property.

Thank you,  
Barbara DeSarro

# Planning Board Comments



Submission date: 21 October 2021, 8:47PM  
Receipt number: 54  
Related form version: 2

## Your information

Name	Barb DeSarro
Address or neighborhood	155 S Rosemary St
ZIP code	80230-6967
Email	bwdesarro@hotmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Boulevard
Case number	21i-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

Your comment:

**Please have the traffic study and DOTI consider need for right-turn lane into property from Yosemite and Lowry Blvd.  
Developer should not build too close to Yosemite and Lowry Blvd. in case a right turn lane is needed in future.**

**Concern with vehicles exiting property making U turns on Yosemite Way to go northbound.**

**Concern with removal of mature trees.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.



# Planning Board Comments



Submission date: 24 October 2021, 12:37PM  
Receipt number: 58  
Related form version: 2

## Your information

Name	Stephen Winters
Address or neighborhood	530 Yosemite Way
ZIP code	80220
Email	stevewi1@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd.
Case number	#2021i-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

I own the property at 530 Yosemite Way diagonally opposite (catty-corner) from the proposed rezoning of 8890 E. Lowry Blvd Denver 80230.

My concern about this rezoning is that the proposed building is for a five story building which would be two stories higher than any of the other commercial buildings in the area. The building across Yosemite Way from this proposed building at 8950 E Lowry where Innovage is located is only 3 three stories as well as the new building The Center at Lowry west of the ice arena at 8550 E Lowry Blvd. Also Alas over Lowry, the commercial apartment complex is all three story. I think to go above this precedent would be too high and does not fit into the neighborhood.

Also, the City needs to make sure that there is enough parking for any proposed mixed use building. The City allowed a large apartment complex at Lowry and Dahlia which did not have enough parking. I think the tenants continue to this day to have to park in the streets throughout the neighborhood. I am sure for those neighbors this is an incredibly frustrating situation.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 26 October 2021, 1:20PM  
Receipt number: 61  
Related form version: 2

## Your information

Name	Michele Huston
Address or neighborhood	Lowry
ZIP code	80230
Email	michuston@comcast.net

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Blvd.
Case number	2021I-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

I am a Lowry resident and I am very opposed to rezoning. This community was built and sold with the idea that we give up back yards and instead utilize the many parks in the area. However traffic on Yosemite and Lowry is already an issue, having increased over the last few years as the result of newly built townhomes. It will only get worse if additional residential and parking structures go in at that location. Trying to get my grandsons safely to the Great Lawn is actually becoming dangerous as too many drivers don't understand the roundabouts and drive much too fast down Yosemite. The proposed zoning changes would defeat the purpose of this originally well designed community.

Another note, it seems the developer is rounding up signatures from non-Lowry residents in support of rezoning, telling the signers that everyone in Lowry is on board anyway. I would hope that only the voices considered in any petitions are from those of us who are actually affected by the changes, not friends of the developer doing him a favor.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 26 October 2021, 1:52PM  
Receipt number: 62  
Related form version: 2

## Your information

Name	Jolene White
Address or neighborhood	9147 E 4th Pl, Lowry
ZIP code	80230
Email	joleneswhite@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	2021I-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**



Your comment:

**I strongly oppose rezoning this high traffic area.**

**The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.**

**This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.**

**The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.**

**The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.**

**There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 26 October 2021, 2:55PM  
Receipt number: 63  
Related form version: 2

## Your information

Name	Julie Raines
Address or neighborhood	9050 E 5th Ave - Lowry
ZIP code	80230
Email	juliecraines@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

I am contacting you regarding the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

**Julie Raines**  
9050 E 5th Avenue, Denver 80230

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 26 October 2021, 5:24PM  
Receipt number: 65  
Related form version: 2

## Your information

Name	Julie Seltenhammer
Address or neighborhood	9574 3rd PL
ZIP code	80230
Email	spankyhammer@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	2021I-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.  
I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and have to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

**Julie Seltenhammer**  
**9574 3rd Pl - Lowry East Park**  
**Denver CO 80230**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 26 October 2021, 7:06PM  
Receipt number: 66  
Related form version: 2

## Your information

Name	Stephanie Creen
Address or neighborhood	470 Yosemite Way
ZIP code	80230
Email	stephcollins4@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Blvd
Case number	20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**To All Concerned:**

I am writing to state that I firmly OPPOSE the rezoning of 8990 E. Lowry Blvd. As a 10-year resident, I have seen this community change from one that is well-balanced to one that's solely focused on high-density housing. Throughout the years I have been in close contact with the Denver Police to address the excessive speeds along Yosemite Way, as well as DOTI to address pedestrian safety while attempting to cross from Yosemite Way to the Lowry Dog Park. Year after year these issues are swept under the rug. Adding more volume, with two four-story buildings, to this already congested intersection is not the answer.

As you may be aware, an assisted living facility resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (see map). This complex is less than two blocks from the proposed rezoning site. In addition, there are now townhomes that are slated to be built on the museum storage site at the

intersection of Golfer's Way and 5th Avenue (see map). This new community is also just two blocks from the proposed rezoning location in the opposite direction. We DO NOT need more high-density housing in this location. The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout, at the corner of Yosemite Way and Lowry Blvd.

It has also come to my attention that an email is circulating from the developer and their employees (which I have read in full), asking Lowry residents to add their name to a pre-made letter in favor of the rezoning, stating, "the project doesn't have any opposition or any real neighbors". Well, I am a real neighbor, and I am opposing this rezoning.

Have there been any productive discussions regarding beneficial ways to reuse this space related to the current zoning? Please don't let greed and profit take priority over a master plan that was once equally balanced between residential buildings, commercial buildings, and open space. This parcel of land needs to remain with its current zone district (R-4 w/ Waivers).

Thank you for taking the time to listen to the residents of Lowry and those directly affected in East Park.

Sincerely,  
Stephanie Creen  
470 Yosemite Way  
Denver, CO 80230

If you have an additional document or image that you would like to [HighDensityHousing.png](#) add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 27 October 2021, 9:13AM  
Receipt number: 69  
Related form version: 2

## Your information

Name	Chad Creen
Address or neighborhood	470 Yosemite Way
ZIP code	80230
Email	chadcreeen@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Dear Denver City Council and Denver Planning Board,**

I want to start by stating that I strongly oppose the rezoning at 8990 E. Lowry Blvd. My family and I live along Yosemite Way and have experienced the increase of traffic, excessive speeds, and overall carelessness over the last decade. The infrastructure simply cannot handle the current volume of cars, let alone more from two four-story buildings. The developer is under the impression that people over the age of 55 don't drive as much, as stated in their presentation. I'm unclear where he's getting this information. Most, if not all people at this age still work and will be traveling daily. In addition to residents, the City needs to account for those who will visit and work at the assisted living facility, adding even more cars. Please don't wait to do this research AFTER a potential rezoning. Conduct your due diligence now. There is plenty of data that DOTI can review to see the current traffic flow along Yosemite Way and Lowry Blvd. This information is requested yearly by the residents of East Park to address ongoing traffic speeds and pedestrian safety.

The developer also mentioned the need for an assisted living facility. A few years ago, the Center at Lowry (8550 E. Lowry Blvd.) was built to accommodate short-term rehabilitation and nursing care. The “sell” for the build was that those who needed this type of care would then be able to go across the street to the assisted living facility (Lowry Park) for long-term care. Lowry Park resided at 8505 E. Lowry Blvd. Soon after the Center at Lowry was built, the assisted living facility was torn down and replaced by three large apartment buildings, containing 300 units. This property is now known as the Alas Apartments. If an assisted living facility in Lowry was so desperately needed, why was it torn down. Profit.

This parcel of land at 8990 E. Lowry Blvd. is part of the Lowry Sports Park Complex that offers the residents of Denver great amenities. The current zoning should not change. Instead, this should remain a green/recreational space for residents to use and enjoy. We need to maintain the balance of green space in this community that was planned for when the community was first built. Please don't let profit motivate more unsustainable high-density growth.

Thank you,  
Chad Creen  
470 Yosemite Way  
Denver, CO 80230  
East Park - Lowry

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: **27 October 2021, 8:14AM**  
Receipt number: **67**  
Related form version: **2**

## Your information

Name	Molly Osadjan Rudolf
Address or neighborhood	453 Alton Way
ZIP code	80230-6530
Email	molly.osadjan@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Dear Denver City Council and Denver Planning Board,**

**I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.**

**I strongly oppose this rezoning.**

**It will have a significant negative impact on traffic, neighborhood and pedestrian safety, home values, and the lifestyle Denver agrees to provide its residents.**

**The green space and existing property zones in Lowry were well planned. The layout provides the balance of work hard, play hard - a motto the City of Denver lives by. By allowing a five story building in East Park Lowry, you'd be taking away the very thing the City preaches. We don't want to see a five story building, well above the mostly three story buildings in Lowry. This proposed project would decrease home values, increase traffic and speeding, negatively affect neighborhood and pedestrian safety, and eliminate a beautiful view of the**

entire front range and trees for many neighbors and pedestrians.

Furthermore, this development will cause more parking issues by removing Lowry Sports Park parking. This will push visitors onto side streets and force them to cross Yosemite, an already dangerous crossing, and negatively affecting our neighborhood and home values.

The traffic on Yosemite is already a significant issue with speeding. Residents of our neighborhood have brought this forward several times to District 5 and DOTI, requesting better markings for crosswalks. An influx in traffic would wipe out any work that's been done to mitigate these issues and increase further hazards to residents.

The developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded and unprofessional. Please don't let profits and unprofessionalism be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Molly

Molly Osadjan-Rudolf  
East Park Lowry Resident  
920.606.9930

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.



# Planning Board Comments



Submission date: **27 October 2021, 8:16AM**  
Receipt number: **68**  
Related form version: **2**

## Your information

Name	Nicholas Rudolf
Address or neighborhood	453 Alton Way
ZIP code	80230-6530
Email	rudo0062@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Dear Denver City Council and Denver Planning Board,**

**I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.**

**I strongly oppose this rezoning.**

**It will have a significant negative impact on traffic, neighborhood and pedestrian safety, home values, and the lifestyle Denver agrees to provide its residents.**

**The green space and existing property zones in Lowry were well planned. The layout provides the balance of work hard, play hard - a motto the City of Denver lives by. By allowing a five story building in East Park Lowry, you'd be taking away the very thing the City preaches. We don't want to see a five story building, well above the mostly three story buildings in Lowry. This proposed project would decrease home values, increase traffic and speeding, negatively affect neighborhood and pedestrian safety, and eliminate a beautiful view of the**

entire front range and trees for many neighbors and pedestrians.

Furthermore, this development will cause more parking issues by removing Lowry Sports Park parking. This will push visitors onto side streets and force them to cross Yosemite, an already dangerous crossing, and negatively affecting our neighborhood and home values.

The traffic on Yosemite is already a significant issue with speeding. Residents of our neighborhood have brought this forward several times to District 5 and DOTI, requesting better markings for crosswalks. An influx in traffic would wipe out any work that's been done to mitigate these issues and increase further hazards to residents.

The developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded and unprofessional. Please don't let profits and unprofessionalism be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Nick

Nick Rudolf  
East Park Lowry Resident

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 27 October 2021, 10:51AM  
Receipt number: 70  
Related form version: 2

## Your information

Name	Richard Harvey
Address or neighborhood	9178 E. 4th Place, Denver
ZIP code	80230
Email	richardharvey65@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Blvd.
Case number	21-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

**Subject: I oppose rezoning 8890 E Lowry Blvd, application 21-00031**

**Dear Planning Board**

**I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.**

**I strongly oppose rezoning this high traffic area.**

**The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees. Lowry has only allowed three story buildings to be constructed, and I recommend that restriction be continued in this case.**

**This will also cause more parking issues by removing parking in the Lowry Sports Park that citizens utilize. This will push them onto side streets and having to cross Yosemite.**

**The traffic on Yosemite is already an issue with speeders.**

**Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.**

**The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.**

**There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.**

**Thank you for your consideration.**

**Richard Harvey**

**9178 E. 4th Place, Denver**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

**From:** [Adrah Levin](#)  
**To:** [Adrah Levin Golub](#)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Wednesday, October 27, 2021 2:18:31 PM

---

Address of rezoning 8890 E Lowry Blvd  
Case Number: 2021I-00031

To Whom it May Concern,  
I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned and highly utilized. I don't want a 5 story building where there is currently a beautiful open space full of grass and trees.

This will also cause more traffic around the already busy intersection of Yosemite and Lowry Blvd as well as terrible parking issues by removing parking Lowry Sports Park attendees utilize. This will push them onto residential side streets and increase the pedestrian crossing of Yosemite, a precarious crossing already.

As you may be aware, an assisted living facility once resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (8505 Lowry Blvd). This complex is less than two blocks from the proposed rezoning site and contains 300 units. In addition, 50 new townhomes are slated to be built on the museum storage site at the intersection of Golfer's Way and 5th Avenue. This new community is also just two blocks from the proposed rezoning location in the opposite direction. We do not need more high-density housing in this location. The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout, at the corner of Yosemite Way and Lowry Blvd.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces. I believe the purpose of the open space was to keep it as open space, not as a placeholder for future developments. Residents moved to this location of Lowry to enjoy the open space across the way. By taking away open space and views, increasing traffic, increasing neighborhood and pedestrian hazards, etc., it would negatively affect the lifestyle of this neighborhood.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Adrah Levin

354 Alton Way - Lowry East Park  
Denver CO 80230





# ARCHDIOCESE OF DENVER

OFFICE OF CATHOLIC SCHOOLS

October 26, 2021

Denver Planning Board  
201 West Colfax Dept 204  
Denver, CO 80202

Re: 8890 East Lowry Boulevard Rezoning Request  
Application Number: 20211-00031 8890 E. Lowry Blvd

Denver Planning Board:

I am writing in support of the proposed development of Denver rezoning request 20211-00031 for two multi units to be used by senior residents in our community.

The Office of Catholic Schools is especially supportive of the rezone and proposed future development of the property. Without the approval of the rezone, we would not be able to sell the property. The money obtained from the land sale will be used by the high school for much needed capital improvements, scholarships for students, and new learning resources.

Thank you in advance for your support of this rezoning and wonderful project.

Sincerely,

Superintendent of Catholic Schools  
Archdiocese of Denver

June 15, 2021

Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request**  
**Application Number: 2021I-00031**

Dear Members of the Planning Board:

I am writing in support of the proposed development of 300 units in two buildings, an Active Adult 55+ and an Assisted Living and Memory Care building. There is a significant need for senior living residences in the Lowry community. This proposed development will provide an opportunity for seniors to live in or close to their previous neighborhood. Additionally, this proposed development will allow many seniors to live close to their extended family in SE Denver.

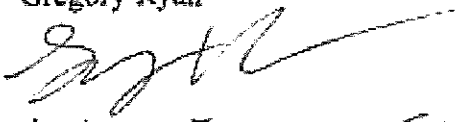
The proposed development is located at 8890 East Lowry Boulevard. The property is currently a baseball field for use only by Bishop Machebeuf High School. Machebeuf High School has identified income derived by the sale of this field to fund capital improvements, scholarships for students, and new learning resources, all of which result in significant additional benefits to the neighborhood.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Sincerely,

Gregory Ryan



1028 Tamarac St  
Denver, CO 80230

June 15, 2021

Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request**  
**Application Number: 20211-00031**

Dear Members of the Planning Board:

I am writing in support of the proposed development of 300 units in two buildings, an Active Adult 55+ and an Assisted Living and Memory Care building. There is a significant need for senior living residences in the Lowry community. This proposed development will provide an opportunity for seniors to live in or close to their previous neighborhood. Additionally, this proposed development will allow many seniors to live close to their extended family in SE Denver.

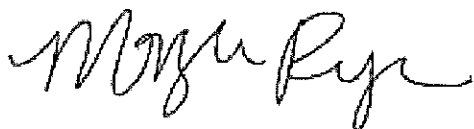
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The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Sincerely,

Morgan Ryan



1028 Tamarac St  
Denver, CO 80230

October 26, 2021

Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request  
Application Number: 2021I-00031**

Dear Members of the Planning Board:

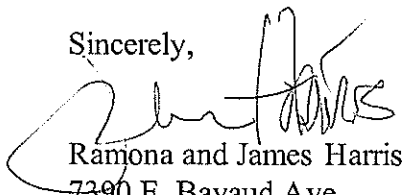
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The proposed development is located at 8890 East Lowry Boulevard. The property is currently a baseball field for use only by Bishop Machebeuf High School. Machebeuf High School has identified income derived by the sale of this field to fund capital improvements, scholarships for students, and new learning resources, all of which result in significant additional benefits to the neighborhood.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Sincerely,



Ramona and James Harris  
7390 E. Bayaud Ave.  
Denver, CO 80230

October 15, 2021

Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request**  
**Application Number: 2021I-00031**

Dear Members of the Planning Board:

I am writing in support of the proposed development of 300 units in two buildings, an Active Adult 55+ and an Assisted Living and Memory Care building. There is a significant need for senior living residences in the Lowry community. This proposed development will provide an opportunity for seniors to live in or close to their previous neighborhood. Additionally, this proposed development will allow many seniors to live close to their extended family in SE Denver.

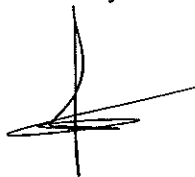
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The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Sincerely,

Yael Nyholm

A handwritten signature in black ink, appearing to be 'Yael Nyholm', written over a horizontal line.

October 1, 2021

Denver Planning Board  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request**  
**Application Number: 2019I-00026**

Members of the Denver Planning Board:

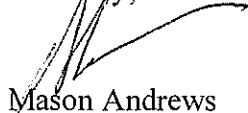
I am writing in support of the proposed development of 300 units in two buildings, an Active Adult 55+ and an Assisted Living and Memory Care building. There is a significant need for senior living residences in the Lowry community. This proposed development will provide an opportunity for seniors to live in or close to their previous neighborhood. Additionally, this proposed development will allow many seniors to live close to their extended family in SE Denver.

The proposed development is located at 8890 East Lowry Boulevard. The property is currently a baseball field for use only by Bishop Machebeuf High School. Machebeuf High School has identified income derived by the sale of this field to fund capital improvements, scholarships for students, and new learning resources, all of which result in significant additional benefits to the neighborhood.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Sincerely,



Mason Andrews  
6618 E Lowry Blvd

October 1, 2021

Denver Planning Board  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request**  
**Application Number: 2019I-00026**

Members of the Denver Planning Board:

I am writing in support of the proposed development of 300 units in two buildings, an Active Adult 55+ and an Assisted Living and Memory Care building. There is a significant need for senior living residences in the Lowry community. This proposed development will provide an opportunity for seniors to live in or close to their previous neighborhood. Additionally, this proposed development will allow many seniors to live close to their extended family in SE Denver.

The proposed development is located at 8890 East Lowry Boulevard. The property is currently a baseball field for use only by Bishop Machebeuf High School. Machebeuf High School has identified income derived by the sale of this field to fund capital improvements, scholarships for students, and new learning resources, all of which result in significant additional benefits to the neighborhood.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Sincerely,

David Andrews

A handwritten signature in black ink, appearing to read "David Andrews", is written over a horizontal line.

William J Munn  
7593 E. 8<sup>th</sup> Place  
Denver, CO 80230

October 25, 2021

Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request  
Application Number: 2021I-00031**

Dear Members of the Planning Board:

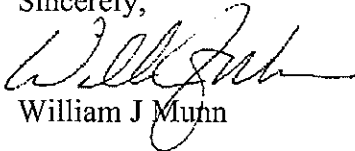
I am writing in support of the proposed development of 300 units in two buildings, an Active Adult 55+ and an Assisted Living and Memory Care building. There is a significant need for senior living residences in the Lowry community. This proposed development will provide an opportunity for seniors to live in or close to their previous neighborhood. Additionally, this proposed development will allow many seniors to live close to their extended family in SE Denver.

The proposed development is located at 8890 East Lowry Boulevard. The property is currently a baseball field for use only by Bishop Machebeuf High School. Machebeuf High School has identified income derived by the sale of this field to fund capital improvements, scholarships for students, and new learning resources, all of which result in significant additional benefits to the neighborhood.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Sincerely,



William J Munn





*Diplomates – The American Board of Allergy & Immunology*

David S. Pearlman, MD  
Allen D. Adinoff, MD  
Leon S. Greos, MD  
Jerald W. Koepke, MD

Grant C. Olson, MD  
John M. James, MD  
Catherine Van Kerckhove, MD  
**Mark A. Ebadi, MD**  
Nan Laoprasert, MD  
Katherine S. Tsai, MD  
Daniel J. Laszlo, MD  
Manujendra Ray, MD

Shaila U. Gogate, MD  
William S. Silvers, MD  
*Assisted By:*  
Martha S. Steffen, PA-C  
Kim B. Allsop, PA-C  
Nicole A. Mezo, PA-C  
**Tamara J. Young, PA-C**  
Nicole R. Rae, PA-C

Sheila R. Wertz, PA-C  
Rita D. Hintz, PA-C  
Alicia M. McCown, PA-C  
Lacey D. Sanchez, NP-C  
Kelley L. Conkling, PA-C  
Kelly M. Hersh, FNP  
Heidi K. Bailey, PA-C  
**Jennifer Toczyski, FNP-C**

**Mark A. Ebadi, MD • Assisted by Tamara J. Young, PA-C & Jennifer Toczyski, FNP-C • 125 Rampart Way • Suite 100 • Denver, CO 80230 • (720) 858-7600 • Fax: (720) 858-7610**

Tuesday October 26, 2021

October 15, 2021

**Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202**

Re: 8890 East Lowry Boulevard Rezoning Request  
Application Number: 2021I-00031

Dear Members of the Planning Board:

I am writing in support of the proposed development of 300 units in two buildings, an Active Adult 55+ and an Assisted Living and Memory Care building. I am a former resident and current business owner at Lowry.

There is a significant need for senior living residences in the Lowry community. This proposed development will provide an opportunity for seniors to live in or close to their previous neighborhood. Additionally, this proposed development will allow many seniors to live close to their extended family in SE Denver.

The proposed development is located at 8890 East Lowry Boulevard. The property is currently a baseball field for use only by Bishop Machebeuf High School. Machebeuf High School has identified income derived by the sale of this field to fund capital improvements, scholarships for students, and new learning resources, all of which result in significant additional benefits to the neighborhood.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Respectfully submitted,

Mark Ebadi

October 15, 2021

Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request**  
**Application Number: 2021I-00031**

Dear Members of the Planning Board:

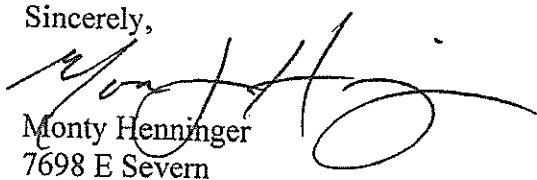
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The proposed development is located at 8890 East Lowry Boulevard. The property is currently a baseball field for use only by Bishop Machebeuf High School. Machebeuf High School has identified income derived by the sale of this field to fund capital improvements, scholarships for students, and new learning resources, all of which result in significant additional benefits to the neighborhood.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver.

We urge your support of this rezoning.

Sincerely,

  
Monty Henninger  
7698 E Severn

October 25, 2021

Denver Planning Board  
City and County of Denver  
201 W Colfax Ave  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request  
Application Number: 2021I-00031**

Dear Members of the Denver Planning Board:

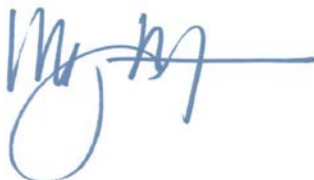
The proposed Lowry Senior Living project proposed by United Properties is located one block to the west of InnovAge's main office, located 8950 East Lowry Boulevard. InnovAge is a provider of PACE services and is engaged in the senior continuum of care by providing customized healthcare that allows seniors to stay independent and in their homes.

I am writing in support of the proposed development by United Properties of 300 units of senior residences to provide Assisted Living and Memory Care to Denver seniors.

The current use, as a ballfield, is currently not the highest and best use for this property for the current owner or the Lowry community. The proposed senior living residence will fill an identified need for the surrounding area and create a vibrant living option for seniors.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. Your support is greatly appreciated to provide for this incredible senior living opportunity for Lowry and the City and County of Denver.

Sincerely,



Margaret Hewitt  
InnovAge  
8950 E Lowry Blvd

**From:** [Constance Artigues](#)  
**To:** [dence - City Council](#); [City Council District 5](#); [Rezoning - CPD](#); [Fry, Logan M. - CC YA2245 City Council Aide](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] REZONING; 8890 E. Lowry Blvd/case 20211-00031  
**Date:** Thursday, October 28, 2021 1:00:36 PM

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I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 East Lowry Blvd. I **STRONGLY** oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. This parcel does not need a multi story building that will cause more parking issues and traffic, which are already at a maximum.

Traffic on Yosemite is already an issue with speeders. Pedestrians can barely cross the street as it is because of the heavy traffic and speeders.

As a realtor I know that this will greatly decrease the value of the homes in the immediate neighborhood.

As you may be aware, an assisted living facility once resided along Lowry Blvd. They replaced that with 300 units and in addition, 50 new townhomes are slated to be built on Alton way.

The original zoning is appropriate for the location of this property, in proximity to the residential neighborhood.

These developers are only considering their wallets, and not the quality of life we have all invested in.

**One more thing to note is that the CITY IS REQUIRED to do a COMMUNITY VISIONING PROCESS, and they have been exempted from it. There was no community outreach and most everyone in East Park opposes this. Also a traffic study needs to be conducted. There are numerous accidents on the round-a-about at that corner.**

Albert Artigues  
Constance Artigues  
8991 East 5th Ave.  
Denver, Co. 80230

--



Constance Artigues  
[constance@kiostorage.com](mailto:constance@kiostorage.com)  
720-219-1900

October 27, 2021

Blair E. Lichtenfels  
Attorney at Law  
303.223.1190 tel  
blichtenfels@bhfs.com

City and County of Denver  
Planning Board  
c/o Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

RE: Application for Rezoning for 8890 East Lowry Boulevard (No. 2021-00031)

Ladies and Gentlemen:

We represent United Properties Development LLC, a Colorado corporation ("**Applicant**"), on behalf of Cherrywood Pointe Investment LLC, a Minnesota limited liability company, which is the contract purchaser of the approximately 7.18-acre property generally bordered by East Lowry Boulevard to the north, North Yosemite Way to the east, Big Bear Ice Arena to the west, and Sports Boulevard and Lowry Open Space to the south ("**Property**"), in the City and County of Denver, Colorado ("**City**") from the current Property owner, Bishop Machebeuf High School, with respect to the Applicant's pending application ("**Application**") to rezone Property from the existing zoning (R-4 with Waivers under the Former Chapter 59 zoning code) to S-MX-5 ("**Rezoning**") under the current the Denver Zoning Code, with effective date June 25, 2010 as restated in its entirety on July 1, 2021 and amended on July 26, 2021 (as amended and restated, the "**Zoning Code**"), with the standards described therein.

### **REQUEST FOR REZONING**

This letter is intended to supplement the Application and provide Planning Board with additional information to aid it in reviewing and recommending approval of the requested Rezoning to S-MX-5. On behalf of the Applicant, we respectfully request that the Planning Board recommend the Rezoning for approval by City Council because the Applicant meets and exceeds the criteria for approval under the Zoning Code, the Neighborhood and nearby residents support the Rezoning, and the Applicant is voluntarily providing significant community benefits in the form of affordable housing and a good neighbor agreement.

### **DESCRIPTION OF PROJECT AND COMPATIBILITY WITH REZONE DISTRICT**

Applicant plans to develop the Property into a senior living facility with approximately 300 units in two buildings: an Active Adult 55+ for-rent building ("**AA Building**") and an Assisted Living and Memory Care building ("**ALMC Building**") (together, the "**Project**"), including a full spectrum of senior housing options, continuum of care services, increased amenities and outdoor recreational spaces, allowing its residents to truly age in place. The Rezoning would bring the Property out of the purview of the Former Chapter 59 zoning code and into the current Zoning Code making it more compatible with the City's planning objectives.

The Project fits well into the requested S-MX-5 zone district due to the mix of residential, open spaces and job generating on-site services which match the general character of the Suburban Neighborhood Context, which is characterized by both single-unit and multi-unit residential, commercial strips and centers, and office parks.

As intended for Mixed Use Zone Districts, the Project's multi-family buildings would provide a transition between the commercial development to the southwest of the Property and the residential community to the east, promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking and public gathering within and around the neighborhood. The Project is also consistent with the existing surrounding neighborhood uses, which include multifamily residential, single family residential, office, recreation, parks, and open space.

Denver Community Planning and Development ("**CPD**") staff determined a LDR was not required for this property due to the existing adopted plan (the "**Lowry Reuse Plan**"), surrounding open space and infrastructure being constructed, and the fact that community engagement will occur in connection with the Rezoning.

### **AFFORDABLE HOUSING**

The Property is exempt from the provisions of the Denver Revised Municipal Code ("**DRMC**") Chapter 27 Article V Dedicated Funding for Affordable Housing, and from the Affordable Housing Permanent Funds Ordinance Administrative Rules and Regulations adopted July 7, 2017 and amended December 18, 2019 (the "**Rules**") promulgated by the Denver Economic Development & Opportunity Department with respect to the payment of the linkage fee imposed on new developments by DRMC, § 27-151 et. seq. ("**Linkage Fee**") and from implementation of a build alternative plan pursuant to DRMC, § 27-155 ("**BAP**") due to the Property's inclusion in the Lowry Master Development which is subject to the Lowry Reuse Plan and has established a separate affordable housing plan with the City that laid out affordable housing goals specific to the Lowry neighborhood, thus qualifying the Property for exclusion under DRMC, § 27-154(a) and Rules, § 2.II.A. Despite not being obligated to pay the Linkage Fee or build affordable units on-site, the

Applicant has voluntarily entered into an Agreement to Build Affordable Units (“**Affordable Unit Agreement**”) with HOST which will obligate the Applicant to lease 10% of the AA Building units to income-restricted seniors (80% AMI or less). No other senior living facility in the City has voluntarily provided affordable housing on-site as the Applicant has agreed to do. If the requested Rezoning is approved, the proposed Project would help Denver meet its goal of becoming an equitable and inclusive city that benefits everyone, by expanding the housing options for Denver’s aging community and allow seniors to age in place.

### **NEIGHBORHOOD OUTREACH**

The Property is located within the Lowry neighborhood (“**Neighborhood**”). Applicant has put an emphasis on gathering community and neighborhood feedback throughout the Rezoning process. Applicant has met with a variety of community stakeholders to address any and all concerns to ensure that the Neighborhood is not only comfortable with, but actively supports the Project and the use of the Property as something other than private open space. To achieve this goal, Applicant has already met with a number of community organizations and leaders, often multiple times, as listed below:

- Lowry United Neighborhoods (monthly meetings)
- Lowry United Neighborhood Planning Sub-Group
- Lowry Design Review Committee & Lowry Community Master Association (3 meetings)
- Lowry Redevelopment Authority
- Lowry East Park Neighborhood

The development team held a community information meeting on June 1, 2021 to discuss the Rezoning with neighbors. Meeting attendees were given Norris Design and The Pachner Company’s contact information, should these community members have requests for additional information. The adjacent property owners that were notified of the community meeting are listed on Schedule 1 attached hereto.

In addition, Applicant is working with the following community stakeholders to gather additional feedback:

- Lowry United Neighborhood
- Lowry Business Alliance
  - Lowry Foundation
  - Adjacent businesses and community facilities
- Immediate neighbors
- Immediate surrounding businesses
- Lowry Residents

- Archdiocese of Denver/Machebeuf High School
- Senior community businesses (through Denver Aging Agency)

Applicant has been successful in gaining community support, evidenced by numerous community support letters delivered concurrently with this letter to the Planning Commission (“**Support Letters**”).

Finally, Applicant has unilaterally offered to enter into a Good Neighbor Agreement (“**GNA**”) with Lowry United Neighborhoods (“**LUN**”), through which Applicant has volunteered to grant an easement to the City allowing the public to access and use the trail along Westerly Creek and to maintain the landscaping alongside the same, and has agreed to pursue additional recreational opportunities for the community. Applicant has worked closely with LUN over the past six months to determine what is important to LUN and used the GNA to provide an enforceable mechanism to reach these aggressive goals.

### **CONSISTENT WITH THE CITY’S ADOPTED PLANS**

Finally, as discussed in great detail below, the Project is consistent with the Comprehensive Plan, Blueprint, Housing an Inclusive Denver and the Lowry Reuse Plan (each as defined below).

### **ANALYSIS**

An application for a rezoning must satisfy the criteria for approval applicable to all zone map amendments and the criteria applicable to non-legislative rezonings. Zoning Code, §§ 12.4.10.7 and 12.4.10.8. What follows is an analysis of how the Application for the Rezoning satisfies each of these criteria.

#### **I. Criteria for Zone Map Amendments**

The City Council may approve an official zone map amendment if the proposed rezoning complies with specified criteria. Zoning Code, § 12.4.10.7. The Rezoning complies with those criteria, as explained in detail below.

A. The proposed official map amendment is consistent with the City’s adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the City’s plan.

The Rezoning is consistent with the City’s adopted plans, as follows:

1. Comprehensive Plan 2040. The City’s Comprehensive Plan 2040 (“**Comprehensive Plan**”) is the vision for Denver and its people for the next twenty years. The



vision is composed of six elements that set long-term, integrated goals to guide the future of the City and provide guidance for City leaders, institutions and community members to shape the City. The Rezoning aligns closely with these six elements in several ways, including, but not limited to:

a) Equitable, Affordable and Inclusive: The Project will add additional housing to the Neighborhood and Applicant is committed to building an overall equitable and inclusive project. Pursuant to DRMC, § 27-154(a) and Rules, § 2.II.A, the Property is already exempt from the Linkage Fee due to its inclusion in the Lowry Master Development, which has established a separate affordable housing plan with the City that laid out affordable housing goals specific to the Neighborhood. The Lowry Master Development has far exceeded its goals in providing affordable housing and subsequently new residential developments within this established area are no longer required to provide affordable housing units or pay Linkage Fees. However, in addition to this already robust offering of affordable living in the Neighborhood, Applicant has voluntarily agreed in the GNA with LUN to execute the Affordable Unit Agreement in favor of HOST. This Affordable Unit Agreement commits Applicant to building at least 10% of the AA Building units, for a period of not less than ninety nine years, as income-restricted units rented to tenants making not less than 80% AMI. In addition, the development would create a greater mix of housing options for all individuals and families by serving a range of seniors who are looking for a community and need assistance with their daily living activities. This will include providing outdoor recreational spaces that will be senior citizen friendly and ADA accessible. Finally, the Project expands the supply of senior housing by providing one of the few senior living developments in Denver that provides active adult, independent living, assisted living, and memory care all in one location.

b) Economically Diverse and Vibrant: Not only does the project help ensure a mix of housing types, but it provides an opportunity for approximately 75 jobs and additional services for a diverse population. The Project will bring senior residents to the community, many of whom will support the local food and service economy. A unique benefit of the Project is that the land sale proceeds are going back to Machebeuf High School. The money will go to new learning resources, capital improvements, and scholarship funds that will benefit a racially and economically diverse population of students in the Neighborhood.

c) Connected, Safe and Accessible Places: The site currently has a trail along the western border of the site, along Westerly Creek, that connects parks to the north and south. Applicant has voluntarily agreed in the GNA with LUN to provide a permanent easement to the City for public use of the trail and has committed to maintaining the trail conditions for the benefit of the Neighborhood residents.

d) Environmentally Resilient: The Project will promote infill development where infrastructure and services are already in place. As mentioned above, Applicant will provide a permanent easement for the public trail, and has committed to adding additional green space along the trail to be an outdoor amenity space for the residents. Applicant intends to seek opportunities for recreational programming that will be available to the public on the Property.

e) Healthy and Active: Applicant's Project will provide senior residents the opportunity to enjoy the later years of their life and thrive in an active and social environment. Healthy food plans, group exercise classes, cooking classes, art classes, field trips and more are all part of the typical activities to be provided at the facility. As mentioned, Applicant also plans to pursue recreational programming on site that can be enjoyed, not only by the facility's residents, but by the entire community.

f) Strong and Authentic Neighborhoods: The Project is a quality infill development that is consistent with the surrounding Neighborhood and offers opportunities for increased amenities. The Project helps ensure that the Neighborhood offers a mix of housing types and services for a diverse population and serves the long-term strategy of accommodating the aging Baby Boomer generation. The proposed use also follows the adopted Lowry Reuse Plan's vision for the site.

2. Blueprint Denver. Blueprint Denver ("**Blueprint**") provides further structure around the six elements that comprise the vision for Denver set forth in the Comprehensive Plan and sets forth the recommendations and strategies for growing an inclusive City. The Project aligns closely with many of the strategies and recommendations in Blueprint, including, but not limited to:

a) Future Neighborhood Context Map: According to Blueprint, the Neighborhood Context for this site is Suburban. For Suburban Neighborhood Context, Blueprint offers the following guidance: "A range of uses from single-unit and multi-unit residential to commercial corridors and centers. Block patterns are generally irregular with curvilinear streets. Alleys are not commonly found. Buildings are typically set back from the street and range in scale." The Project's multi-unit residential building conforms to the mixed-density character of the Suburban Context and fits the block structure already in place for this area. In addition, the Project's trail easement dedication and provisions for recreational space are in line with Blueprint's vision for parks, open spaces, and a range of recreational amenities in the Suburban Neighborhood Context.

b) Future Places Designation: While Blueprint designates the Property's Future Place Designation as "Other Park and Open Space", Blueprint indicates that the land use of a privately owned open space can change and that the community

should be engaged in the planning for the vision of the site (p. 153). As mentioned above, Applicant has undertaken extensive engagement with the community in connection with the Rezoning and has considered community feedback with respect to the same. Overall, the community feedback has been very positive, as evidenced by the collection of Support Letters from community stakeholders, including support from LUN and the Lowry Redevelopment Authority. In addition, while the Property is designated as “Other Park and Open Space,” the proposed Rezoning is consistent with the surrounding neighborhood, which includes multifamily residential, single family residential, office, recreation, parks, and open space. Many of the surrounding properties are designated as “Community Centers,” which include a mix of larger and smaller scale office, commercial, and residential buildings. Heights in “Community Center” places are generally up to five stories. The Project’s four-story, multi-unit residential buildings will seamlessly integrate into the mixed-density nature of the surrounding neighborhood. In addition, the proposed Rezoning is consistent with all other requirements of Blueprint and the site furthers the overall goals of Blueprint (as shown throughout this section of the Application).

c) Growth Areas Strategy: The intent of Blueprint’s General Growth Strategy is to guide growth toward key centers, corridors, and high-density residential areas that align with transportation options. The majority of growth is guided to Regional Centers, Community Centers and Corridors, and Higher Intensity Residential Areas. While the Project is not specifically designated for significant growth, Blueprint envisions all areas of the City to have employment and housing growth by 2040. Additionally, the Project site is bordered by, and much of the Neighborhood is designated as, “Community Centers” which are expected to have 20% employment and 25% housing growth by 2040. By bringing new residents to the community and infilling underutilized land, the Project will help the Neighborhood meet Blueprint’s growth goals.

d) Future Street Type: The purpose of Blueprint’s Future Street designation is to link a street’s design and operation to the character and land use around them. The Property sits at the southwest corner of the intersection of East Lowry Boulevard and Yosemite Street. East Lowry Boulevard is designated as a Mixed-Use Arterial, which is designed for the highest amount of through movement and should include a varied mix of uses such as retail, office, residential, and restaurants. Buildings are typically multi-story and pedestrian-oriented with a shallow front setback. Yosemite Street is designated as a Residential Arterial and, like East Lowry Boulevard, is also designed for the highest amount of through movement; however the uses are primarily residential, but may include schools, civic uses, parks, or other similar uses. Setbacks vary by neighborhood context on Residential Arterials. The proposed Rezoning would permit the type of higher-density development that Blueprint envisions lining Mixed-Use Arterials. Additionally, the Project’s use as a senior living center is in line with the residential uses designated for Residential Arterial. Finally, the adjacent streets to the Project’s location have been

designed to accommodate a higher intensity of uses and the Project's use will not create a need for new street classifications for either East Lowry Boulevard or Yosemite Street.

e) Equity Concepts: The rezoning request to S-MX-5 identifies this site as having "average to above average" access to opportunity. The Neighborhood is considered "more equitable" in regards to determinants of health, access to healthcare, and child obesity. The Neighborhood residents have a "somewhat equitable" life expectancy and a "less equitable built environment." The site has no access to transit and access to centers and corridors varies between 25-74% based on walking, cycling, or driving. The Project will increase life expectancy by providing health care, recreational opportunities, and healthy meals to seniors and will provide additional transit access through Applicant's easement grant for the recreation trail.

i. This site is considered "not vulnerable" to causing displacement for all three indicators noted in *Housing An Inclusive Denver* (percent of population with less than a college degree, percent of renter-occupied units, and median household income) as there are no existing residential units on this Property.

ii. Blueprint envisions improved and diversified housing and employment opportunities. Rezoning this property would expand housing diversity. Home size diversity, options for both ownership and rentals, and the number of income restricted units are the three indicators driving housing diversity. The Project will add needed housing options for the Neighborhood by providing a mix of affordable and market-rate apartment-style rental units specifically for Denver's growing senior community. Since this area has less than 100 jobs, there is no data on the job category breakdown; however, the Project would create approximately 75 jobs (12 salaried, manager level and 63 hourly).

iii. The equity concepts worksheet provided by the City states the proposed existing income restricted units are "diverse" within the subject census tract, having more than three and a half times the citywide average. As mentioned above, despite its exemption from its obligations to pay Linkage Fees or implement a BAP, Applicant voluntarily has entered into agreements with LUN and HOST to lease 10% of the units in the AA Building to seniors with incomes at 80% AMI or less for a period of 99 years. This will provide the first income restricted senior rental units in this area and will further increase housing diversity as it pertains to housing costs and options.

Granting the Rezoning would allow the kind of responsible development envisioned in Blueprint. The Project will serve an important need in the community, at a site that is compatible

with the surrounding Neighborhood. Applicant has shown that, through neighborhood outreach and its commitments to providing public recreational spaces, the Project will be integrated into the community and enhance the overall character of the Neighborhood. The Project is directly responding to Denver's need for a more diverse range of affordable housing options and greater access to a wider variety of services, amenities, and jobs. For these reasons and those described above, the Project matches the vision for the Property in Blueprint.

3. Housing An Inclusive Denver. The requested rezoning would allow Applicant to develop the property with age-restricted senior housing and an assisted living and memory care facility. According to *Housing An Inclusive Denver, Setting Housing Policy, Strategy & Investment Priorities (2018-2023)* ("**Housing an Inclusive Denver**"), Denver is growing older and states that "Denver's senior population increased 35% between 2010 and 2017. Between 2017 and 2035, projections suggest that the number of seniors in Denver will increase by 52% between 2017 and 2035, representing the largest share of Denver's population growth over that time. The City's past and future growth in seniors aged 65 and older will clearly drive the needs and considerations of developing and siting future housing. These needs and considerations include creating more income-restricted housing targeted for seniors, incorporating accessibility features in senior housing, promoting access to health services, and supporting local programming to help seniors successfully age in place...and construction of additional senior housing will increase overall supply of senior housing...." The Rezoning will help meet the goals of Housing An Inclusive Denver by providing much needed market rate and income restricted senior housing in the City of Denver.

4. Lowry Reuse Plan. The Lowry Reuse Plan was adopted in 1995 and presents the conclusions of the community's planning efforts for reuse of the Lowry Air Force Base. The Rezoning of Property to S-MX-5 fits within the existing recommendation in the Lowry Reuse Plan. The "Land Use" portion of the Lowry Reuse Plan identifies the Project site to be within Education, Residential, or Community Service Land Use Categories. Retirement housing and managed care facilities are permitted uses under the Residential category. The Lowry Reuse Plan's goals for the Property allow flexibility to respond to market demand, with a range of acceptable land uses. New construction is envisioned for the site and future development may capitalize on the site's access resulting from its location at the intersection of Yosemite and East Lowry Boulevard. There is a demand for senior housing in the Neighborhood and the goal of the Lowry Reuse Plan is to allow changes in the Property's use to better serve the needs of the community. Additionally, the Lowry Reuse Plan acknowledges that the site's location on a higher trafficked street would be better suited for a more intense use.

a) The Lowry Reuse Plan's Urban Design goals were developed to build upon Lowry's existing built features, existing natural and site features and anticipated uses, to define and communicate a vision for development of the public realm which can be implemented as redevelopment occurs over time. The Lowry Reuse Plan seeks to create highly livable and desirable environments by incorporating a variety of uses and enhancing

the surrounding Neighborhood. On-site open space should be linked into the Neighborhood's open space and park systems. The Project would meet these goals by providing a needed form of housing in the Neighborhood. The Project's on-site recreational amenities will transition seamlessly into the remaining open space and public trails. The Lowry Reuse Plan designates the Property as a "Focal Point," a visual termination of a circulation path or axis, which can be a man-made form or natural feature. "Focal Points" are opportunities for special treatment and are designed for natural focus. The Project balances the Lowry Reuse Plan's goals that provide for development of the site, while also maintaining some of the site's open space to provide a pleasing visual as one drives past the Property.

b) The Lowry Reuse Plan's Housing goals include providing a variety of housing types, including single-family and multi-family. It provides that the Neighborhood should serve a wide spectrum of the housing markets, ranging from affordable to expensive. While the Lowry Reuse Plan does not specifically designate the Property for new residential development, the Lowry Reuse Plan provides flexibility for responding to the housing needs of the community. The Project would provide much needed senior housing in the community and will provide affordable and market-rate options to allow all seniors to age in place.

c) In addition to the Land Use goals, the Lowry Reuse Plan was developed as a whole with a set of general goals for the Neighborhood. The Project aligns with these goals in the following ways:

i. Adding local and regional economic development, including local tax base expansion, education and training, job development and business opportunities

a. The Project will add approximately 75 jobs to the neighborhood and will bring a larger tax base by adding additional housing units.

ii. Building upon and enhancing the existing assets of the surrounding area, which include regional open space, trail systems and parkways, established residential neighborhoods serving a variety of income groups, and established neighborhood commercial areas.

a. The Project grants a permanent easement to the City for a public trail. Applicant will also be providing additional landscaping along the trail and recreational spaces for public use.

b. The Project serves a range of income groups by providing market-rate as well as affordable units, and by providing recreational space for people of all economic backgrounds.

iii. Serving the neighborhood, local, and regional community facility and service needs, which include recreation/open space, education/training, housing, social services, arts/culture, and public safety and promoting the health of the local environment and inhabitants.

a. The proceeds of the sale of the Property to Applicant will directly benefit the Bishop Machebeuf High School and will fund new learning resources, capital improvements, and scholarship funds that will benefit a racially and economically diverse population of students.

b. The facilities will promote the health of its resident seniors by providing an accessible place to age-in-place. The facility will provide healthy meals and exercise opportunities for residents.

c. The recreational spaces as described above will be available for the public to use and will provide a variety of outdoor activity spaces.

iv. Providing for multiple uses which are diverse, balanced and well-integrated, and that minimize negative impacts on surrounding neighborhoods.

a. The Project provides residential housing, as well as green and recreational spaces. By committing to landscaping the public spaces and providing recreational opportunities for the public, Applicant will be providing benefits to the community.

As demonstrated above, the Project meets and exceeds the goals and objectives of the Lowry Reuse Plan and approval of the Rezoning will help fulfill the Lowry Reuse Plan's vision for the Property.

For the reasons outlined above, the Rezoning is consistent with the City's adopted plans, specifically the Comprehensive Plan, Blueprint, Housing an Inclusive Denver and the Lowry Reuse Plan, and therefore satisfies the first criteria for official zone map amendments.

B. The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and

bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

The Rezoning seeks to rezone the Property to S-MX-5. This would take the Property out of a R-4 zoning district under the Former Chapter 59 zoning code and put the Property into a zoning district under the current Zoning Code that is compatible with the surrounding Neighborhood. Currently the majority of the properties surrounding the Property are used for multifamily residential, single family residential, office, recreation, parks, and open space. The S-MX-5 zone district allows a variety of uses similar and compatible to that of the surrounding community. Rezoning to S-MX-5 under the Zoning Code would make the site more compatible with the surrounding area, and would result in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map.

C. The proposed official map amendment furthers the public health, safety and general welfare of the City.

The requested Rezoning would allow the Property to accommodate a senior housing development which is compatible with surrounding land uses and would allow an aging population within the Lowry and surrounding neighborhoods to remain in the area as they continue to age. As the Baby Boomer generation continues to age and the average life expectancy of the general population continues to rise, there is a growing need for senior living facilities like these. Additionally, Bishop Machebeuf High School, the current owner of the subject property, will be using the proceeds on capital improvements, scholarships for students, and new learning resources, all of which result in additional benefits to the Neighborhood. For these reasons and those described in detail above, the Rezoning furthers the health, safety and welfare of the City.

II. **Criteria for Non-Legislative Rezoning.** In order for City Council to approve an official map amendment that the City Attorney has determined is not a legislative rezoning, the application must also meet both of the following criteria (Zoning Code, § 12.4.10.8):

- A. Justifying Circumstances: *one* of the following justifying circumstances must exist:
1. The existing zoning of the land was the result of an error;
  2. The existing zoning of the land was based on a mistake of fact;
  3. The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage;



4. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a) Change or changing conditions in a particular area, or in the city generally, or
- b) A City adopted plan, or
- c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

5. It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of the Zoning Code.

The Rezoning is a non-legislative rezoning and the circumstances described in Nos. 4(a) and 4(c) above exist with respect to the Property. In connection with justification 4(a), the City has seen significant population growth over the last decade. In particular, the population of seniors is growing so rapidly that they are projected to make up the largest share of Denver's population growth in the coming decade. This growth has led to increased senior housing demands in the City. The proposed Rezoning would permit the development of additional senior housing which will enable more of the senior population to age in place. In addition, justification 4(c) applies because the Property retained Former Chapter 59 zoning and the proposed Rezoning would bring the Property under the current Zoning Code.

B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements: The purpose of the amendment is consistent with the description of the applicable neighborhood context, and the stated purpose of the zone district.

The Zoning Code characterizes the Suburban Neighborhood Context as consisting of single-unit and multi-unit residential, commercial strips and centers, and office parks. Suburban Neighborhood developments should improve compatibility with and respect for the existing character and context of the neighborhood and to arrange uses to be compatible with each other. The Project is a natural fit for the Suburban Neighborhood Context because it consists of multi-unit residential development, includes on-site services for its residents, and is compatible with the surrounding Neighborhood. Additionally, the Project will incorporate recreational spaces within the Neighborhood through its grant of an easement to the City for a public trail along Westerly Creek and maintenance of landscaping alongside the same. These recreational uses are

compatible with the residential uses and increase recreational opportunities for the existing Neighborhood.

The Suburban Neighborhood Context is intended to be along corridors and intersections served primarily by collector or arterial streets. The Project is at the southwest corner of Yosemite Way and East Lowry Boulevard which is primarily served by residential collectors. The standards for S-MX-5 are intended to ensure new development contributes positively to established residential neighborhoods and character and improve the transition between commercial development and adjacent residential neighborhoods. Use of the S-MX-5 zone district is appropriate because the Project's multi-unit residential buildings would serve as a transition between the commercial district to the southwest of the Property and the residential neighborhoods to the east. Rezoning to allow a multi-unit structure would activate the street by adding additional residents to the neighborhood and providing amenities that bring the community to the Property. The Rezoning would enhance the quality of the Neighborhood and improve the compatibility of the Property with the surrounding uses. It is therefore consistent with the description of the applicable neighborhood context, and the stated purpose and intent of the proposed zone district.

The purpose of the S-MX-5 Mixed Use Zone District is to promote safe, active, and pedestrian-scaled, diverse areas using building forms that clearly define and activate the public street edge. Mixed Use zones are intended to enhance convenience, ease and enjoyment of transit, walking, shopping, and public gathering within and around the city's neighborhoods. The Project is in a walkable neighborhood which aligns with our mission of providing active and healthy lifestyles for our senior residents. The Project also has the unique advantage of providing a full spectrum of senior housing options and services, allowing our residents to truly age in place, which increases the convenience for the residents within the Neighborhood.

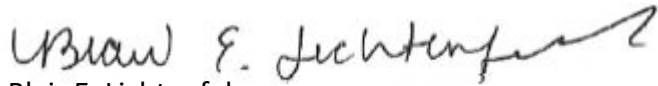
Because the Property retained Former Chapter 59 zoning and the proposed Rezoning would bring the Property under the current Zoning Code and because the Rezoning is consistent with the description of the Suburban Neighborhood Context and the stated purpose of the zone district, the Rezoning satisfies both criteria for approval of a non-legislative rezoning.

### **CONCLUSION**

We hope the foregoing information proves helpful in the City's review of the proposed Rezoning. As discussed in detail above, the Rezoning meets or exceeds all three (3) criteria in the Zoning Code for approval of a zone map amendment, and meets or exceeds the two (2) criteria for a non-legislative rezoning. The Rezoning would result in an incredible benefit for the Neighborhood and for the City by satisfying a great need for housing the City's growing senior population and providing a full spectrum of senior housing options and services, thus allowing residents to truly

age in place. Additionally, the Applicant has actively engaged with community stakeholders and organizations to ensure that the Project will be a welcomed benefit to the Neighborhood. The Applicant has listened to and addressed the community's feedback, and will continue to engage with stakeholders throughout the development process. The Rezoning is actively supported by the many Neighborhood organizations and stakeholders who see the benefit the Project will bring to the community. Finally, despite the Property's exemption from the Linkage Fee and BAP requirements, the Applicant has voluntarily committed to providing affordable housing units in the AA Building so that the Project can help continue to make Denver an economically inclusive City. Therefore, for these reasons, and those described above, we respectfully request that the Planning Board recommend approval to City Council of the proposed Rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Blair E. Lichtenfels", with a stylized flourish at the end.

Blair E. Lichtenfels

## Schedule 1

### Adjacent Property Owners Contacted for Community Meetings

- 402 N Yosemite
- 412 N Yosemite
- 432 N Yosemite
- 460 N Yosemite
- 461 N Yosemite
- 470 N Yosemite
- 480 N Yosemite
- 490 N Yosemite
- 500 N Yosemite
- 8750 E Lowry Blvd
- 8580 E Lowry Blvd

# Planning Board Comments



Submission date: 27 October 2021, 7:17PM  
Receipt number: 72  
Related form version: 2

## Your information

Name	Jolene White
Address or neighborhood	9147 E 4th Pl
ZIP code	80230
Email	joleneswhite@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

1) LOT COVERAGE is almost curb to curb.

Some of these on the map are three story now it seems from meeting they are talking about four stories in both buildings. We can't see setbacks along Lowry & Yosemite but it appears (this was asked in one of our meetings) that the setbacks on the roundabout do NOT provide much visibility for drivers. I asked if there was as much green and setbacks as on other circles but did not hear.

(2) Outreach Issue

It is important to note that the City decided the applicant did not have to do a 'community visioning' process with the entire community. Why have they been exempted from that visioning process which is required for all developments over 5 acres. This project is 7 acres. There is a letter of exemption point this will be brought up to the Planning Board. It was a mistake on part of the city.

(3) So what outreach did they do? Waiting for that report but it "looks like" (from application) that they only asked those 10 neighbors or so on Yosemite and then approached people who might not care (parents at the school) for support is not ok. Someone has to address this. There was no community outreach and it's not true with the statements that are being made that nobody in East Park opposes.

(4) The Sign — Who is the applicant? No applicant named on the posted sign at the site. How are people supposed to know where to find information and keep up to date?

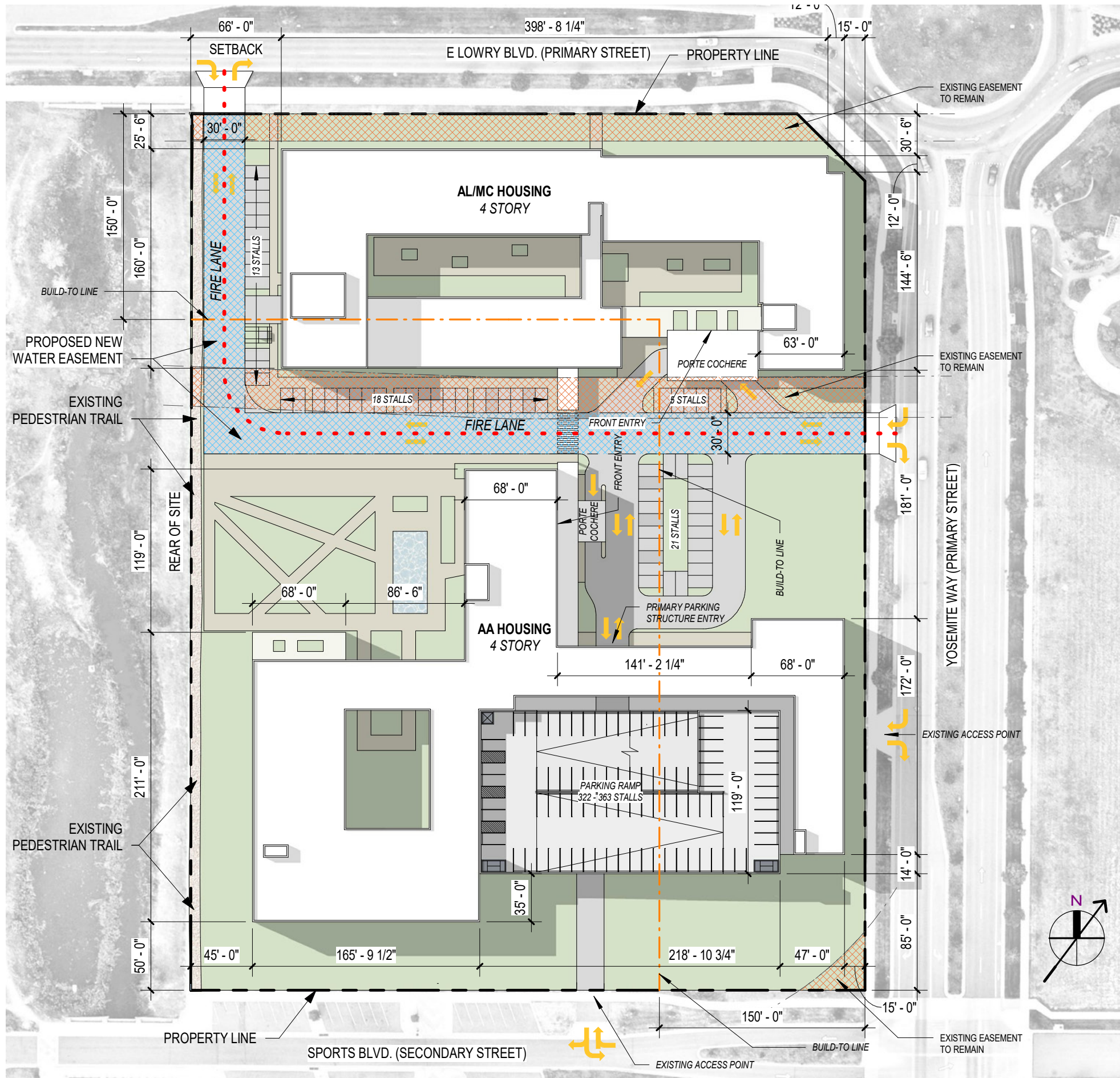
(5) Traffic — why has this process gotten this far in the planning process without conducting a traffic study? [Not that a traffic study will help. I know how they are done and they will just predict a few more cars and that this can be accommodated with .....] What are the accident rates at the circles on Lowry. We can't event get the city to add STOP signs to cross Yosemite.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

[cid\\_1AA2B517-1BD1-445D-A68F-C7C6A9E9EEBA.pdf](#)

[cid\\_14B5C1A6-394F-4965-9AA6-49D5413C8BB6.pdf](#)

[cid\\_CDA9CC7A-58C9-4F02-9A4D-E66D5169EC13.pdf](#)



**ZONING & OTHER REGULATIONS**

**APPLICABLE REGULATIONS:**

Denver Zoning Code  
 Lowry Design Review Committee (LRDC) Guidelines

Current Zoning: R-4 with Waivers

Proposed Zoning: S-MX-5, Suburban Neighborhood General Mixed Use

**Bulk Building Requirements (OPTION B)**

Setbacks:	Denver	LRDC
Primary Street:	0'	0'
Side Street:	0'	0'
Side Interior:	0'	0'
Rear:	0'	0'
Height; Levels:	5	4
Feet:	70'	45'

**Build-to Requirement (Frontage)**

Primary Street: 50% Build-to within 0'-150'

E Lowry Blvd:  $\frac{411' \text{ of Built Frontage}}{492' \text{ of Total Frontage}} = 83.5\%$

Yosemite Way:  $\frac{343' \text{ of Built Frontage}}{639' \text{ of Total Frontage}} = 53.6\%$

**Site and Coverage**

Site Area: 312,761 SF (7.18 ACRES) Building Coverage: 124,500 SF (39.8%)  
 Note: no Open Space requirement for proposed zoning.

**Required Parking**

Denver	LRDC
1.25/Unit <sup>1</sup> for Active Adult	2/Unit or 1/Bed, whichever is higher <sup>2</sup>
0.5/1000 GSF for AL/MC (238-268 Parking Stalls)	(520-588 Parking Stalls)

<sup>1</sup>Denver Zoning Code, Article 3, Division 3.3; page 3.3-23.  
<sup>2</sup>Lowry Design Guidelines, 5.3 Parking; page 12.

**PROPOSED METRICS**

**ACTIVE ADULT BUILDING (BUILDING 1)**

4 Story with Wrapped Parking Ramp

	UNITS	PARKING
ACTIVE ADULT	140 - 160	238-272 STALLS 1.70/Unit 100% Structured

**AL/MC BUILDING (BUILDING 2)**

4 Story

	UNITS	PARKING
ASSISTED LIVING	96 - 104	120-130 STALLS 1.0/UNIT 70% Structured 30% Surface
MEMORY CARE	24 - 30	

**TOTALS:** 260 - 294 UNITS 358 - 402 STALLS

**SUMMARY - PROPOSED PARKING**

LOCATION	TYPE	QUANTITY
STRUCTURED	STANDARD	305 - 344
	ACCESSIBLE	17 - 19
SURFACE	STANDARD	32 - 34
	ACCESSIBLE	4 - 5

**TOTAL: 358 - 402**





E. LOWRY BLVD.

WAYFINDING

ATTACHED WALK AT ENTRY DRIVE

VISUAL CONNECTION

AL/MC HOUSING  
3 STORY

FLOWING:  
DETACHED WALK ALONGS  
SOUTHERN SEGMENT OF  
TRAIL

395' Max Travel Path

AA HOUSING  
4 STORY

BANDS OF FLOWERING  
ORNAMENTAL GRASS

6' BENCH, TYP. W/  
DECORATIVE PAVING

MONUMENT WAYFINDING  
INTERPRETIVE ELEMENT

KEY TRAIL ACCESS  
LOCATION

FLOWERING ORNAMENTAL  
TREES

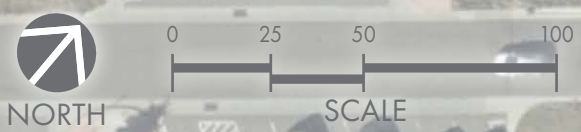
PICKLEBALL

198'-0"

194'-6"

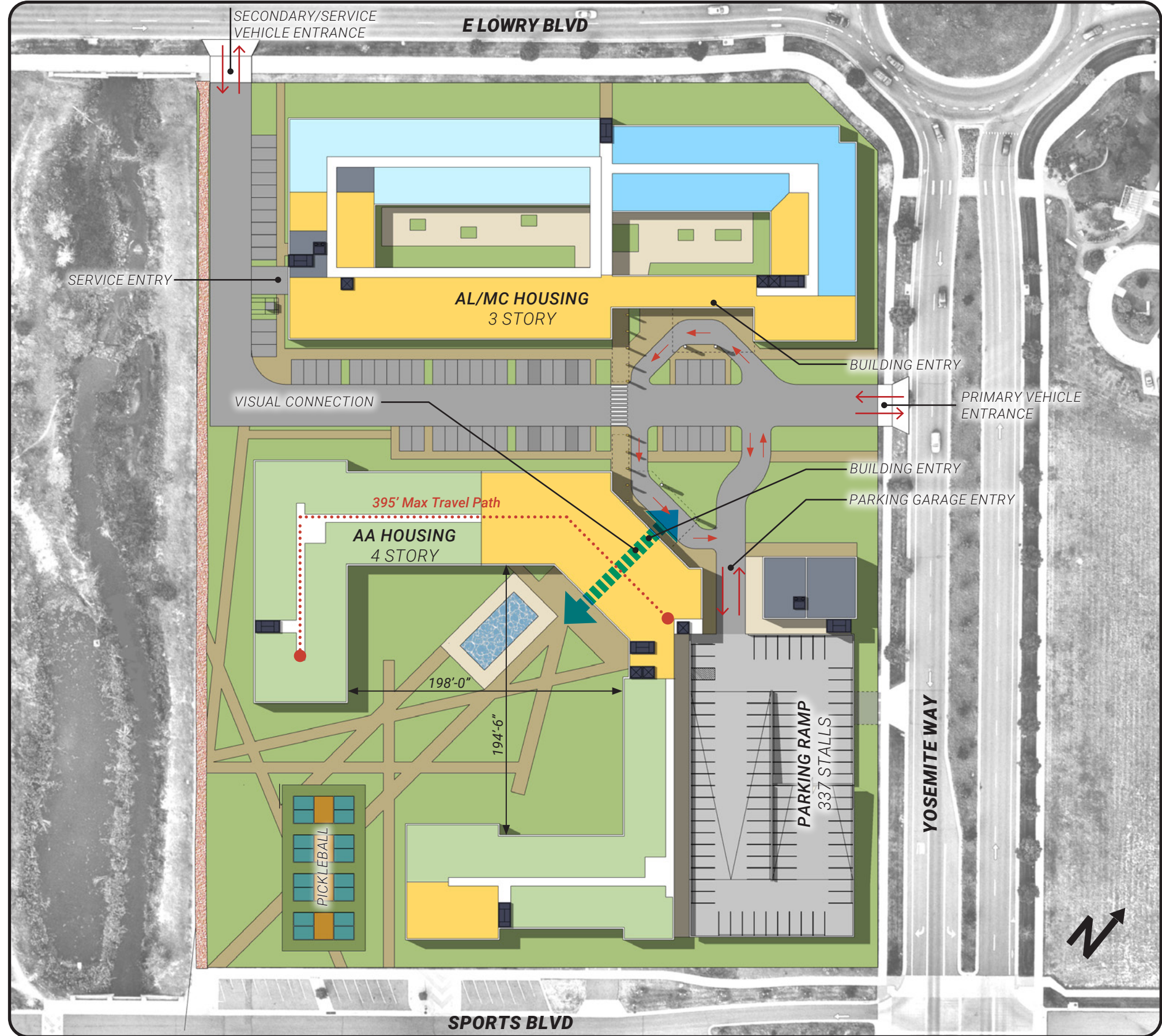
WAYFINDING

SPORTS BLVD.





SITE PLAN VIEW



LEVEL 1 PLAN VIEW

# Planning Board Comments



Submission date: 27 October 2021, 8:27PM  
Receipt number: 73  
Related form version: 2

## Your information

Name	Wouter IJgosse
Address or neighborhood	9496 E 4th Ave
ZIP code	80230
Email	w.ijgosse@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Dear Denver City Council and Denver Planning Board,**

**I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.**

**I strongly oppose this rezoning.**

**It will have a significant negative impact on traffic, neighborhood and pedestrian safety, home values, and the lifestyle Denver agrees to provide its residents.**

**The green space and existing property zones in Lowry were well planned. The layout provides the balance of work hard, play hard - a motto the City of Denver lives by. By allowing a five story building in East Park Lowry, you'd be taking away the very thing the City preaches. We don't want to see a five story building, well above the mostly three story buildings in Lowry. This proposed project would decrease home values, increase traffic and speeding, negatively affect neighborhood and pedestrian safety, and eliminate a beautiful view of the**

entire front range and trees for many neighbors and pedestrians.

Furthermore, this development will cause more parking issues by removing Lowry Sports Park parking. This will push visitors onto side streets and force them to cross Yosemite, an already dangerous crossing, and negatively affecting our neighborhood and home values.

The traffic on Yosemite is already a significant issue with speeding. Residents of our neighborhood have brought this forward several times to District 5 and DOTI, requesting better markings for crosswalks. An influx in traffic would wipe out any work that's been done to mitigate these issues and increase further hazards to residents.

The developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded and unprofessional. Please don't let profits and unprofessionalism be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

**Wouter IJgosse**  
**East Park Lowry Resident**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 28 October 2021, 9:35AM  
Receipt number: 74  
Related form version: 2

## Your information

Name	Jack Mudry
Address or neighborhood	84 Spruce St, Unit 103
ZIP code	80230
Email	jackgregory50@gmail.com

## Agenda item you are commenting on

Other

## Rezoning

Address of rezoning

Case number

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

**New 5 story structure in LOWRY**

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**This is a VERY BAD idea! It will add to the overload of traffic which is already out of control. Cars are constantly speeding through that area and it has become more dangerous for children and those on bicycles. In addition, a 5 story structure is beyond what is reasonable for the Lowry esthetic.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 28 October 2021, 1:09PM  
Receipt number: 78  
Related form version: 2

## Your information

Name	Christopher Shank
Address or neighborhood	460 Yosemite Way
ZIP code	80230
Email	shankdmd@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Boulevard
Case number	21i-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**The developers stand to make hundreds of thousands of dollars with this project while increasing traffic, decreasing safety of the neighbors who live in this area and lowering property values due to this increased traffic and blocking views of the homeowners and guests of East Park. What, if any, compensation are they planning to offer the neighborhood, particularly the residents who live on Yosemite Way, to offset the negative impacts of this project?**

**Accidents in the roundabout on Lowry Blvd and Yosemite happen frequently. There is no good area to allow for a turn in to the proposed property either on Lowry Blvd or on Yosemite and Sports Blvd. This will only fuel more motor vehicle accidents in frequency and severity in the round about and on Yosemite Way. This corner of Lowery will have disastorus results if this area is rezoned for high density housing**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 28 October 2021, 5:57PM  
Receipt number: 79  
Related form version: 2

## Your information

Name	Matthew L Kruzick
Address or neighborhood	120 Yosemite Way
ZIP code	80230
Email	mkruzick@msn.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Boulevard
Case number	2021i-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**I'm opposed to the proposed rezoning because:**

- 1) A 5-story building will aggravate traffic congestion and speeding which is already a problem on Yosemite Way.**
- 2) A 5-story building does not belong in an area that was designed as a sports park, a dog park and a wildlife habitat.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.



# ARCHDIOCESE OF DENVER

October 21, 2021

Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202

Re: 8890 East Lowry Boulevard Rezoning Request  
Application Number: 2021I-00031

Dear Members of the Planning Board,

I am writing in support of the proposed development by United Properties of 300 units of senior residential to provide Assisted Living and Memory Care to Denver seniors.

Bishop Machebeuf High School is affiliated with the Archdiocese of Denver. Currently Machebeuf is utilizing this property as a baseball field. This use is currently not the highest and best use for this property and for the Archdiocese of Denver. It is the desire of the Archdiocese of Denver to allocate the revenue derived from the sale to fund capital improvements, scholarships for Machebeuf students, and needed materials and supplies for the school. These benefits will also provide support to the Lowry neighborhood, by increasing the viability of this vital educational resource.

The property is currently zoned R-4 with Waivers and is requesting S-MX-5 to allow for the development of this property. Your support is greatly appreciated to provide for this incredible senior living opportunity for Lowry and the City and County of Denver.

Sincerely Yours in Christ,

A handwritten signature in blue ink, appearing to read "Keith Parsons".

Keith Parsons,  
Chief Operating Officer  
Archdiocese of Denver



# BISHOP MACHEBEUF HIGH SCHOOL

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October 25, 2021

Denver Planning Board  
City and County of Denver  
Community Planning and Development  
201 West Colfax Dept 204  
Denver, CO 80202

**Re: 8890 East Lowry Boulevard Rezoning Request**  
**Application Number: 2021I-00031**

Dear Members of the Planning Board:

I am writing in support of the proposed development of 300 units in two buildings, an Active Adult 55+ and an Assisted Living and Memory Care building. As a member of the Lowry Community, I believe there is a significant need for senior living residences. This proposed development will provide an opportunity for seniors to live in or close to their previous neighborhood. Also, this proposed development will allow many seniors to live close to their extended family in SE Denver.

As the leader of the Bishop Machebeuf High School (BMHS) Community, the rezone and ultimate sale of the property will greatly benefit our school. The property is currently the BMHS Baseball Field. The cost to maintain the baseball field, along with operating our high school, has continued to increase. In order to continue to provide high quality education to our students, we need financial resources. BMHS will use income derived from the sale of this field to fund capital improvements, scholarships for students, and educational equipment.

The support of Community Planning and Development and the Denver Planning Board is essential to creating an incredible senior living opportunity for Lowry and the City and County of Denver. We urge your support of this rezoning.

Thank you for your time and consideration. If you have any questions, please feel free to contact me at 310-261-9657 (cell), or [president@machebeuf.org](mailto:president@machebeuf.org).

Respectfully,

Dr. Anthony M. Bonta  
President/Principal  
Bishop Machebeuf High School

**From:** [Monte Pickett](#)  
**To:** [dencc - City Council](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#)  
**Subject:** [EXTERNAL] 8900 E Lowry Blvd. Rezoning  
**Date:** Thursday, October 28, 2021 11:13:58 AM

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**Subject:** Oppose 8900 E Lowry Blvd Rezoning

**Email:**

Dear Denver City Council and Denver Planning Board,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose this rezoning.

It will have a significant negative impact on traffic, neighborhood and pedestrian safety, home values, and the lifestyle Denver agrees to provide its residents.

The green space and existing property zones in Lowry were well planned. The layout provides the balance of work hard, play hard - a motto the City of Denver lives by. By allowing a five story building in East Park Lowry, you'd be taking away the very thing the City preaches. We don't want to see a five story building, well above the mostly three story buildings in Lowry. This proposed project would decrease home values, increase traffic and speeding, negatively affect neighborhood and pedestrian safety, and eliminate a beautiful view of the entire front range and trees for many neighbors and pedestrians.

Furthermore, this development will cause more parking issues by removing Lowry Sports Park parking. This will push visitors onto side streets and force them to cross Yosemite, an already dangerous crossing, and negatively affecting our neighborhood and home values.

The traffic on Yosemite is already a significant issue with speeding. I cross the intersection of 4th AVE and Yosemite every single day, and deal with speeding distracted drivers, and the hazard they present. Residents of our neighborhood have brought this forward several times to District 5 and DOTI, requesting better markings for crosswalks. An influx in traffic would wipe out any work that's been done to mitigate these issues and increase further hazards to residents.

The developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded and unprofessional. Please don't let profits and unprofessionalism be prioritized over the well-being of the people who live in Lowry.

Thank you for your consideration.

Monte Pickett

9466 E 4th AVE

Denver, CO 80230

East Park Lowry Resident

**From:** [Melissa Sheehan](#)  
**To:** [Rezoning - CPD](#); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dence - City Council](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#)  
**Subject:** [EXTERNAL] 8890 E. Lowry Blvd. Case Number: 20211-00031  
**Date:** Wednesday, October 27, 2021 9:41:44 PM

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To whom it may concern,

I am writing to voice my concern and opposition to the rezoning of this address. I believe the density of housing in that area will add to the traffic congestion and overuse of the nearby trails and parks.

The proposed buildings do not make sense for the area, comprised mostly of single-family homes. There are a lot of multi-family homes further west, but putting multi-story buildings in this location, close to a high school doesn't seem right for the neighborhood.

Please vote no on this zoning change.

Thank you,  
Melissa Sheehan



**From:** [Christopher Shank](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Sunday, October 31, 2021 1:44:15 PM

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Dear Mrs. Kaiser,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I live on the corner of Yosemite Way and 4th Ave. and this rezoning will directly impact my family's safety and decrease the appeal and value of the East Park neighborhood.

I strongly oppose rezoning this high traffic area.

I am greatly concerned that I live across the street from this proposed development and had to find out about it through word of mouth of my neighbors who saw it on a sign. There has been no community outreach to the people who it will affect the most. Long after the developers have made their millions of dollars and left, we will be the ones who will be left to deal with increased traffic, the accidents at the roundabout on Yosemite Way and Lowry Boulevard due to this poor planning, the decreased views from our homes and the overall decrease in safety in a single home residential neighborhood. I know I am writing this in vain and that at the end of the day the Money from the developers will overrule the rights of the people who live here.

The location of a 5 story building where it is currently planned will be disastrous for traffic safety for both pedestrians and motor vehicles alike. There is no good area to turn into the proposed property without severely affecting traffic flow in an area where traffic accidents are all too common. Placing anything that will block the view of drivers on this corner will produce frequent accidents and risk the lives of countless pedestrians and motorists alike.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite. The traffic on Yosemite Way is already an issue with speeders and I personally have had a vehicle hit and totalled by speeders as well as being hit in the roundabout. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

I know that I am writing this in vain and that at the end of the day the Money of the developers will overrule the rights of the people who live here and who are impacted by their desire to make more money. I would ask you who vote on this rezoning to consider how if a 5 story, high residential building, that will block your view and greatly decrease the safety of your neighborhood, were placed across the street from

your own home without anyone asking would impact your lives.  
Please don't let profits be prioritized over the well being of the people who live in  
Lowry.

Thank you for your consideration.

Christopher L. Shank  
460 Yosemite Way  
Denver CO 80230

**From:** [anne mccord](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dencc - City Council](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] Lowry Rezoning Request -application 21-00031, for the rezoning of 8890 E Lowry Blvd. - OPPOSED  
**Date:** Sunday, October 31, 2021 9:40:54 AM

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To Whom it May Concern (City Council Members, Zoning Committee members, and Denver Council 5)

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees. This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite. The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Anne McCord  
9208 E 4th Place  
Denver, CO  
303.886.3710

**From:** [Nichole Yale](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dencc - City Council](#); [City Council District 5](#); [Fry, Logan M. - CC YA2245 City Council Aide](#)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd - application # 21-00031  
**Date:** Saturday, October 30, 2021 3:00:58 PM

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Hello,

I am contacting you in regards to the rezoning application 21-00031 for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area for the following reasons:

1) Traffic/Setbacks: I looked at the pictures and the lot coverage is almost curb to curb. It's not clear to see setbacks along Lowry Blvd & Yosemite but it appears that the setbacks on the roundabout do not provide much visibility for drivers. Are there other examples of developments in Denver that have similar setbacks on other roundabouts?

Why was the applicant allowed to get this far in the planning process without conducting a traffic study? Our Community has been asking to get stop signs or flashing crosswalks to cross Yosemite and haven't been successful. There is a lot of speeding and it's unsafe to cross a lot of the time. According to the Denver post, E Lowry Blvd / N Yosemite Street made #2 on the list with 9 accidents so far this year!

2) Outreach:

It's my understanding that the applicant did not have to do a community visioning process with our entire community. This project is 7 acres so why were they exempt?

There was a sign posted at the site but no applicant was named. It was not easy to find information for the November 3rd hearing date. How are Neighbors supposed to know what's going on. Is it expected that we need to keep going back to the link and look for any updates?

Thank you,  
Nichole Yale  
9201 E 5th Avenue  
Denver, CO 80230

**From:** [Catherine Wilson](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Friday, October 29, 2021 3:42:47 PM

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Dear Libby Kaiser,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

The green space and zones in Lowry were well planned. I don't want to see a 5 or 4 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

As you may be aware, an assisted living facility once resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (8505 Lowry Blvd). This complex is less than two blocks from the proposed rezoning site and contains 300 units. In addition, 50 new townhomes are slated to be built on the museum storage site at the intersection of Golfer's Way and 5th Avenue. This new community is also just two blocks from the proposed rezoning location in the opposite direction. We do not need more high-density housing in this location. The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout, at the corner of Yosemite Way and Lowry Blvd.

This development would take away the very thing that the City and County of Denver preaches: work hard, play hard and exercise in the outdoors. By taking away open space and views, increasing traffic, increasing neighborhood and pedestrian hazards, etc., it would negatively affect the lifestyle of this neighborhood! The very lifestyle that the original zoning was and is protecting. The negative effect on home value for those homes which will lose the view of the front range is not appropriate just for the private school to make money on sell of the lot.

It is upsetting how poorly the community was given the information about this rezoning. I heard that the request for rezoning was started 9 months ago. The signs for the meeting for

rezoning were put up about 3 weeks ago.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well-being of the people who live in Lowry.

Thank you for your consideration and the work you do.  
Catherine

Catherine Wilson PsyD., ABPP(RP)

Private Practice

cathywilson929@live.com

Past President, *APA Division 22 (Rehabilitation Psychology) 2021-2022*

<http://www.div22.org/>

**From:** [Robert Bicknell](#)  
**To:** [Rezoning - CPD; Kaiser, Libby - CPD CE0429 City Planner Senior; City Council District 5](#)  
**Subject:** [EXTERNAL] Rezoning change 21i-00031  
**Date:** Friday, October 29, 2021 3:41:10 PM

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Dear all

I have many reasons why this rezoning needs to be opposed.

I am a Lowry resident and only saw a small notice alongside the area of the baseball ground on my many walks about 2/3 weeks ago!!

I have since heard that some Lowry residents were notified of the proposed rezoning several weeks ago. I was certainly not one of them nor any of my neighbors!!!!

How many residents or other people were notified of this rezoning??

This area in Lowry is designated for a church, school, park or theatrical studio and not to exceed 37 feet in height.

The location is bordered by 2 main roads Lowry Blvd and Yosemite both with 30 mph speed limits converging on a roundabout where many accidents happen as most motorists exceed these limits. How will rezoning deal with this??

The area also covers part of Sports Blvd with many parking areas and speed limit of 15mph. Sports Blvd is used by many people walkers, dog walkers, cyclists, small children going to use the various sports facilities.

The views of the mountains from many of the houses will be blocked by the proposal.

I could go on and on with objections but this needs to be totally opposed.

STOP THIS REZONING NOW

Robert Bicknell

Sent from [Mail](#) for Windows.

**From:** [Kristina Hasselkus](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dence - City Council](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Monday, November 1, 2021 4:00:00 PM

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To Whom it May Concern,

I am contacting you in regards to the rezoning application 21-00031, regarding the rezoning of 8890 E Lowry Blvd. I strongly oppose rezoning this area for several reasons:

1. The traffic circle at Lowry Boulevard and Yosemite is already very dangerous and perilous particularly when there has been any snow or there is ice present. I highly recommend you research the amount of traffic accidents that happen at this intersection but if you do not live in the area and utilize the traffic circle you would not be aware of the amount of "near misses" that happen frequently due to speeding cars, inefficient signage and heavy traffic coming onto Lowry Boulevard. This project would not only increase traffic in that area but with the proposed entrance to the structure coming almost immediately as you exit the traffic circle on to Yosemite it will increase the chronic auto accidents and also increase pedestrian dangers. With no current plans to improve upon existing dangerous traffic issues at this intersection and on two lane Yosemite this project will significantly increase the problems East Park is already facing during daily commutes.
2. The project will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and have to cross Yosemite. As I mentioned, the traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done is some new signs which the speeders don't see because they are going too fast.
3. The green space and zones in Lowry were well planned. This rezoning would destroy a beautiful view of the entire front range and trees by adding a five story building , which in itself is a violation of the HOA rules.

Where does it all end? If the zoning can be changed for this area it is only a matter of time before Big Bear is rezoned and maybe eventually the Sports Park itself . Lowry is a beautiful place and I love my East Park neighborhood but already I am often forced to drive the "long way" round to avoid Yosemite and Lowry Boulevard because of inclement weather and bad road management . The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

In addition to the above I would like to add that I heard about the rezoning application not through our council or HOA but from Denver residents who do not even live in Lowry. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry and the future of beautiful Denver.

Sincerely,

Kristina Hasselkus  
9320 E 4th Place  
Denver. 80230



**From:** [fmassena@gmail.com](mailto:fmassena@gmail.com)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Opposition letter for rezoning case 20211-00031 - 8890 E Lowry Blvd.  
**Date:** Monday, November 1, 2021 3:04:46 PM

---

Dear Libby Kaiser,

I am contacting you in regards to the rezoning case 20211-00031, for 8890 E Lowry Blvd.

I strongly oppose rezoning this area for multiple reasons.

The tall structures that currently exist in Lowry carry significant historic meaning from when Lowry was an air force base. Any new 5-story structure would not contribute to that.

The green space and zones in Lowry were well planned in the early designs, having a 5-story building where there is currently a beautiful view of the entire front range and mature trees would go against what the initial plan called for.

Parking is also a concern. Lowry Sports Park is enjoyed by many and during warm weather, the parking space at 8890 E Lowry serves as an overflow. Even with those parking spaces, residents still see a large number of cars being parked on residential side streets across Yosemite. Taking away that overflow will exacerbate the situation.

For the topic of density, as you may be aware, an assisted living facility once resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (8505 Lowry Blvd). This complex is less than two blocks from the proposed rezoning site and contains 300 units. In addition, 50 new townhomes are slated to be built on the museum storage site at the intersection of Golfer's Way and 5th Avenue. This new community is also just two blocks from the proposed rezoning location in the opposite direction. We do not need more high-density housing in this location. Preliminary designs are calling for another 275-300 units!

The current infrastructure cannot handle this amount of traffic, with accidents occurring daily in the adjacent roundabout, at the corner of Yosemite Way and Lowry Blvd.

All of the above would result in a negative effect on home values. The proposed development would take away the very thing that the City and County of Denver preaches - work hard, play hard. By taking away open space and views, increasing traffic, increasing neighborhood and pedestrian hazards, etc., it would negatively affect the lifestyle of this neighborhood - the very lifestyle Lowry is famous for and as a resident, I would like to keep.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

Please don't let profits be prioritized over the wellbeing of the people who live in Lowry.

Thank you for your consideration.

Fabio and Sarah Massena

8980 E. 5<sup>th</sup> Ave.

Denver, CO 80230

Lowry East Park

**From:** [Michelle Christopher](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dencc - City Council](#); [City Council District 5](#); [planningboard@denvergov.org](mailto:planningboard@denvergov.org)  
**Subject:** [EXTERNAL] Current Lowry resident opposition to rezoning 8890 E. Lowry Blvd./Application 20211-00031  
**Date:** Monday, November 1, 2021 4:58:20 PM

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Good afternoon,

I am writing to state my family's strong opposition to the rezoning request for 8890 East Lowry Boulevard (Application number 20211-00031.) We are current East Park, Lowry residents, and we care deeply about our neighborhood.

The current/original zoning requirement for the existing Machebeuf baseball field location (8890 East Lowry Boulevard) is appropriate and should not be changed. There are already quite a few high-density living facilities in east Lowry (i.e. - Alas over Lowry, imt at Lowry, the Renaissance complex, the Legends apartments, and the youth halfway house). There is also a multi-unit townhouse complex slated for an area about a block east of the current baseball field. Traffic and parking in the area, and particularly the East Park neighborhood, is already a significant problem, and adding another high-density housing complex in the area would make the traffic and parking situation worse.

Furthermore, allowing a developer to construct a 5-story building that obstructs the beautiful mountain view that attracted residents to East Park would be an extreme disappointment. Another large building in the area will not only ruin our view and standard of living, it most certainly will negatively impact our property values.

Please do not let big business profit at the expense of Denver/Lowry residents. Please uphold the current zoning requirements for this address.

Thank you for your time and consideration,

Michelle Christopher  
9237 East 4th Place  
Denver, CO 80230  
720.936.6657

**From:** HITEN PATEL <[hiten6b@hotmail.com](mailto:hiten6b@hotmail.com)>

**Sent:** Tuesday, October 26, 2021 3:00 PM

**To:** Fry, Logan M. - CC YA2245 City Council Aide <[Logan.Fry@denvergov.org](mailto:Logan.Fry@denvergov.org)>

**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Dear Logan,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees. This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite. The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

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

From: Elaine <[elainefeldman@comcast.net](mailto:elainefeldman@comcast.net)>

Sent: Tuesday, October 26, 2021 3:06 PM

To: Fry, Logan M. - CC YA2245 City Council Aide <[Logan.Fry@denvergov.org](mailto:Logan.Fry@denvergov.org)>

Subject: [EXTERNAL] Zoning change proposal for Machebeuf

Mr. Fry,

I am sending this to let you know that we are against a zoning change to this site at Yosemite and Lowry. The change will increase traffic and reduce property values.

Sincerely yours,

Harold and Elaine Feldman

Sent from my iPad

**From:** [Annette Schandl](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E. Lowry Blvd, application 21-00031  
**Date:** Tuesday, November 2, 2021 9:18:20 AM

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Dear Libby,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. There also have been many accidents in the round-about on the corner. Additional traffic from the proposed building will make this even more problematic. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Annette Schandl  
9217 E. 4th Place  
Denver, CO 80230  
[aschandl@msn.com](mailto:aschandl@msn.com)  
303-886-6563

**From:** [Carlynn Martin](#)  
**To:** [City Council District 5](#)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Tuesday, November 2, 2021 8:04:01 AM

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Hello,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I STRONGLY OPPOSE rezoning this high traffic area.

The green space and zones in Lowry were well planned and no one in the neighborhood wants to see a 5 story building (the tallest building in all of Lowry) where there is currently a beautiful view of the entire front range, downtown and trees. Outside of the view, below is additional reason why I STRONGLY oppose this rezoning –

1. **Decrease in home values** – East Park took a major hit in home values when the Golfers way building was rezoned (another high density project in the area). Rezoning and removing the beautiful view of downtown and the front range will significantly affect the value of our properties. Personally I'll lose our view of downtown Denver and a majority of my front range view, which is a huge bonus according to my appraiser.
2. **Increased traffic** - Between the 55 and older with cars (the developer acted like 55+ don't drive) the deliveries, visitors and more, this already dense traffic area will become even denser. In addition, no traffic study has been conducted to this point which is very surprising that they were able to get this far without a study on how it will affect traffic in the area.
3. **Lot Coverage** – the proposed plan has little room for easements between the building and the road. The lack of setbacks will cause traffic issues at an already dangerous roundabout, both for pedestrians and motorists.
4. **Community Outreach** – prior to the zoom call a few weeks back, there was zero community outreach. The developer says they have strong support from the community but no one in East Park was contacted or polled so it's hard to believe they actually have support.
5. **Proposed Height** – The current zoning allows for a height of 37 feet or less with particular guidelines for use. The new zoning almost doubles that to 70 feet, which also vastly exceeds the current Lowry Design Guidelines for commercial and residential units. Per the Lowry Design Guidelines, the maximum commercial building height is 45ft and the residential units are 40ft.

The original zoning requirement is appropriate for the location of this property in proximity to residential and green spaces. Adding two, high density projects to an already high density section of the Lowry community will reduce the appeal of moving to this wonderful community and only add additional traffic and safety concerns for the neighborhood.

Thank you for your attention to this issue.

Carlynn Martin  
493 Alton Way  
Denver, CO 80230

**From:** [Erich Martin](#)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Tuesday, November 2, 2021 7:45:36 AM

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Hello,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I STRONGLY OPPOSE rezoning this high traffic area.

The green space and zones in Lowry were well planned and no one in the neighborhood wants to see a 5 story building (the tallest building in all of Lowry) where there is currently a beautiful view of the entire front range, downtown and trees. Outside of the view, below is additional reason why I STRONGLY oppose this rezoning –

1. **Decrease in home values** – East Park took a major hit in home values when the Golfers way building was rezoned (another high density project in the area). Rezoning and removing the beautiful view of downtown and the front range will significantly affect the value of our properties. Personally I'll lose our view of downtown Denver and a majority of my front range view, which is a huge bonus according to my appraiser.
2. **Increased traffic** - Between the 55 and older's with cars (the developer acted like 55+ don't drive) the deliveries, visitors and more, this already dense traffic area will become even denser. In addition, no traffic study has been conducted to this point which is very surprising that they were able to get this far without a study on how it will effect traffic in the area.
3. **Lot Coverage** – the proposed plan has little room for easements between the building and the road. The lack of setbacks will cause traffic issues at an already dangerous roundabout, both for pedestrians and motorists.
4. **Community Outreach** – prior to the zoom call a few weeks back, there was zero community outreach. The developer says they have strong support from the community but no one in East Park was contacted or polled so it's hard to believe they actually have support.
5. **Proposed Height** – The current zoning allows for a height of 37 feet of less with particular guidelines for use. The new zoning almost doubles that to 70 feet, which also vastly exceeds the current Lowry Design Guidelines for commercial and residential units. Per the Lowry Design Guidelines, the maximum commercial building height is 45ft and the residential units are 40ft.

The original zoning requirement is appropriate for the location of this property in proximity to residential and green spaces. Adding two, high density projects to an already high density section of the Lowry community will reduce the appeal of moving to this wonderful community and only add additional traffic and safety concerns for the neighborhood.

Thank you for your attention to this issue.

Erich Martin  
493 Alton Way  
Denver, CO 80230

**From:** [Lisa Lipscomb](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Tuesday, November 2, 2021 11:22:23 AM

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Dear Libby,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.

Lisa Lipscomb  
490 Yosemite Way-Lowry East Park  
Denver CO 80230



**From:** [Patty Fisher](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Application 21-00031, 8890 E. Lowry Blvd  
**Date:** Wednesday, November 3, 2021 9:48:41 AM

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To Whom It May Concern:

I am writing to ask you to please consider carefully the above rezoning application. My husband and I, age 78, moved into a new home in Lowry ten years ago to spend our retirement days in a safe, open, and people friendly environment. We live on Dallas in the Greens at Lowry, an area we carefully chose for its surroundings. In these ten years, we have witnessed an explosion of traffic and building in this area, with seemingly little thought given to the original plans for Lowry or the comfort and wellbeing of its residents.

The Legends continues to be a traffic disaster and has impacted parking in the immediate area tremendously. Additionally, the building of the rehab facility and the Atlas apartment complex have added to the traffic congestion in East Park. We like to walk in the Sports Park area, and the only safe place for us to cross is to walk to Yosemite and Sports Park Blvd. If that huge complex is allowed to be built, I believe it will be impossible for us to cross Yosemite way at even that corner, and certainly a traffic light or stop sign would be crazy for the existing neighborhood. The homes in that block on Yosemite Way would never have any peace from people throwing out their trash when they stop and peeling out from that corner.

An assisted living facility was torn down to build Atlas. And now just two blocks away, you are being asked to approve another such facility. Please, please consider the plans and vision for Lowry and our safety and comfort and property values before you allow this view blocking, traffic busting facility to be built. Consider please the value in play here and not the dollars it may bring to city coffers.

Lowry Blvd and Yosemite Way already serve as a thoroughfare for those accessing Denver from Aurora. Please do not compound that already crazy busy intersection.

Thank you.

Patty Fisher  
332 Dallas Street  
Denver CO. 80230

Sent from my iPad

**From:** [Nicholas Weber](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning for 8890 E Lowry Blvd, Case Number: 2021I-00031  
**Date:** Wednesday, November 3, 2021 9:38:12 AM

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Hello, I am writing to you to voice my opposition to the proposed rezoning for 8890 E Lowry Blvd, Case Number: 2021I-00031.

Allowing the potential of a 5 story building to be built at 8890 E Lowry Blvd would be detrimental to the neighborhood.

Increased traffic, parking issues, and blocking of views of the mountains for residents who purchased housing with the understanding of the limitations of the current zoning. This rezoning would create parking issues by removing parking from Lowry Sports Park, which will push vehicles onto adjacent side streets and having to cross Yosemite. Traffic on Yosemite is already an issue with speeders.

The original zoning requirement is appropriate for the location of this property, given the proximity to residential and green spaces.

-nick

8981 E. 5th Ave.  
Denver, CO 80230  
303-522-2899

**From:** [Toby Hamer](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [denc - City Council](#); [City Council District 5; planningboard@denvergov.org](#)  
**Subject:** [EXTERNAL] MY STRONG OPPOSITION TO REZONING of 8890 E. Lowry Blvd.  
**Date:** Wednesday, November 3, 2021 9:37:45 AM

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Dear Ms. Kaiser et al.:

I strongly oppose the rezoning of 8890 E. Lowry Blvd. proposed on application 21-00031.

The simple fact is that Lowry is a master planned community that set aside land for specific uses in order to create a balance between the ecosystem found along Westerly Creek, residential population density, traffic flow and volume, and the increased risk to pedestrians in this high foot traffic area that was established for sports, culture, and recreation.

It is imperative to protect and ensure the few remaining open space areas within Denver are unencumbered by a commercial property developer's monstrosity that will permanently ruin the original intent of protecting the space within Lowry by placing limitations on development.

The green space and zones in Lowry were well planned. There are few areas in Denver that offer sweeping 180 degree views of the Front Range. Lowry is one of those, and blocking any part of that view with an oversized building would be unfortunate to say the least.

Any new residential development on this property will also cause parking issues by removing parking that current Lowry Sports Park visitors use. This will push them onto side streets forcing even more pedestrians to cross Yosemite Way at already very dangerous crosswalks that are unmarked between Dayton and Lowry Blvd.

The traffic on Yosemite is already an issue with speeders posing hourly risk to pedestrians and cyclists crossing to enjoy the open space. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done to remedy this was to install two signs, which largely go ignored or unseen. Not only are speeders a danger, but a large number of drivers seem oblivious to the law that pedestrians have the right-of-way over vehicles. On nearly every trip I take with my young kids across Yosemite Way, I encounter drivers of cars that fly by with zero concern for stopping to let us cross let alone slowing down. It's

a sad scene and it's a matter of time before someone is injured or killed.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces. Do not give in to misguided efforts to change the zoning.

There is a developer asking Denver residents who do not even live in Lowry to sign a letter saying there is little opposition to this rezoning and that they are in favor of the rezoning. They have been misled. This tactic is very underhanded and dishonest. Please don't let profits be prioritized over the wellbeing of the people who live in and visit Lowry for the enjoyment of recreation, sports competition, culture and arts, and the natural open spaces including the open views of our Rocky Mountains.

There are plenty of areas around Denver that would benefit immensely from having a new elder care facility be built - even adjacent to Lowry - such as grossly neglected property between 12th and 14th bordered by Yosemite St. and Akron St.

Development in Lowry must be protected by the original zoning set up by the city and planners during the community's formation.

Thank you for your consideration.

Sincerely,  
Tobin Hamer  
9248 E. 4th Place  
Denver, CO 80230  
720-390-9623

**From:** [Leah May](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dencc - City Council](#); [City Council District 5](#); [planningboard@denvergov.org](mailto:planningboard@denvergov.org)  
**Subject:** [EXTERNAL] I oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Wednesday, November 3, 2021 9:13:06 AM

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To whom it may concern,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and have to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for crosswalks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well-being of the people who live in Lowry.

Thank you for your consideration.

Leah May  
473 Alton Way -Lowry East Park  
Denver, CO 80230

**From:** [Julie Zimbelman](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Rezoning Lowry  
**Date:** Wednesday, November 3, 2021 9:06:31 AM

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To Whom It May Concern,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. We chose to live in Lowry because we trusted and believed in their vision to protect open spaces, views and quality of life. We chose our lot and built a balcony for the views of the open spaces and the gorgeous panorama of the mountains. We will lose the view of the front range and will see and hear yet more traffic.

This will also cause more parking issues by removing parking that Lowry Sports Park citizens utilize. This will push them onto side streets, causing more congestion in the neighborhood and also forcing more pedestrians to cross Yosemite.

The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward innumerable times. It is already dangerous, especially for residents crossing Yosemite to utilize the open space.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

My family lives on Yosemite Way across from the proposed development of the ball field area. There was a single communication in the spring regarding this, and due to work I was unable to attend the meeting to hear more about this. The approach by the developers for this project has been very poor as it relates to those of us who live here.

As you may be aware, an assisted living facility once resided along Lowry Blvd a few years ago, across from Big Bear Ice Arena. That facility was then leveled to accommodate three large high-density apartment buildings called the Alas (8505 Lowry Blvd). This complex is less than two blocks from the proposed rezoning site and contains 300 units. In addition, 50 new townhomes are slated to be built on the museum storage site at the intersection of Golfer's Way and 5th Avenue. This new community is also just two blocks from the proposed rezoning location. This area does not need, and cannot handle more high density housing. Importantly, residents don't want it.

This rezoning would result in decrease property values and a decrease in quality of life for those of us who live here.

Please do not allow this rezoning process to occur. Every square inch of land in Denver does not need to be developed with multiple stories and high density occupancy.

Sincerely,  
Julie Zimbelman  
520 Yosemite Way  
Denver, CO 80230

**From:** [Kim Eikenberry](#)  
**Cc:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [denc - City Council](#); [City Council District 5; planningboard@denvergov.org](#)  
**Subject:** [EXTERNAL] Opposition to rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Wednesday, November 3, 2021 8:57:44 AM

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I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. I strongly **oppose** rezoning this location.

This area is a beautiful open corner in our neighborhood. The zoning and building height requirements in Lowry were well thought out and planned for a reason. Please do not allow a developer to come in and build a building almost twice the height of the current requirements in Lowry and rezone the area to allow for such development. There are many reasons this rezoning should not occur:

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There needs to be a safety/traffic study for this area. I have witnessed many accidents near this corner lot including car accidents almost every week, a dog being hit by a car and a child on a bike being hit by a car.

This rezoning will cause more parking issues in and around the Lowry Sports Park. If you have not been to the Lowry Sports Park on a weekend when there is an event at that location, there is zero parking. The cars spill over into the neighborhoods creating dangerous situations with kids trying to get to soccer games, volleyball, basketball, etc. This will push more of them onto side streets and having to cross Yosemite. The traffic on Yosemite is already an issue with speeders.

It is my understanding that the developer is asking to develop a retirement home at this location. Just a few years ago a retirement home was torn down right down the street from this location and turned into a massive apartment complex. If there was a need for a large retirement home - the former property could have been renovated.

Importantly, the developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well being of the people who live in Lowry.

- Please do not approve the request to rezone this lot. Thank you for your consideration.

Kim Eikenberry  
9595 E 3rd Pl - Lowry East Park  
Denver CO 80230



**From:** [Bill Eikenberry](#)  
**To:** [planningboard@denvergov.org](mailto:planningboard@denvergov.org); [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dence - City Council](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] Opposition to rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Wednesday, November 3, 2021 10:56:19 AM

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## Planning Board:

Regarding rezoning application 21-00031, as a long-standing Lowry and Lowry East Park resident, I strongly **oppose** rezoning 8890 E Lowry Blvd.

Please do not allow a developer to construct a building almost twice the height of the current requirements in Lowry and rezone the area to allow for such development. The zoning and building height requirements in Lowry were well thought out and planned for a reason, and people continue to move Lowry because of these long-standing building height restrictions. Additionally:

- This subject area is a beautiful open corner in our neighborhood.
- The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.
- There needs to be a safety/traffic study for this area. I have witnessed many accidents near this corner lot including car accidents almost every week, as well as dogs, bikes and children hit by cars.
- This rezoning will cause more parking issues in and around the Lowry Sports Park . Weekdays and weekends in Lowry Sport Park are already extremely crowded, and weekend events leave no parking and cars spill over into the neighborhoods creating dangerous conditions for residents/children. Re-zoning will only push more of them onto side streets and having to cross Yosemite. The traffic on Yosemite is already a series safety issue with reckless driving/speeding.
- I understand that the developer wants to develop a retirement home at this location. Just a few years ago a retirement home was torn down right down the street from this location and turned into a massive apartment complex. If there was a need for a large retirement home - the former property could have been renovated.
- Importantly, the developer is asking Denver residents who don't live in

Lowry to sign a letter saying there is little opposition to this rezoning.  
This tactic is deceptive and under-handed, and telling of what is to come  
if development proceeds.  
Please do not allow profits to be prioritized over the safety and well-being  
of Lowry residents.

**Please do not approve the request to rezone this lot.**

Thank you for your consideration.

William H. Eikenberry  
9595 E. 3<sup>rd</sup> Place -  
Denver CO 80230

From: [Mike Kaiser](#)  
To: [Kaiser, Mike](#); [CDOT](#); [CDOT City Planner](#); [Denver, City Council](#); [City Council District 5](#); [planningboard@denvergov.org](#)  
Subject: [EXTERNAL] Strong opposition to rezoning 8890 E. Lowry Blvd  
Date: Wednesday, November 3, 2021 11:20:53 AM

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Dear Ms. Kaiser and the Denver city council and planning board,

I am writing to express my strong opposition to the rezoning of 8890 E. Lowry Blvd. proposed on application 21-00031.

Lowry is a master planned community that set aside land for specific uses in order to create a balance between the ecosystem found along Westerly Creek, residential population density, traffic flow and volume, and the increased risk to pedestrians in this high foot traffic area that was established for sports, culture, and recreation.

We must protect the few remaining open space areas within Denver that are undeveloped with commercial property -- properties that would permanently ruin the original intent of protecting the space within Lowry by placing limitations on development.

The green space and zones in Lowry were well planned. There are few areas in Denver that offer sweeping 180 degree views of the Front Range. Lowry is one of those, and blocking any part of that view with an oversized building would devastate property values and take away a primary reason our family chose to move to Lowry.

Any new residential development on this property will also cause parking issues by removing parking that current Lowry Sports Park visitors use. This will push them onto side streets forcing even more pedestrians to cross Yosemite Way at already very dangerous crosswalks that are unmarked between Dayton and Lowry Blvd.

The traffic on Yosemite is already an issue with speeders posing hourly risk to pedestrians and cyclists crossing to enjoy the open space -- including my own young children who love to explore the green space and visit the dog park. Residents of our neighborhood (East Park Lowry) have brought this forward several times, requesting better markings for crosswalks. All that has been done to remedy this was to install two signs, which largely go ignored or unseen. Not only are speeders a danger, but a large number of drivers seem oblivious to the law that pedestrians have the right-of-way over vehicles. It's a matter of time before a pedestrian is injured or killed.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces. Do not give in to misguided efforts to change the zoning.

The developer is leveraging personal relationships held by their employees by asking them to reach out to Lowry residents to sign a letter that the developer wrote in favor of this rezoning (for example, by asking their employees to gather signatures from fellow parents in their elementary school). Do not be fooled -- this movement in favor of the rezoning is not a Lowry resident-led effort. This tactic is very underhanded and dishonest. Please don't let profits be prioritized over the wellbeing of the people who live in and visit Lowry for the enjoyment of recreation, sports competition, culture and arts, and the natural open spaces including the open views of our Rocky Mountains.

There are plenty of areas around Denver that would benefit immensely from having a new elder care facility be built - even adjacent to Lowry - such as grossly neglected property between 12th and 14th bordered by Yosemite St. and Akron St.

Development in Lowry must be protected by the original zoning set up by the city and planners during the community's formation.

Nov. 2, 2021

## Subject: I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Dear Denver Planning Board,

I am contacting you regarding the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building (or 70 ft tall) where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite. The traffic on Yosemite is already an issue with speeders. Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded. Please don't let profits be prioritized over the well-being of the people who live in Lowry.

We do not need more commercial buildings in Lowry as many of the current buildings are vacant.

Your decision on this issue is critical as it will be the tipping point for deciding to turn recreational areas into High rise buildings for Lowry and the City/County of Denver.

Thank you for your consideration.

Mary Lynn Ayers, MD  
237 Dayton St.- Lowry East Park  
Denver CO 80230

November 3, 2021

Denver Planning Board  
Webb Municipal Building  
201 W Colfax Avenue  
Denver, CO 80202

RE: Comment on Application #2021I-00031 for 8890 East Lowry Boulevard, rezoning from R-4 w/ waivers to S-MX-5

Honorable Board Members:

I conditionally support the proposed rezoning for a continuum of care senior housing facility on this Lowry site at the intersection of E. Lowry Blvd. and Yosemite Way, but I have serious concerns about traffic impacts arising from the rezone.

We are senior residents of the adjacent East Park neighborhood. While we currently own our home, we can foresee transitioning to this housing in the future as our needs change. The proposed development would add to the mixed-use nature of the Lowry community, which was planned for a range of land uses, housing types and levels of affordability.

I am concerned about the traffic impacts and circulation patterns that this development poses. The devil is in the details. What could become a treasured asset of Lowry could instead create negative traffic patterns and impacts for both the residents of the proposed development and existing residents of Lowry. The developer should not be granted a rezone unless clear commitments are made to the Lowry community by the developer and the City that address traffic issues identified below.

At the October 21<sup>st</sup> Zoom meeting between the developer and Lowry residents, the developer shared a site development concept showing two driveways for ingress and egress along Yosemite Way. These two driveways are too close to one another and too close to oncoming turning traffic from the Yosemite Way/E. Lowry Blvd. traffic circle. Increasing traffic movements with two curb cuts for this site combined with turning movements of cars entering Yosemite Way from the E. Lowry Blvd./Yosemite Way traffic circle would sow confusion and conflict.

This development scheme would also generate traffic that would conflict with existing pedestrian movements across Yosemite Way at non-signalized crosswalks at E. 5<sup>th</sup> Pl, E. 4<sup>th</sup> Ave and E. 4<sup>th</sup> Pl. These walkways connect the East Park Neighborhood with the open space along the Westerly Creek Dam and the sports fields. The rezone and resulting development would introduce unnecessary traffic to Yosemite Way that could be better handled by having primary ingress/egress onto Lowry Blvd. on the western portion of the development site.

Imagine yourself as a resident of this development whether you are living in a rental unit with your own car or residing in the memory care unit with van service for your transportation needs or relying on others with cars to transport you.

If the primary access for this development were to face onto E. Lowry Blvd. which has a median, vehicles would have to turn right and then go through the nearby Yosemite/Lowry Blvd. traffic circle to gain access in all directions. Vehicles could turn south onto Yosemite Way to go to shops and services along Havana St. in Aurora. Vehicles could go east along E. Lowry Blvd./E. 6<sup>th</sup> Avenue to medical services at the Anschutz Medical Campus. Vehicles could go north on Yosemite Way which becomes Central Park Blvd. to shopping and medical services in Central Park or at Stanley Marketplace. Most importantly vehicles could go west along E. Lowry Blvd to conveniently access similar local shopping and services at and near the Lowry Town Center.

But under the proposed developer's scheme most of this traffic would be diverted to Yosemite Way heading south away from most of the above medical and shopping services (a median on Yosemite Way prevents left-hand turns from the site toward the traffic circle). This would result in vehicles being diverted to circuitous routes such as E. Sports Blvd. to access the Lowry Town Center, to the Yosemite Way/Dallas St. traffic circle further east to cut back on Dallas to access streets heading east, north, or west, or worse -- vehicles could attempt to make U-turns on Yosemite Way or cut through the East Park neighborhood. Does this make sense to you? It doesn't to me.

Traffic flows like water. It takes the course of least resistance. Why not use a simple solution? Having primary ingress/egress to E. Lowry Blvd would make efficient use of the existing infrastructure, namely the Yosemite Way/E. Lowry Blvd. traffic circle, to distribute the development's traffic to all directions.

(I understand from a separate discussion with a LUN board member after the meeting that the developer is proposing a service road facing Lowry Blvd only for service vehicles. It is unclear whether this means only things such as delivery trucks and trash removal, or if it also includes vans for transport of residents. This was not covered in the meeting discussion.)

The Planning Department staff report states that the rezone is consistent with all plans and policies, a criterion for review of the rezone. That is quite a leap from general goals to a specific rezone. It glosses over three important things related to the rezone: 1) the requirement for Large Development Review on parcels 5 acres or larger in size, 2) consistency with the Lowry Reuse Plan including the Lowry Design Guidelines, and 3) administrative review of site development planning by the Planning Department and the Department of Transportation and Infrastructure. These three things need to be looked at more closely and addressed in a more coordinated fashion before a rezone decision is made. Rezone decisions are a balancing act. To simply approve the rezone without consideration of the traffic concerns expressed by me and other neighborhood residents is not a balanced decision.

### Large Development Review

On page 5 the staff report states, “Although the site is 7.18 acres, Community Planning and Development staff determined Large Development Review was not required due to the existing adopted plan (Lowry Reuse Plan), which already specifies land use, urban design, and transportation goals for the area.” The staff report also states on page 5, “The Design Guidelines for the Lowry Community apply to development on this site. These guidelines govern architectural design, including building siting and massing, setbacks, height, and materials. They also address **site circulation, traffic and parking** [*emphasis added*], as well as landscaping, streetscaping, lighting, and signage. The document also sets forth the required design review process for applicants, including review by the Lowry Design Review Committee. The design guidelines...apply to this property regardless of whether this rezoning application is approved.” The staff report talks about process but doesn’t mention any of the substantive Lowry Design Guidelines relating to development of this site.

Large Development Review should not be dismissed administratively by staff prior to a legislative decision by City Council to rezone this site. Large Development Review should be required to better integrate land use and transportation issues tied to development of this site. Large Development Review could result in more discussion and collaboration between the developer, the City, LUN and neighborhood residents, and the Lowry Design Review Committee to make this development a better fit with Lowry.

### Lowry Design Guidelines

Here is some substance from the adopted Lowry Design Guidelines to consider relating to traffic and circulation.

The Lowry Design Guidelines on page 78 state, “7.6.2 All Development shall locate and configure roads and driveways to ensure a road system that **minimizes congestion**. Use of special vehicular plazas, turnarounds, and motor courts for visitors shall be encouraged. **Shared access drives are encouraged.**”

The Guidelines on page 84 also state, “7.7.1 **Development should attempt to minimize median and curb cuts** and all such cuts require approval by the LDRC and the appropriate local government. Median cuts for private development are discouraged [*emphasis added*].”

The developer and the City need to make commitments that development of this site will be consistent with these Lowry Design Guidelines. The current concept shared by the developer does not do so. Again, Large Development Review with consideration of the Lowry Design Guidelines would help address this.

### Site Development Review

I have been told that the Site Development Review process has a preference (administrative policy and practice) for encouraging development to provide access from the least trafficked adjacent roadway, in this case Yosemite Way. This is outdated thinking about traffic and congestion. The City of Denver is making strides in making our transportation system work for

all modes and to better integrate land use and transportation decisions, but still lags other progressive cities. I would like to make the case that primary access should occur from/to Lowry Boulevard and that ancillary or service access should occur elsewhere. Lowry Boulevard is inappropriately named so because it is really The Lowry Speedway due to its design with wide lanes and large swaths of open space. The City's own traffic data shows that of the four traffic circles in Lowry, the E. Lowry Boulevard/Yosemite Way traffic circle has the highest rate and significant level of accidents, principally due to speeding. These accidents not only affect involved vehicles; adjacent City-owned property (traffic circles, traffic signs, street signs, and median abutments are routinely damaged. The costs of this damage have not been aggregated for analysis by the City. Adding more traffic to E. Lowry Blvd. will not cause undue congestion. E. Lowry Blvd has more than sufficient capacity to handle the traffic from this development. Adding more traffic to E. Lowry Blvd. from this development, however, will contribute to calming traffic speeds. Denver should join other cities in more widespread application of traffic calming efforts. This site development should be a case in point.

My last comment is that the City should not relegate neighborhood concerns about traffic and circulation to sequential, disjointed, incremental decision-making by different bodies. Do not kick the can down the road so to speak. Additional work and discussion are needed now between the City, the neighborhood, and the developer on these issues. Please use whatever means and tools are available to force this to happen. A real commitment to problem solving should occur prior to or in conjunction with the rezone.

Thank you for considering my comments and concerns.

Sincerely,



Norman Schwab  
323 Alton Way  
Denver, CO 80230

cc: Councilmember Amanda Sayer  
Logan Fry, District 5 Senior Council Aide  
Libby Kaiser, Senior City Planner, Planning Services  
Katherine Head, LUN Co-Chair  
Carla McConnell, LUN Co-Chair  
Barb DeSarro, LUN Board Member  
Mary Carr, LCMA Executive Director  
Jennifer Bublitz, LCMA Community Manager



# Planning Board Comments



Submission date: 31 October 2021, 11:08AM  
Receipt number: 85  
Related form version: 2

## Your information

Name	Lynn Ceuleers
Address or neighborhood	433 Alton Way, Denver
ZIP code	80230-6530
Email	ceuleers@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	Yosemite & Sports Blvd.
Case number	#20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**I strongly oppose this zoning change.**

- 1. We have traffic problems with speeding on Yosemite already. There are frequent accidents in the traffic circle adjacent to the proposed site. The city has denied requests for stop signs to alleviate this and with more traffic, it will only get worse.**
- 2. The building will stick out like a sore thumb at five stories. This area has been designated for sports or arts by the Lowry master plan and zoning.**
- 3. The parking garage is out of place in a residential community.**
- 4. There is no designation of setbacks for green space.**
- 5. The developers have misrepresented support from those living in East Lowry, especially on Yosemite.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 1 November 2021, 7:05AM  
Receipt number: 87  
Related form version: 2

## Your information

Name	Paul Vranas
Address or neighborhood	Lowry
ZIP code	80230
Email	paulvranas@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Blvd.
Case number	20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong support**

Your comment:

I am a resident of Lowry and serve on Denver's Expanding Housing Affordability Committee. Denver has an affordable housing crisis and I am appreciative of the income restricted units that this project could deliver to the community.

Ever since the initial sale of the land that is now known as Lowry, our community was intentionally developed as a diverse, inclusive neighborhood. I believe that it is important that we continue to work to maintain that diversity and inclusivity for the future.

From the perspective of this project's compliance to current statutes, it appears that the Subject Property is exempt from any obligation to pay the Linkage Fee with respect to residential or non-residential development because it is subject to the Lowry Redevelopment Affordable Housing Plan, which purportedly has been fulfilled.

When this project was initially presented to community, plans did not appear to exist for income restricted units. Through a series of community discussions with the developer this summer, community members shared the importance of honoring the spirit of the Lowry Redevelopment and maintaining the ratio of affordable housing units to market housing units. Despite not being required to pay a Linkage Fee or set aside affordable units, the developer listened to feedback provided from the community.

I am appreciative that project participants listened to our requests and included a voluntary income restriction on 10% of the residential units in the active adult senior housing project at 80% AMI.

Thank you for your consideration.

**Paul Vranas**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 1 November 2021, 10:42AM  
Receipt number: 88  
Related form version: 2

## Your information

Name	Alix Peterson
Address or neighborhood	9451 E. 5th Ave.
ZIP code	80230
Email	Alix@sinlessun.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry blvd
Case number	2021I-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**I've already made multiple complaints about the traffic at that intersection and how dangerous it is for both pedestrians and cars . Adding heading many more people to that area it's going to be deadly. When there is the littlest amount of snow I see at least two accidents at that exact intersection every day! Why do we need to bring more people into an already congested area of Denver I say no no no they are not welcome**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 1 November 2021, 10:01PM  
Receipt number: 96  
Related form version: 2

## Your information

Name	Carla McConnell
Address or neighborhood	662 Ulster Way
ZIP code	80230
Email	carlamcconnell@comcast.net

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Blvd
Case number	#20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Neutral**

Your comment:

If you have an additional document or image that you would like to [LUN comments on Lowry Senior Housing rezoning.docx](#) add to your comment, you may upload it below. Files may not be larger than 5MB.

November 1, 2021

Denver Planning Board  
Re: Application #20211-00031  
8890 E. Lowry Blvd

Lowry United Neighborhoods (LUN) has been in discussions with the Senior Housing group, including Matt Oermann, United Properties, Phil Workman, The Pachner Co, and representatives from the Archdiocese of Denver, about the proposed project to be located at 8890 E. Lowry Blvd. This site is currently owned by Bishop Machebeuf High School and is used as a baseball field. The site requires rezoning for the proposed project.

United Properties has met several times with the LUN Board beginning with a full project presentation in March 2021 and followed by 3 meetings with a LUN committee. On October 21 LUN hosted a townhall presentation (via zoom) for the community. The townhall included an overview of the project by Matt Oermann and a representative of the Denver Archdiocese. A discussion of the potential community benefits by Kathy Head, Co-Chair of LUN. Logan Fry, Senior Aide to Council Sawyer provided information on submitting public comments to the Planning Board, and the audience then had the opportunity to ask questions and express concerns. The townhall recording is available on the LUN website.

Community concerns include; vehicular site access, pedestrian safety and traffic at the Lowry Blvd / Yosemite traffic circle and along Yosemite, loss of green space, preservation of existing mature trees, building height (Lowry design guidelines limit height to 4 stories, 45', 5 stories and 65' on a very limited basis in a Commercial Context Overlay), parking conflicts along Sports Blvd. between residents and park users. Many of these issues will not be resolved until Site Review by City staff, and the opportunity for community involvement will end.

LUN, beginning with the initial presentation, urged that the active living apartment include 10% of units for low income residents, public access along the east side of Westerly Creek be maintained and enhanced, and that a publically accessible pickleball court be considered. United Properties has agreed to these requests which will be codified through an agreement with HOST and an easement insuring public access to the existing path be executed. LUN asks that these agreements be finalized prior to rezoning approval by Council.

It has come to our attention this week that there may be sub-surface contamination on the site and that CDPHE has approved a work plan to drill test wells to gather data, which will not be available until later this year.

LUN has appreciated our on-going conversations with United Properties and submits this letter as a record of community outreach to date.

Kathy Head, Co-Director, LUN  
Carla McConnell, Co-Director, LUN

# Planning Board Comments



Submission date: **2 November 2021, 2:19PM**  
Receipt number: **103**  
Related form version: **2**

## Your information

Name	<b>Marcia Reish</b>
Address or neighborhood	<b>9100 E 5TH AVE</b>
ZIP code	<b>80230</b>
Email	<b>rmreish1@gmail.com</b>

## Agenda item you are commenting on

**Rezoning**

## Rezoning

Address of rezoning	<b>8890 E Lowry Blvd</b>
Case number	<b>21-00031</b>

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Increased traffic and parking issues associated with the planned development - traffic is already a problem on Yosemite Way with speeders and accidents at the traffic circle - will be fewer parking spaces for Lowry Sports Park pushing parking into the East Park neighborhood  
Green space and zones in Lowry were well planned and a development of this height and density will block views and take away open space**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: **2 November 2021, 3:39PM**  
Receipt number: **105**  
Related form version: **2**

## Your information

Name	Leslie McKay
Address or neighborhood	9431 E 5th Ave
ZIP code	80230
Email	leastwoodmckay@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	21-I-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**The area cannot withstand the additional parking and traffic and the height will lower property values nearby.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: **3 November 2021, 11:53AM**  
Receipt number: **118**  
Related form version: **2**

## Your information

Name	Christine O'Connor
Address or neighborhood	Lowry
ZIP code	80230
Email	mitz_4@mac.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Blvd.
Case number	#20211-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Moderate opposition**

Your comment:

**Preface: As a 21 year resident of Lowry, I can attest to Lowry's amazing mix of living opportunities -- townhomes, community land trusts, SF homes, a former barracks converted to apartments, two large CCH developments, a hospice, an eating disorder clinic, Third Way, the relatively new Denver Housing Authority Residences at Boulevard One, assisted living, and trendy vertical condo units. (All in addition to two town centers and assorted schools and businesses.) Much of this occurred thanks to the requirements placed on Lowry redevelopment by the U.S. Air Force that 10% of initial housing be affordable, which will be continued through the proposed agreement with HOST. More than 50% of Lowry's living units are rental units.**

**Lowry also has a feeling of wide open space, in part thanks to the spectacular vistas from the Westerly Creek Dam that protects Denver with 4,000 acre feet of storage capacity, and the thoughtfully landscaped circles and smaller parks. What some of you may not know is that much of the open space depicted in the staff report north and south of the site -- and extending further north through East Monclair and East Colfax**



into Central Park -- is floodplain associated with Westerly Creek, floodplain that protects residents as it did during the 2013 storm; additionally, much of this land is also still being treated for environmental contamination.

And, although I share the desire of planners and planning board members for fast, frequent, affordable, reliable transit, Lowry lags way behind the rest of the City; the City, in turn, lags woefully behind in transit. As Board Member Susman coined, this area of east Denver is in a “donut hole,” which leaves us 5-6 miles from three light rail lines and still heavily reliant on cars. With all this as background, I turn now to the application at hand.

An important part of this rezoning proposal is the agreement between HOST and the property owner of 8890 E. Lowry Blvd. to include 10% affordable units in the Active Adult building. There has been no opposition to this component of the proposal, and I commend all those who worked hard on this agreement. There is a lot to recommend this opportunity for senior living proposed for this site, but there is a lot more involved in this rezoning and I must speak up on the broader process issues.

I understand the DZC has been changed to find that “justifying circumstances” for a rezoning are the simple fact that it is currently in the old code, Chapter 59, and I understand that CPD and Planning Board now proceed to treat Chapter 59 properties as if they have already been rezoned by relying on the Blueprint Maps, something LUN objected to during the BP process. However, this application and process followed by the city is not consistent with Blueprint Denver. I cannot go through the entire staff report here, but will identify a few key issues.

Community and the development would have benefited under Large Development Review (LDR)

Abiding by the LDR regulations adopted by Denver for this project could have provided the project team the “early opportunity to share information with the community,” – one of the goals of that process. I am not sure who asked for the project to be exempted back in January, 2021, during the pre-application process, but it is a further reminder of the private nature of the pre-application process on which developers rely.

The decision to exempt the 7-acre redevelopment from Large Development Review included the following:

- (a) [The LDR process] was not needed due to existing adopted plans and processes;
- (b) The subject area is part of the Lowry Reuse Plan that established a coordinated master framework process;
- (c) Community engagement will occur with the rezoning process

The DRC was aware, or should have been aware, of significant conflicting guidance regarding this site which made it more appropriate – not less appropriate – for careful community involvement:

- The Lowry Reuse Plan (written in the 90's but often ignored) labels this area for community service, education or residential;
- Lowry has no recent neighborhood plan and has not been granted the opportunity to participate in the process the rest of the city underwent in 2005-10
- The existing zoning ordinance under Ch. 59 allows for 39 feet in height and use as church, park, theatrical studio or school;
- There is no “master framework process” to be applied, although there is a solid Lowry Design Review process that looks at design very carefully. That committee does not address many other issues that would comprise a “master framework process.”
- Several maps in Blueprint needed further attention, the way they were combined in the staff report is confusing
- Infrastructure issues, floodplain issues and environmental issues would have been appropriate for the LDR process.
- Moving from Chapter 59 to the DZC is complicated by Blueprint maps and conflicting objectives/goals in Blueprint

All of the above-mentioned conflicting pieces of plans and maps, as well as the piecemeal nature of this rezoning, highlight the flaws in the City's approach to Chapter 59 properties. Add to this the complicated sewer, groundwater, environmental and other infrastructure issues, and it is clear the City should not have skipped the LDR process. Most importantly, that process would have required (early on) considerable outreach regarding the proposal.

Blueprint required a visioning process for that parcel that was not undertaken

Although the staff report combined maps and recolored the maps, it is correct that Blueprint's Future Places map shows this parcel as “other parks and open space.”

Blueprint (p. 152) notes that all these parks and open spaces are “vital component[s] of quality-of-life infrastructure. ” Somehow that is not included in the staff report, although the report does correctly note that “[w]hen large open spaces are planned to change, the community should be engaged in planning for the future vision for the site.”

But the report then arrives at the staff conclusion that “the applicant conducted significant public outreach to update the community’s vision for the site.” That statement is based on applicant and lobbyists’ assessment of their own work. And it is not the visioning process that Blueprint imagines for the community. CPD is aware of this, given the controversy at PHGC and its work to facilitate visioning for that parcel.

Thus, for two reasons -- the unsupported decision to exempt developer from LDR and the conclusion by staff that outreach would meet LDR goals and that outreach could be substituted for the Visioning Process identified above for open spaces -- the application must be sent back for further work. While senior housing at the site is a wonderful addition to our community, the City’s own processes were not followed in this case. We must, as a city, do better.

I bring this up because we need a public discussion about how Denver proceeds on these spaces. Lowry and Stapleton and Kentro and many other locations throughout the city all have “private” parks and spaces that are (whether designated or not) part of our quality of life. If this rezoning is approved, a precedent for rezonings by prospective new owners w/o visioning could be set. This is huge and I hope the Board addresses it. Denver could find itself losing open spaces that fit in this category but are (according to Blueprint itself) important to quality of life and health of Denverites.

Applying Blueprint while Lowry never underwent legislative rezoning

When the DZC was passed in June of 2010, the 20% of the City that had been dropped from the legislative rezoning process was told CPD would address these areas next. CPD attended ZAP in 2011 stating this task was in CPD’s work plan. It is now 11 years later, but instead of tackling this, the City has allowed piecemeal rezonings, something Blueprint itself and CPD wants to avoid. I don’t have the solution, but Blueprint was not intended to supplant the legislative rezoning process. Its maps were to be guidance and instead have become the basis for

rezoning?

Other points I will barely touch upon but will mention:

- The Future Growth Map indicates this site is included in very low growth area, “mostly residential...w/ embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of neighborhoods.” While housing for those over 55 strengthens the opportunities for housing in this area, it could have been accomplished with three stories as opposed to 5, as is more prevalent along the rest of Lowry Blvd.
- Much has been made about “ on the street” and opportunities for “pedestrian access” along Lowry Blvd. (including in this application). But, as I submitted to Steve Nalley years ago, and to Libby Kaiser recently, none of the buildings on Lowry Blvd. (Medical buildings, InnovAge across the street) have pedestrian access on Lowry Blvd. I have the photographs to show the Board that it simply is not the way Lowry Blvd. functions and all these doors are locked. This is not a COVID change; it has always been the case.
- Benefit to seller of property is irrelevant to planning board and should not be included in a staff report or a zoning application.
- I just learned Monday Oct. 25th that further supplemental studies have been approved by CDPHE and test wells for 9 additional sites were put in place last week. My understanding is that these studies may confirm studies by the project team in Dec. 2020. But proceeding without this data – just to get the zoning in place -- resulted in land lying undeveloped for the past 11 years at Lowry Vista. I understand the prospective buyer when he notes that “we won’t do anything to jeopardize the health of our residents.” I am sure Denver has regulations in place to protect residents. DDPHE signed off on this application and I have to ask if it has been made aware of the September 2021 decision to perform supplemental testing.

Thank you for considering my comments. I understand the Planning Board has an enormous workload. But I hope you can take my comments into account.

Christine O’Connor  
303 906-6627

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

**From:** [Lesley Bevan](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Fwd: Subject: I oppose rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Wednesday, November 3, 2021 4:31:02 PM

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## Subject: I oppose rezoning 8890 E Lowry Blvd, application 21-00031

Dear Members,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this high traffic area.

The green space and zones in Lowry were well planned. I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and into the neighborhoods street and having to cross Yosemite Way on foot.

The traffic on Yosemite is already an issue with speeding and accidents Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs. Also the roundabouts are very close to this new development and are the site of many accidents currently and thus will only worsen with a new building directly on the round about and decrease visibility at this round about.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

There is a developer asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. We live on the main road affected and have not been asked for any input.

Thank you for your consideration.

Lesley Bevan

460 Yosemite Way

Denver CO 80230

**From:** [Ventzi Karaivanov](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [dencc - City Council](#); [City Council District 5](#)  
**Subject:** [EXTERNAL] 8890 E. Lowry Blvd, Case #2021I-00031  
**Date:** Wednesday, November 3, 2021 3:29:14 PM

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Dear Representatives, Council Members,

I would like to oppose the proposed rezoning based on the following:

(not in order of importance)

1. The proposed structure is of 5 stories. There is nothing else in Lowry this high. Everything else is limited to 3 stories, including small and larger business buildings, rental apartment complexes, single and multi-family properties. The redesigned Lowry plan from the late 90s was great and was recognized with awards at the time. Everyone who bought property in the area did so because of this open space design. Come back with proposal for a three-story building and might win my support.

2. Loss of visibility - driving on Yosemite street and Lowry is challenging for many reasons - speeding, not following traffic rules, severe lack of maintenance in the winter, lack of traffic enforcement, etc. City of Denver has not addressed any of them in a meaningful way. Sometime I wonder if they know this intersection is part of Denver. Adding tall building on the corner and using all the space next to the sidewalk will restrict much needed visibility when approaching the traffic circle. Again, a three-story building and larger set-back will create a better proposal.

3. There are several examples in Lowry, and specifically East Lowry, where rezoning and building was allowed but without providing enough parking spaces. For examples see the currently named Avia complex, and the Renaissance Complex. Both of them are contributing to severe parking situation on the streets and creating danger situations. The proposed number of units will increase both parking and traffic problems in the neighborhood.

4. I truly understand the need for housing in the area, but wonder why existing assisted living community, literally across the street, was demolished few years ago and turned in to high density rental complex, so now we have to re-zone an open space / sport complex to build another facility?

5. United Properties state in their application that they met with the Lowry East Park Neighborhood. This is not true. I've talked with many neighbors and they did know about this proposal. Note, that most opposition comes from neighbors living in East Park Community and many express frustrations that developer is trying to circumvent feedback from the immediate area. It is also telling that support letters come from people who do not live in the immediate neighborhood and apparently have other stakes in the development.

6. The current owners - Bishop Machebeuf High School - obtained the property under a waiver that it would be used for: church, public park or playground, school, and theatrical studio. At the same time, they waived important right to construct, erect, alter or maintain larger structures, as described on page 1 of the waiver. These should apply to the new owners too.

The school is now most likely selling the parcel for profit, claiming they will use the money for capital improvements. Are their students going to get new baseball field? Such facilities are great motivators for prospective students but also most difficult to obtain. It seems that most letters of



support come from people affiliated with the school.

We certainly cannot stop the school of selling their property and the community of growing. However, we should be mindful of the overall design of the area and come up with well thought-out proposals that have broader support in the whole community.

Thank you for your attention and consideration.

Ventzi Karaivanov  
9331 E 5th Ave, Denver, CO 80230

**From:** [Tina Skewes](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#); [denc - City Council](#); [City Council District 5](#); [planningboard@denvergov.org](mailto:planningboard@denvergov.org)  
**Subject:** [EXTERNAL] I OPPOSE rezoning 8890 E Lowry Blvd, application 21-00031  
**Date:** Wednesday, November 3, 2021 2:53:21 PM

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Dear Council Members,

I am contacting you regarding the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd. **I strongly oppose rezoning this high traffic area.**

Living in Lowry is like living in a small, friendly, connected, beautiful, neighborhood and adding this new building will be a detriment to all that Lowry stands for.

First, traffic will increase and the roads in Lowry are not equipped to handle the additional traffic, nor do many drivers understand the rules of driving in a roundabout. With additional traffic, this will only cause more accidents. Secondly, constructing a building that is two stories taller than any other building in Lowry will decrease the value of our community and will block the beautiful view of the entire front range. Thirdly, parking for Lowry Sports park will decrease forcing visitors to park across Yosemite and forcing them to cross the busy street. Due to fact that Yosemite is a long curvy road, many drivers do not realize there are crosswalks and makes it dangerous for pedestrians to cross. An example of its challenges, one of the fire hydrants located between Dallas St and E 4<sup>th</sup> Pl has been knocked over at least two times in the four years I have lived in Eastpark. We do not need additional drivers driving Yosemite. Lastly, Lowry housed a retirement home about a block west of this Location on Lowry Boulevard which was recently demolished to build apartments. If the need exists, that should have been the location to remodel and build the retirement home.

The original zoning requirement is appropriate for the location of this property, in proximity to residential and green spaces.

Thank you for your time and consideration.

Tina Skewes  
9555 E 3<sup>rd</sup> Place  
Denver, CO 80230

# Planning Board Comments



Submission date: **3 November 2021, 2:08PM**  
Receipt number: **121**  
Related form version: **2**

## Your information

Name	George Martin
Address or neighborhood	9167 E 4th Pl
ZIP code	80230
Email	gmartin5@msn.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E Lowry Blvd
Case number	2021-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose rezoning this area.

The original plan for lowery was well thought out. That was a major factor in our decision to move there.

This proposed zoning change is in direct opposition to the plan.

I don't want to see a 5 story building where there is currently a beautiful view of the entire front range and trees.

This will also cause more parking issues by removing parking Lowry Sports Park citizens utilize. This will push them onto side streets and having to cross Yosemite.

The traffic on Yosemite is already an issue with speeders.

Citizens of our neighborhood have brought this forward several times, requesting better markings for cross walks. All that has been done is some new signs which the speeders don't see because they are going too fast.

I was told that the developer is using inappropriate methods to garner support, hoping to sway the decision by making it appear there is no opposition. I would ask that the commission evaluate the sources and assure that everything is transparent and fair. Please don't let lobbying and profits be the driver for changes to zoning that is already appropriate .

Thank you

George Martin

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: **3 November 2021, 2:23PM**  
Receipt number: **124**  
Related form version: **2**

## Your information

Name	Nick Rudolf
Address or neighborhood	453 Alton Way
ZIP code	80230
Email	Rudo0062@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Blvd
Case number	21-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

Dear Denver City Council and Denver Planning Board,

I am contacting you in regards to the rezoning application 21-00031, for the rezoning of 8890 E Lowry Blvd.

I strongly oppose this rezoning.

It will have a significant negative impact on traffic, neighborhood and pedestrian safety, home values, and the lifestyle Denver agrees to provide its residents.

The green space and existing property zones in Lowry were well planned. The layout provides the balance of work hard, play hard - a motto the City of Denver lives by. By allowing a five story building in East Park Lowry, you'd be taking away the very thing the City preaches. We don't want to see a five story building, well above the mostly three story buildings in Lowry. This proposed project would decrease home values, increase traffic and speeding, negatively affect neighborhood and pedestrian safety, and eliminate a beautiful view of the entire front range and trees for many neighbors and pedestrians.

Furthermore, this development will cause more parking issues by removing Lowry Sports Park parking. This will push visitors onto side streets and force them to cross Yosemite, an already dangerous crossing, and negatively affecting our neighborhood and home values.

The traffic on Yosemite is already a significant issue with speeding. Residents of our neighborhood have brought this forward several times to District 5 and DOTI, requesting better markings for crosswalks. An influx in traffic would wipe out any work that's been done to mitigate these issues and increase further hazards to residents.

The developer is asking Denver residents who don't live in Lowry to sign a letter saying there is little opposition to this rezoning. This tactic is very underhanded and unprofessional. Please don't let profits and unprofessionalism be prioritized over the well being of the people who live in Lowry.

Thank you for your consideration.



If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: **3 November 2021, 3:31PM**  
Receipt number: **126**  
Related form version: **2**

## Your information

Name	Jane Wilson
Address or neighborhood	9633 E 5th Ave, Bldg 1, #101
ZIP code	80230
Email	janeincolorado@aol.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	8890 E. Lowry Blvd
Case number	21-00031

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Neutral**

Your comment:

**I see that parking for residents has been considered and allotted. I ask if staff and visitor parking has been considered and planned for? I will listen to the presentation today to see if this question is answered. If it is not, I hope that the Planning Board will look into the question of parking needs for the proposed structure. Thank you.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.