

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [NSharpe138@comcast.net](mailto:NSharpe138@comcast.net)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: Crestmoor re-zoning  
**Date:** Friday, February 13, 2015 11:41:25 AM

---

Ms. Sharpe,

I think there is some confusion from neighbors. The developer has only requested re-zoning. City Council has not weighed in on it yet. I've received many emails in opposition. As well as a few in support of course. But a city council member cannot opine on a zoning case until all letters are in and we have a hearing at city council. I think because city council can't say anything about particular zoning requests after they've been filed gives people the impression that the decision has been made.

I will forward your email to the planning office so it can be included in the packet that goes to all council for the hearing.

Thanks for taking the time to write.

Mary Beth

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

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** [NSharpe138@comcast.net](mailto:NSharpe138@comcast.net) [[NSharpe138@comcast.net](mailto:NSharpe138@comcast.net)]  
**Sent:** Friday, February 13, 2015 10:34 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Fwd: Crestmoor re-zoning

Sorry, I forgot the . between your first and last names. NFS

---

**From:** "NSHARPE138" <[NSharpe138@comcast.net](mailto:NSharpe138@comcast.net)>  
**To:** [marybethsusman@denvergov.org](mailto:marybethsusman@denvergov.org)  
**Cc:** "John Sturtz" <[sturtz@reagan.com](mailto:sturtz@reagan.com)>  
**Sent:** Friday, February 13, 2015 10:31:40 AM  
**Subject:** Crestmoor re-zoning

Mary Beth,

Just curious as to why the City Council is so pro development of vacant parcels and so anti neighborhood consensus? That parcel on Cedar and Monaco would be a complete disaster for the street, for the neighborhood, and for the apartments across Monaco.

If a property is properly zoned for single family, then why can't the developer simply build or have built single family homes? If a developer purchased the land with the intent of re-zoning it, then that is the developer's problem. Sometimes, we make poor economic decisions and we do not get a do over. If this developer thinks he/she can put one over on the people who reside in the community, they (he/she) are sadly mistaken.

This is where you, as a City Council representative, need to take a stand. For the community, for your constituents, and for the greater good. I find hard to believe that there is no regard for what citizens want in their neighborhood. Many of us are business people and understand bottom lines, but this really goes too far.

Please vote against this re-zoning application.

Nancy F. Sharpe

[NSharpe138@comcast.net](mailto:NSharpe138@comcast.net)

303-564-5524

(member of the Virginia Vale Community Association)

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Barb Perry](#)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: Crestmoor rezoning  
**Date:** Thursday, February 12, 2015 4:07:12 PM

---

Ms. Perry,  
Thank you for your email. I am forwarding to the planning department so it can be included in our packet that goes to the whole council for the hearing.  
I've heard from many residents who are opposed to this rezoning!  
Thanks for taking the time to write.  
Mary Beth

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

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Barb Perry [[BPerry@perryandco.com](mailto:BPerry@perryandco.com)]  
**Sent:** Thursday, February 12, 2015 4:04 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Crestmoor rezoning

Ms. Susman,

As a long time Crestmoor resident, a daily user of Crestmoor Park and a real estate Broker, I am adamantly opposed to the rezoning efforts at 195 S Monaco Pkwy. I am a proponent of thoughtful development but this does not fall in that category. Sadly, our City has seen fit to grace unbridled development for the benefit of a few and the detriment of existing residents.

We are faced with much increased density across Monaco which will have a huge effect on traffic through our neighborhoods. As The Boulevard builds out, we will see huge changes in the Park and on our streets. The existing height restrictions which surround the proposed development should be maintained to strengthen the continuity in our neighborhood.

I sincerely hope you will represent the concern of our residents in this matter.

Regards,

Barb Perry

**Barb Perry**, CRS, GRI  
Realtor  
Mobile: 303.881.8781 | Direct: 303.336.4722 | Fax: 303.399.7783  
[bperry@perryandco.com](mailto:bperry@perryandco.com)



101 S. Madison St. | Denver, CO 80209 | USA  
Main: 303.399.7777 | Toll Free: 877.218.2777

You are invited to try our GPS-enabled mobile enhanced website at [m.perryandco.com](http://m.perryandco.com).

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Dale Katzenberg](#)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: No to 120 complex at 195 S Monaco  
**Date:** Thursday, February 12, 2015 4:08:29 PM

---

Mr. Katzenberg,

Thank you for your email. I am forwarding to the planning department so it can be included in the packet that goes to all councilmembers for the hearing.

I've heard from many residents who are opposed to this re-zoning. Thank you for taking the time to write.

Mary Beth

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

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

From: Dale Katzenberg [[dalekatzenberg@gmail.com](mailto:dalekatzenberg@gmail.com)]  
Sent: Thursday, February 12, 2015 2:32 PM  
To: Susman, Mary Beth - City Council  
Subject: No to 120 complex at 195 S Monaco

Dear Marybeth,

I live in Crestmoor. I am strongly opposed to the 120 apartment complex at 195 S Monaco. Adding a 120 complex would create a very congested traffic situation. I am already concerned when my son walks to school across Monaco. Please do your best to keep the zoning to single homes and not multi unit housing.

Thanks,  
Dale Katzenberg

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [benpepper@comcast.net](mailto:benpepper@comcast.net)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: Recent home burglaries in Hilltop and the Crestmoor Park development at 195 S, Monaco  
**Date:** Friday, February 13, 2015 11:23:27 AM

---

Mr. Pepper,  
Thank you for your email. I am forwarding to planning office so that it can be included in the packet to all council for the hearing. I cannot opine on a zoning case until the hearing, but did want you to know I've heard from many residents who are opposed.  
Thank you for caring.  
Mary Beth

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

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Ben Pepper [[benpepper@comcast.net](mailto:benpepper@comcast.net)]  
**Sent:** Friday, February 13, 2015 9:30 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** 'Susan G. Pepper'  
**Subject:** Recent home burglaries in Hilltop and the Crestmoor Park development at 195 S, Monaco

Marybeth,

First and foremost, thank you for your personal support in regards to the recent break-ins and car vandalism in our Hilltop neighborhood. Also, thank you for Officer Burkhardt's contact information. He and I have talked on the phone, and I also sent him some additional information by email. Events in our alley last weekend bring this issue very close to home.

The recent and continuing problem with urban crime in this neighborhood is concerning. Previously this was not part of the culture or community in this part of our fair city. It is now. Adding high density rental housing will only add to this recent deterioration.

We moved to Hilltop several years ago. A large part of why we moved here from Aurora was the lower crime rate, quality of life, the triangle of parks (Cranmer, Robinson and Crestmoor), and the surrounding Hilltop neighborhood, and South Hilltop where we live.

Since we arrived, Cherry Creek has been unfortunately transformed into a concrete canyon. That high density development has already changed our shopping and dining patterns. We do not go to Cherry Creek as often. Then, to our east, numerous developments including the Promenade, and the Buckley Annex will contribute additional density problems with their inevitable impact on traffic, noise, crime and safety.

I do not think that is the message Denver wants to project to current and future residents.

To level set: I am not against development. We all live in structures that were developed at some time in the past. I do however take exception to the extreme density being built out in this area. Adding yet another high density, and in this case the highest density development

ever in this neighborhood is not a good idea. Allowing a move from less than 3 units per acre to over 52 units per acre is not responsible to the city or its residents in my opinion.

The developer's needs and aspirations aside, once they are done they owe nothing to the neighborhood. They will however have extracted their profits. They will be long gone once the problems begin, or in the case of crime, escalate. The impact of density on crime is well documented. I am sure Officer Burkhardt can provide his insights on this topic.

Please review the information provided at this link:

[http://friendsofcrestmoorpark.org/?page\\_id=84](http://friendsofcrestmoorpark.org/?page_id=84)

And please consider this note a heartfelt plea to not approve, sponsor, support or in any way assist this development effort.

Regards,

Ben

Benjamin F. Pepper Jr.  
MBA, CISA, CRISC, CGEIT  
BFP Consulting, Inc.  
303.594.1812

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Shellie Hochstadt](#)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: S. Monaco  
**Date:** Friday, February 13, 2015 11:59:00 AM

---

Dear Hochstadts,

Thank you for your email. I am forwarding to the planning office to be included in the packet for all of council for the hearing.

I've heard from many residents who are opposed.

Thanks for taking the time to write.

Mary Beth

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

**\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\***

---

From: Shellie Hochstadt [[shochstadt@icloud.com](mailto:shochstadt@icloud.com)]  
Sent: Friday, February 13, 2015 10:43 AM  
To: Susman, Mary Beth - City Council  
Subject: S. Monaco

I am writing to voice our objection to the planed 120 unit building at 195 S. Monaco. The density is too great for the location, and the traffic is already too much. The addition of this complex to the planned Boulevard One area will overwhelm the neighborhood. It is already impossible to access Quebec, Alameda, and Monaco at rush hour. The zoning does not support this change.

Barry and Michele Hochstadt  
175 S. Rosemary St.  
80230



**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Shan Burchenal](#)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: 195 S. Monaco Parkway proposed development  
**Date:** Saturday, February 14, 2015 4:23:45 PM

---

Dear Shan,

Thank you for your email. I am forwarding to the planning office so it may be included in the packet that goes to all council at the hearing. I cannot opine on the case right now because we sit as a semi-judicial board over zoning cases, kind of like the judge before trial.

I have heard from many residents who oppose this project and I thank you for taking the time to write.  
Mary Beth

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

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Shan Burchenal [[shan.burchenal@gmail.com](mailto:shan.burchenal@gmail.com)]  
**Sent:** Saturday, February 14, 2015 6:36 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** 195 S. Monaco Parkway proposed development

Councilwoman Susman -

As Crestmoor neighbors for almost 20 years (425 Ivanhoe Street) we are adamantly opposed to a dense 120 unit development on the church property at Monaco and Cedar. We walk to the park with our dog and went there even more often with our kids when they were playing in soccer leagues. The increased traffic and population density would drastically change the nature of Crestmoor Park. We are concerned the area would not be as safe or as well maintained with people moving in and out frequently, not committed to the neighborhood as long-term residents. The property is zoned for single-family homes and we see no reason to change that designation. Councilwoman Susman, please represent the interests of your constituent neighborhood not an outside developer. Thank you.

Shan and Caleb Burchenal  
425 Ivanhoe Street  
Denver, CO 80225  
303-377-8202

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Bill Hinton](#)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: Cedar and Monaco  
**Date:** Saturday, February 14, 2015 4:20:39 PM

---

Dear Mr. Hinton,

Thank you for your email. I am forwarding to the planning office so that it may be included in the packet that goes to all council for the hearing on March 31st.

While I cannot opine on the case at the moment because it is a semi-judicial hearing, I have heard from many residents who oppose the project.

thank you for taking the time to write.

Mary Beth

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

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

---

**From:** Bill Hinton [seabee1111@msn.com]  
**Sent:** Saturday, February 14, 2015 4:14 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** johns@ctlanet.org; FriendsOfCrestmoorPark@gmail.com  
**Subject:** Cedar and Monaco

Councilwoman Susman:

The property at Cedar and Monaco could use a makeover but it should be consistent with the character of the neighborhood. To do this, it takes collaboration of the developer and the homeowners which is not in the planning process for Metropolitan Homes. It appears to be "their way or the highway". They could care less what happens to the neighborhood after their project is complete and only care about how much money they can put in their pockets. Development, if not single family homes, should be similar to the townhomes to the west of the property.

I respectfully request that you do not support the project or the rezoning as it now exists. I would be more than happy to discuss the issue with you if it would be of value.

Thank you,  
Bill Hinton  
428 Kearney St.  
303-355-6988

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Barbara Hamman](#)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: Crestmoor Park proposed apts.  
**Date:** Sunday, February 15, 2015 9:09:09 AM

---

Dear Hammans,

Thank you for your email. I am forwarding to the planning office so it can be included in the packet that goes to all council for the hearing.

I've had many emails from residents opposing the zoning. Thank you for taking the time to write.

Mary Beth

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

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

From: Barbara Hamman [[barbarahamman@msn.com](mailto:barbarahamman@msn.com)]  
Sent: Sunday, February 15, 2015 9:05 AM  
To: Susman, Mary Beth - City Council  
Subject: Crestmoor Park proposed apts.

Dear Mary Beth-

Please vote against rezoning the Mt Gilead property to allow the overly large development. The park accommodates the townhomes that currently sit on Monaco as they fit the character of the neighborhood . We believe that the 120 unit proposal would not and would bring an unfortunate density to the area impacting the traffic significantly.

Sincerely , Barb and Dick Hamman

Sent from my iPad

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Genie Waters](#)  
**Cc:** [Gaspers, David - Community Planning & Development](#)  
**Subject:** RE: Friends of Crestmoor  
**Date:** Tuesday, February 17, 2015 9:08:54 AM

---

Dear Ms. Waters,

Thank you for your email. I am forwarding to the planning office so it can be included in the packet that goes to all council. I have heard from many who are opposed to the re-zoning.

Thank you for taking the time to write.

Mary Beth

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

\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\*

---

From: Genie Waters [[geniewaters303@gmail.com](mailto:geniewaters303@gmail.com)]  
Sent: Tuesday, February 17, 2015 9:01 AM  
To: Susman, Mary Beth - City Council  
Subject: Friends of Crestmoor

MaryBeth...as very long time homeowners in Old Crestmoor, we are against the proposed redevelopment of the Mt Gilead church property...at least, to the extent and high density that is proposed. The site is far too small for the proposed number of residents...and, the parking situation is terrible. Thank you for your time...Stephen and Genie Waters

Sent from my iPad