

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Mvda1@aol.com](mailto:Mvda1@aol.com)  
**Cc:** [dence - City Council](#)  
**Subject:** RE: re 30-5- So Colo Blvd  
**Date:** Monday, May 23, 2016 1:29:40 PM

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Thank you, Ms. Adler,  
I am forwarding to the City Council so all councilmembers will see your letter.  
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](#)

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**From:** Mvda1@aol.com [Mvda1@aol.com]  
**Sent:** Monday, May 23, 2016 1:25 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** re 30-5- So Colo Blvd

Any development that is not aligned with the original and ongoing character of hilltop as a multi-generational, single family neighborhood would be reckless and unsupported and that any zoning beyond 20 units will severely impact both the safety and integrity of a neighborhood that was never structured to sustain such development.

THank you.

Marilyn Van Derbur Adler  
195 South Dahlia St.

**From:** [Lucero, Theresa L. - Community Planning and Development](#)  
**To:** [dence - City Council](#)  
**Subject:** FW: Development of 30-50So Colo Blvd  
**Date:** Monday, May 23, 2016 10:25:11 AM

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

From: Susman, Mary Beth - City Council  
Sent: Monday, May 23, 2016 7:32 AM  
To: Danielle Okin <fluffer120@aol.com>  
Cc: Lucero, Theresa L. - Community Planning and Development <Theresa.Lucero@denvergov.org>  
Subject: RE: Development of 30-50So Colo Blvd

Ms. Okin,

Thank you for your email. I am forwarding to the planning office so it can be part of the public record and all council will see it.

Best,

Mary Beth

Mary Beth Susman

Denver City Council | District 5

720.337.5555 Phone | 720.337.5559 Fax

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: Danielle Okin [fluffer120@aol.com]  
Sent: Sunday, May 22, 2016 10:30 PM  
To: Susman, Mary Beth - City Council  
Subject: Development of 30-50So Colo Blvd

Living at 120 So Clermont, I personally will be heavily impacted by this development as there are only so many ways to access Colorado from my address and they all use Alameda, Leetsdale via Cedar, or to 1st Ave past Graland School and then impacting the safety of Cranmer Park.

The neighborhood realizes some action must be taken re the old church property but we also realize we have not had any strong, honest, dare I say binding commitments from the developer. Having recently been blind-sided by a house being built just behind me I am in need of sound information.

Also there is a large piece of open property to be developed just 1 block West of our block on Cedar. To this point no plans have been made public re this property other than it was bought and cleared by a developer. With two large construction projects in "our face" we will be cut off from Colo, a main thoroughfare, as you know Danielle Okin Sent from my iPhone

**From:** [Lucero, Theresa L. - Community Planning and Development](#)  
**To:** [dence - City Council](#)  
**Subject:** FW: 30-50 S. Colo Blvd  
**Date:** Monday, May 23, 2016 10:35:31 AM

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**From:** Susman, Mary Beth - City Council  
**Sent:** Monday, May 23, 2016 9:04 AM  
**To:** charfuchs@comcast.net  
**Cc:** Lucero, Theresa L. - Community Planning and Development <Theresa.Lucero@denvergov.org>  
**Subject:** RE: 30-50 S. Colo Blvd

Dear Fuchs,  
Thank you for your email. I am forwarding to planning office so it can be part of the public record and all council will see it.  
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](#)

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**From:** [charfuchs@comcast.net](mailto:charfuchs@comcast.net) [charfuchs@comcast.net]  
**Sent:** Monday, May 23, 2016 9:00 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** 30-50 S. Colo Blvd

We are hilltop residents and write this in concern for the 20-22 unit development being proposed for this property. We would highly oppose anything any larger being, as this is already a congested area with high traffic, rare if any sidewalks, and high density up and down Colo Blvd already.

Mike and Charlene Fuchs  
80 S. Albion St.  
Denver, Co

Sent from my Verizon 4G LTE Smartphone

**From:** [Lucero, Theresa L. - Community Planning and Development](#)  
**To:** [denc - City Council](#)  
**Subject:** FW: Opposition to G-RH-3 at 30-50 S. Colorado Blvd  
**Date:** Monday, May 23, 2016 10:37:18 AM

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**From:** Susman, Mary Beth - City Council  
**Sent:** Monday, May 23, 2016 9:31 AM  
**To:** Brewster Boyd <brewsterboyd@gmail.com>  
**Cc:** Ali Waggener Boyd <aliwboyd@gmail.com>; Susan Sweeney <sfs374@comcast.net>; Lucero, Theresa L. - Community Planning and Development <Theresa.Lucero@denvergov.org>  
**Subject:** RE: Opposition to G-RH-3 at 30-50 S. Colorado Blvd

Brewster,  
Thank you for your email. I am forwarding to planning office so it can be part of the public record and all council will see it.  
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](#)

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**From:** Brewster Boyd [brewsterboyd@gmail.com]  
**Sent:** Monday, May 23, 2016 9:28 AM  
**To:** Susman, Mary Beth - City Council  
**Cc:** Ali Waggener Boyd; Susan Sweeney  
**Subject:** Opposition to G-RH-3 at 30-50 S. Colorado Blvd

Councilwoman Susan (with cc to Susan Sweeney) –

As you know from my prior letters and meetings, I have been closely following the redevelopment at 30-50 S. Colorado Blvd. for several months. As you may also remember, my concern has always been density and its related safety implications, especially for this site with challenging access issues. As a parent of young children and in a neighborhood with no sidewalks, I have long been concerned about traffic routing down Albion Street.

I was strongly opposed to initial re-zoning proposals and was pleased that the developers worked with the neighborhood residents to consider a different re-zoning classification. In general, I support redeveloping the site and G-RH-3 may be a very appropriate zoning classification.

However, at this time I do NOT support G-RH-3 because the ultimate density remains unknown and may be a very wide range.

If the redevelopment is limited to roughly double the density of the current zoning such that the redevelopment is 16-20 units/townhouses/row houses, I would support the application for

G-RH-3.

I implore you and your fellow council members to balance neighborhood input with developers profit interests. I believe as a neighborhood, we have collectively engaged in a respectable manner and also collectively support a compromise on the re-zoning.

Best regards,  
Brewster Boyd  
30 South Albion St  
303-399-1369

\*\*\*\*\*

Brewster Boyd  
[brewsterboyd@gmail.com](mailto:brewsterboyd@gmail.com)  
303-253-1603

**From:** [Lucero, Theresa L. - Community Planning and Development](#)  
**To:** [denc - City Council](#)  
**Subject:** FW: REZONING 30-50 SOUTH COLORADO BLVD  
**Date:** Monday, May 23, 2016 10:39:41 AM

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**From:** Susman, Mary Beth - City Council  
**Sent:** Monday, May 23, 2016 9:32 AM  
**To:** Lucero, Theresa L. - Community Planning and Development <Theresa.Lucero@denvergov.org>  
**Subject:** FW: REZONING 30-50 SOUTH COLORADO BLVD

**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](#)

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**From:** [mfreespirit113@aol.com](mailto:mfreespirit113@aol.com) [mfreespirit113@aol.com]  
**Sent:** Sunday, May 22, 2016 11:02 PM  
**To:** Susman, Mary Beth - City Council  
**Cc:** Espinoza, Rafael G. - City Council; Lopez, Paul D. - City Council Dist #3; Black, Kendra A. - City Council; Flynn, Kevin J. - City Council; [paul.kashman@denvergov.org](mailto:paul.kashman@denvergov.org); Clark, Jolon M. - City Council; Herndon, Christopher J. - City Council District 8; New, Wayne C. - City Council; kniechatlarge; Gilmore, Stacie M. - City Council; Brooks, Albus - City Council District 9; Deborah Ortega - Councilwoman At Large  
**Subject:** REZONING 30-50 SOUTH COLORADO BLVD

Council Woman Marybeth Susman,

I am readdressing my concerns of the redevelopment of 30-50 South Colorado Blvd and in the matter of REZONING.

Concerns are for high traffic volume at all times in a day.

Already a very highly populated neighborhood for our Law Enforcement, Fire Departments, EMS Departments and all the Local Agencies who are serving us on a daily basis are now going to have to work with less resources. Due to the addition of a larger population in a very small patch of land in a highly populated area.

I am not in total opposition for redevelopment of this land. I would like to see it redeveloped and grow with our current neighborhood. A development of a Ten to Twenty units verses a High Rise Building of Two Hundred units, which cannot adequately serve our community and neither would it serve the New Occupants.

Ms Susman, please guide us and help us during this REZONING transition of our community, as our Council Woman representative for Denver and our great Neighborhood.

Respectfully your Constituent,

Munira Remtulla.

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Herb Jacobs](#)  
**Cc:** [denc - City Council](#)  
**Subject:** RE: Proposed building at previous church site at Co Blvd and leedsdale  
**Date:** Monday, May 23, 2016 11:35:29 AM

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Dr. Jacobs,  
Thank you for your email. I am forwarding to City Council so all council will see it.  
Best,  
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](#)

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**From:** Herb Jacobs [hleonjacobs@comcast.net]  
**Sent:** Monday, May 23, 2016 11:30 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Proposed building at previous church site at Co Blvd and leedsdale

Dear Ms. Susman----

My family have been hilltop residents for more than 25 years and the reason we built a lovely home there was for the beautiful mountain view.

In the past 5 years the traffic has expanded and the Colorado Blvd traffic at Leedsdale has increased significantly. The park at that intersection is wonderful but the traffic becomes an issue.

As a Specialist OB/GYN physician I attended the old CU Medical Center but I am still on Faculty at the CU campus in Aurora, and my wife *was* the Administrator of Rose Medical Center. I delivered 10,000 Babies in the greater Denver Area, and my exposure since now retired from active practice even though I am very active in the Denver Medical Society as the "elected" delegate to the CMSociety and to the legislature.

We are involved in the Cranmer hill top park committee for re surfacing the cement cover at the apex of the park and we would not approve of a high rise where the Colorado Blvd Church was; The traffic around the homes and apartment houses would be frightful if building were allowed.

What ever it takes my wife and I will oppose any of the proposals increasing the severe traffic and child exposure to more traffic.

Thank you for listening

Herbert L. Jacobs MD, FACOG, FACS, ABHIM  
121 So Clermont St.  
Denver Co 80246

303-359-59-50 cell phone



**From:** [Lucero, Theresa L. - Community Planning and Development](#)  
**To:** [dence - City Council](#)  
**Subject:** FW: 30-50 South Colorado Boulevard  
**Date:** Monday, May 23, 2016 12:27:05 PM

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**From:** Susman, Mary Beth - City Council  
**Sent:** Monday, May 23, 2016 10:14 AM  
**To:** Marie Destito <mdestito@comcast.net>  
**Cc:** Lucero, Theresa L. - Community Planning and Development <Theresa.Lucero@denvergov.org>  
**Subject:** RE: 30-50 South Colorado Boulevard

Ms. Destito,  
Thank you for your email. I am forwarding to planning office so it can be part of the public record.  
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](#)

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**From:** Marie Destito [mdestito@comcast.net]  
**Sent:** Monday, May 23, 2016 10:06 AM  
**To:** Jenny Brinen; Espinoza, Rafael G. - City Council; Flynn, Kevin J. - City Council; Lopez, Paul D. - City Council Dist #3; Black, Kendra A. - City Council; Susman, Mary Beth - City Council; [paul.kashman@denvergov.org](mailto:paul.kashman@denvergov.org); Clark, Jolon M. - City Council; Herndon, Christopher J. - City Council District 8; Brooks, Albus - City Council District 9; New, Wayne C. - City Council; Gilmore, Stacie M. - City Council; kniechatlarge; Deborah Ortega - Councilwoman At Large  
**Cc:** Cc: 'Sue Bollman'  
**Subject:** 30-50 South Colorado Boulevard

Council Members,

Our family, my husband, our 3 boys, and I relocated to the Hilltop neighborhood from Atlanta in January of 2005. I never thought I could be happy outside of my beloved neighborhood in Atlanta. I was wrong. We could not love a neighborhood more. We never plan on leaving our beautiful home, or our fabulous neighborhood.

**The fact that the neighbors do not know what type of development is proposed is ridiculous.** That is a ridiculous proposition considering the neighborhood. This is clearly another attempt by land developers who do not care about the integrity of this city to further deteriorate the Hilltop, Cranmer Park, and North Cherry Creek neighborhoods.

The sidewalks - where they exit - are severely inadequate to accommodate more foot traffic than already exists. Narrow residential roads, heavily traveled by pedestrians, kids, dogs, cars, trucks, and home to several schools can not handle the added flow from a heavy-density development. The traffic on Colorado Blvd. cannot sustain additional traffic that would be generated by another development.

We are STRONGLY opposed to anything moving forward with the residents of the neighborhood knowing what the possibilities are.

We are happy to provide further thoughts if needed. You need to listen to the very concerned residents of these neighborhoods.

The Destito Family  
320 Forest Street

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**From:** "Jenny Brinen" <[jennybrinen@gmail.com](mailto:jennybrinen@gmail.com)>  
**To:** "Cc: 'Sue Bollman'" <[sweetsuebee@icloud.com](mailto:sweetsuebee@icloud.com)>  
**Sent:** Sunday, May 22, 2016 11:44:45 AM  
**Subject:** CITY COUNCIL MUST RECEIVE YOUR EMAILS BEFORE 3:00 THIS MONDAY.

Hello again Hilltop neighbors,

We know you have received a few emails in recent days, informing you of the status of rezoning for 30-50 South Colorado Boulevard. This time we are writing to ask that you **TAKE ACTION by writing to City Council BEFORE 3:00PM Monday, May 23, if you have any concerns about the outstanding question of density for this development project.**

The City Council rezoning hearing for 30-50 South Colorado Boulevard will be this coming Monday night, May 23, at 5:30 pm. If you want to speak, you need to sign up between 5-5:30 although there is another sign-up opportunity during the Council recess (although recess times can vary). In the event you are unable to attend, would you please let Councilwoman Mary Beth Susman and other council members know your concerns about the density the developers want to build on this site. High density impacts our already hideous Colorado Boulevard traffic and nearby intersections, neighborhood parking, access and general safety. This is an area of narrow streets and no sidewalks.

**To contact council members, go to [denvergov.org/citycouncil](http://denvergov.org/citycouncil) and ask to have your email distributed to all members or send your email directly to their addresses below.**

You can call Renee at the council office at 720-337- 2000 for additional information.

Thanks you for your help with this effort!

Here is the list of councilpersons in order of d  
Sue Bollman, Concerned Hilltop Neighbor

Jenny Brinen, Concerned Hilltop Neighbor

**From:** [Lucero, Theresa L. - Community Planning and Development](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: Proposed rezoning 30-50 Colorado Blvd  
**Date:** Monday, May 23, 2016 12:26:47 PM

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**From:** Susman, Mary Beth - City Council  
**Sent:** Monday, May 23, 2016 10:06 AM  
**To:** Bob\_Case@Dell.com  
**Cc:** Lucero, Theresa L. - Community Planning and Development <Theresa.Lucero@denvergov.org>  
**Subject:** RE: Proposed rezoning 30-50 Colorado Blvd

Mr. Case,  
Thank you for your email. I am forwarding to planning office so it can be part of the public record and all council will see it.  
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](#)

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**From:** [Bob\\_Case@Dell.com](mailto:Bob_Case@Dell.com) [Bob\_Case@Dell.com]  
**Sent:** Monday, May 23, 2016 10:04 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** FW: Proposed rezoning 30-50 Colorado Blvd

Councilwoman Susman –

Please receive this letter as our objection to the proposed rezoning for 30 – 50 South Colorado Boulevard. It is my understanding that a hearing will be held tonight and request that you vote to reject the proposal.

I live at 27 South Albion and welcome a reasonable rezoning of the area. However, after lengthy discussions with the applicant, they have refused to limit the development project to a density level that the immediate area can safely support. Resulting traffic from density greater than 22 units would overrun the street and alleyway in the area.

Thank you for your consideration. We would like to ask you to vote against the proposed rezoning until agreement can be reached on a density limitation reasonable for the area.

Robert Case  
27 South Albion St.



**From:** [Sue Bollman](#)  
**To:** [denc - City Council](#)  
**Subject:** 30-50 South Colorado Boulevard  
**Date:** Monday, May 23, 2016 1:39:37 PM  
**Attachments:** [City Council letter re 5\\_18 mtg \(BH\)x.docx](#)

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Find attached the letter from Hilltop neighbors who oppose the rezoning of 30-50 South Colorado Boulevard until the developers commit to limiting the density on the property to 22 units. Please file this letter as requested. My phone is 303-331-8225 if problems with this.  
Sue Bollman

Re: Rezoning of 30-50 South Colorado Boulevard

Honorable members of Denver City Council:

We want to let you know that at our request that members of Cramner Park/Hilltop Association, including neighbors abutting the property at 30-50 South Colorado Boulevard, met with developers Doug McKinnon and David Wells on Wednesday afternoon, May 18. We were disappointed in the outcome of that meeting.

As you know, the developers (owners) of that property considered a far more dense zoning classification for the property prior to the submittal of the application presently before you. To the applicants' credit, they listened to the neighborhood's concerns regarding the development of the property and changed their zoning classification request.

The applicants modified their rezoning application to the G-RH-3 zone district. Although they did not show the neighborhood any site plans or intended use for the site, in the spirit of cooperation, the neighborhood agreed in principle with the zoning concept and appeared at the Planning Board meeting to support the project. But we still wanted to know the total number of residential units the developers envisioned. To that end, we submitted the below letter for the Planning Board's consideration. Importantly, the neighbors stated:

“we support this proposal as we feel that the 16-22 Row Houses that our analysis shows would be possible, would make a reasonable transition between Colorado Boulevard and the single family residential uses in Hilltop....However, this support is tempered by the refusal of the owner to share his plans with any of us...Any proposal to build more than 22 units will be opposed by the neighborhood...”

After the Planning Board's meeting on March 30, 2016, having heard nothing to the contrary from the developer, we assumed they agreed with our limitation. At this Wednesday's meeting, the neighbors again made it clear that the density limitation needed to be a maximum of 22 units regardless of the building form allowed in the G-RH-3 zone district. The developer rejected that notion, refusing to place a limitation on the density, leading us to the only conclusion that they are seeking a much greater density. We reiterated that without such a guarantee the neighborhood would definitely oppose the rezoning request.

Neighborhoods and property developers don't always see eye to eye during rezoning processes, but we hoped this would be different. The neighborhood stands ready and willing to once again support this rezoning request if the applicant agrees to limit the density on the site to a maximum of 22 units. We are not closing off communication with the developer and have offered to meet and discuss this matter any time before the Council hearing on May 23.

Sincerely,

Sue and Milt Bollman  
Jenny and Jeff Brinan  
Maeve McGrath and Pete Perry  
Megan Bee and Steve Chambers  
Maris and Tyler Johansson  
Katie and Mark Dickson  
Rebecca and Ken Gart  
Arlene and Barry Hirschfeld

Meg and Ed Nichols  
Deedee LaGrand-Hart and Tom Hart



**From:** [Lucero, Theresa L. - Community Planning and Development](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: Civic association comments on rezoning application for 30-50 S Colo Blvd  
**Date:** Monday, May 23, 2016 10:27:31 AM  
**Attachments:** [Denver Council Letter final- May 17.docx](#)

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

From: Susan Sweeney [<mailto:sfs374@comcast.net>]  
Sent: Friday, May 20, 2016 11:03 AM  
To: Lucero, Theresa L. - Community Planning and Development <[Theresa.Lucero@denvergov.org](mailto:Theresa.Lucero@denvergov.org)>; Susman, Mary Beth - City Council <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)>  
Cc: michael Hughes jay <[mhughes2923@gmail.com](mailto:mhughes2923@gmail.com)>; Jay McCormick <[jambourse@comcast.net](mailto:jambourse@comcast.net)>  
Subject: Civic association comments on rezoning application for 30-50 S Colo Blvd

All, please find the attached letter that we asked to be considered by the planning board and city council in the rezoning process.

A member or 2 of the Cranmer Park Hilltop Civic Association will be present at the meeting scheduled for 5/23.

I will be traveling over the weekend with out much access to email or phone.

Thank you,  
Susan Sweeney  
303-717-4705

May 17, 2016

To: Denver City Council  
From: Hilltop Civic Association  
Re: Rezoning Application 30-50 South Colorado Blvd

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The Hilltop community have been attempting to analyze the application to rezone 30-50 South Colorado Blvd to G-RH-3. The Hilltop Civic Association, in collaboration with the individual members of our community, has reached these conclusions:

#### Support for Row Housing – Opposition to Some Forms in G-RH-3

We have concluded that the some of the building forms in G-RH-3, including urban house, detached accessory dwelling unit, and row house are, generally, appropriate for the property and may create a reasonable transition, at an appropriate height, between Colorado Blvd and the single-family residential uses in Hilltop to the east.

We recognize that the area is designated in Blueprint Denver as an area of change, and we do not expect the single-family residential zoning to persist. We believe that a row house development of 10-20 units on this site fulfill the designation in Blue Print Denver.

However, we do not believe that all of the forms in G-RH-3 are the same. A garden court development at three or four times the density of the row house form is not a compatible use, does not fulfill Blue Print Denver, is not protective of the public health, safety and welfare and is not consistent with the neighborhood context.

#### What We Don't Know

It is deeply concerning to us that the applicant, the staff and the Planning Board failed to property analyze all of the forms in the G-RH-3 category. It seems that applicant, staff and Planning Board have reached the conclusion that a form-based code makes it unnecessary to analyze anything beyond the forms.

It is not a complex matter to translate the forms into potential density and to translate density into person trips and into parking requirements. The staff report says nothing about the topics that are most directly related to compatibility – density, traffic, access and parking, and the Planning Board recommended approval without any of the information necessary to support their findings.

We are prepared to participate in a real discussion about the future of the site and of Hilltop. We are at a loss to understand why this zoning process makes no room for this discussion and treats density, parking, access and traffic as insignificant and unimportant.

The refusal of the applicant, the staff and the Planning Board to analyze the application in any meaningful way, and their willingness to ignore considerations of density, traffic and parking leaves us with only one possibility. We oppose the rezoning, and we believe that City Council should not continue to approve rezoning applications without a thorough and thoughtful analysis of the real implications of the rezoning requests.

We echo the request from Tom Harms (a Hilltop resident), that the City Council's evaluation considers the following issues:

1. **Blueprint Denver** indicates this parcel as being in an "area of change". It further proposes it as "Single Family Duplex". This is defined as having **10-20 units per acre**. This parcel is just over one acre; therefore, **it would be inconsistent with Blueprint Denver to propose more than 20 units** on it. The number of units will drive a significant increase in traffic in our neighborhood.
2. **Access:** Due to the unique physical aspects of this parcel, **the neighbors are concerned that traffic will be directed onto adjacent streets**. We request that access to the parcel be evaluated.
3. **Parking:** The City Zoning Ordinance requires 1 parking space per unit for multi-family housing in G-RH-3 districts. While this may (or may not) be sufficient for the occupants, **due to its location the parcel is not adjacent to any street that would allow on-street guest parking**. Guests or overflow parking would by necessity be directed onto neighborhood streets directly behind the parcel unless **sufficient parking is provided on site**. We request that parking be evaluated.
4. **Public Health, Safety and Welfare:** Given the unique aspects of this parcel regarding access, the lack of sidewalks, its adjacency to a stable single family neighborhood, and its proximity to elementary schools; **it would be against public health, safety and welfare to propose more than Blueprint Denver's prescribed 10-20 units per acre**. A final decision regarding public safety cannot be made without seeing the owner's plans for the parcel that address the number of units, access and parking.

Finally, with respect to the rezoning process generally, we know that the new form-based code is in its infancy and that the Planning Board and City Council have supported code changes when faced with the need for amendments. Knowing that some property owners will provide only what is required, we ask that the CPD staff, Planning Board, and City Council consider raising the bar by requiring rezoning applicants to provide the detail necessary to make a well-informed rezoning decision, including basic information about density, access, traffic and parking,

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [Sue Anschutz-Rodgers](#)  
**Cc:** [denc - City Council](#)  
**Subject:** RE: Hilltop Neighborhood  
**Date:** Monday, May 23, 2016 1:28:52 PM

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Thank you Ms. Rogers. I am forwarding the the City Council email so all council will see it.  
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](#)

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**From:** Sue Anschutz-Rodgers [SAR@tac-denver.com]  
**Sent:** Monday, May 23, 2016 1:25 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Hilltop Neighborhood

Dear Councilwoman Susman –

This e-mail is in regard to the rezoning of Hilltop 30-50 S. Colorado Boulevard – I am strongly opposed to this rezoning application, which would allow construction of an apartment building complex in our single-family neighborhood.

Colorado Boulevard is a natural boundary between a commercial district, and a historic family neighborhood that is highly desirable to live in. Allowing a high-density development would adversely affect Colorado Boulevard traffic – which is already very congested – and nearby neighborhood intersections, parking, access and general safety.

If you let one developer in, you will be opening Pandora's Box,

and we will end up with a second Cherry Creek Mall chaotic mess

I have lived in my home for over 40 years; please, please, let us keep our neighborhood as it is.

Thank you –

Sue Anschutz-Rodgers

**From:** [Lucero, Theresa L. - Community Planning and Development](#)  
**To:** [dence - City Council](#)  
**Subject:** FW: 30-50 Colorado Blvd.  
**Date:** Monday, May 23, 2016 10:32:35 AM

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**From:** Susman, Mary Beth - City Council  
**Sent:** Sunday, May 22, 2016 2:36 PM  
**To:** John/Annie Piper <pip4nate@msn.com>  
**Cc:** Lucero, Theresa L. - Community Planning and Development <Theresa.Lucero@denvergov.org>  
**Subject:** RE: 30-50 Colorado Blvd.

Dear Pipers,  
Thank you for your thoughtful email. I am forwarding to the planning office so it can be part of the public record and all council will see it.  
Best,  
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](#)

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**From:** John/Annie Piper [pip4nate@msn.com]  
**Sent:** Sunday, May 22, 2016 11:55 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** 30-50 Colorado Blvd.

Dear Councilwoman Susman and Members of the Denver City Council,

We are writing in regard to the site at 30-50 South Colorado Boulevard to encourage you to minimize the density of any construction the developer wishes to do there. We are concerned that the developer does not seem to be willing to give advance notice of specific plans for the site.

We hope that you only will favor development for the property that is compatible with the residential neighborhood and will not adversely impact traffic and safety on the streets immediately adjacent to the development and in the neighborhood.

Thank you very much for your consideration and your care.

Sincerely,

Annie and John Piper  
50 South Dahlia Street  
Denver, CO 80246

Milt and Sue Bollman  
4110 E Bayaud  
Denver, CO 80246

May 23, 2016

Councilwoman Mary Beth Susman  
City and County Building  
1437 Bannock Street Room 451  
Denver, CO 80202

Re: Property at 30-50 S Colorado Blvd. (the Church Property)

Dear Mary Beth:


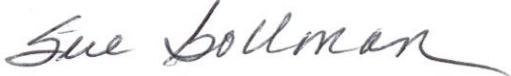
This is a further update to the letters we have written to you dated December 9, 2015 and February 8, 2016 concerning our opposition to a high density development on the Church Property.

We are aware of the modification of the developers zoning request to G-RH-3 which you communicated to us at the neighborhood meeting on March 10, 2016. However, since then, the developers have not been forthcoming in sharing information as to the number of units they plan to build on the Church Property. Without this knowledge it is impossible to assess whether the development would or would not be within the 20 unit limit recommended by *Blue Print Denver*.

We believe it is incumbent upon City Council to support the reasonable efforts of our neighborhood to obtain enough information so that an informed decision can be made about the impact of this proposed development. We hope that you will not agree with the developers' zoning request until you have obtained sufficient additional information so that a proper assessment can be made that the density of the planned development will not exceed recommended limits.

We hope we can count on you to carry this message to your fellow City Council members. Thank you for all of your efforts on our behalf.

Sincerely,

Milt and Sue Bollman  
4110 E Bayaud  
Denver, CO 80246

May 23, 2016

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City and County Building  
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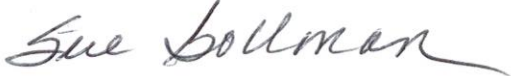
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We hope we can count on you to carry this message to your fellow City Council members. Thank you for all of your efforts on our behalf.

Sincerely,



**From:** [Yolande Anzelius](#)  
**To:** [jennybrinen@gmail.com](mailto:jennybrinen@gmail.com); [sweetsuebee@msn.com](mailto:sweetsuebee@msn.com); [dence - City Council](#)  
**Subject:** Status of rezoning for 30-50 South Colorado Boulevard  
**Date:** Monday, May 23, 2016 9:31:46 AM

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We, the Hilltop neighborhood, are very concerned about the density for this development project that will undermine the quality of the neighborhood to an alarming extent.

*Please distribute this to the relevant people*