

**From:** [David McCord](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** [EXTERNAL] Re: 1091 S Parker/7400 E. Miss, Gallilee Church  
**Date:** Monday, May 17, 2021 3:42:31 PM

---

Thank you Libby,

Some of the items to be submitted at the time of Site Development Plan should be items of consideration at the time of a zone change review in my opinion. In my look at development projects in this area (Historic Montclair) my brief conversation with a Denver traffic staffer showed his very little little interest in the reality of trips generated - referring to the multi-unit project at 2nd and Monaco's west side replacing a vacated church. Our local and major arterials are way overburdened.

It is all negotiable.

The applicant is looking for a favorable response from the City and it is up to the staff and appointed/elected officials to make a determination, is this project (zone change, etc.) consistent with the City's plans? Nothing stops the applicant from submitting more than the minimum required materials to the City. If the applicant declines a staff request, as they are welcome to do, it is also reasonable for staff to mention in the staff report the applicant declined to submit a traffic study, etc.

Best wishes as you go forth with your duties for this and other projects.

- Dave McCord

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

From: "Kaiser, Libby - CPD CE0429 City Planner Senior"  
Sent: May 17, 2021 2:55 PM  
To: David McCord  
Cc: Phil Workman  
Subject: 1091 S Parker/7400 E. Miss, Gallilee Church

Hi David,

I appreciate your comments, but unfortunately I don't have answers to your questions. When an applicant submits a rezoning application, they aren't required to provide a Traffic Impact Analysis or to describe potential infrastructure improvements. Rather those items are required when an applicant submits a Site Development Plan, typically after a rezoning is approved. During the rezoning review, we primarily focus on whether the rezoning is consistent with city adopted plans, including the Comprehensive Plan 2040 and Blueprint Denver.

I have cc'ed the applicant, Phil Workman, who may be able to answer your questions.

Thanks,



**Libby Kaiser** | Senior City Planner  
Community Planning and Development | City and County of Denver  
[Pronouns](#) | She/Her/Hers  
phone: (720) 865-2933

**From:** David McCord <dmccord60@earthlink.net>

**Sent:** Monday, May 17, 2021 10:18 AM

**To:** Kaiser, Libby - CPD CE0429 City Planner Senior <Libby.Kaiser@denvergov.org>

**Subject:** [EXTERNAL] 1091 S Parker/7400 E. Miss, Gallilee Church

Hi Libby,

Questions on this project.

1) What improvements to Parker Rd. will be conducted? This project adds somewhere around 400 - 500 trips per day (guessing at 2 - 3 trips per day per unit). My guess is this will have right in/right out access to Parker. I can't tell if there is an intersecting public (or private) street with access to a street other than Parker? The added raised median to Parker adds to pedestrian safety but still, passengers need to access west bound RTD buses on the north side of Parker, across from this project. Sadly, pedestrian deaths and injuries too often occur on this length. Will an enhanced pedestrian street crossing be added? Will this project cover cost of doing so?

I note the addition of somewhere around 400 units accessing Parker about 1/2 mile south on Parker, said project being on the west side of Parker just beyond the red brick office complex south of the Highland Canal. Also, at the southwest corner of Leetsdale and S. Holly, multifamily of ?? 200 - 300 units, None of these have provided upgrades to Leetsdale and Parker to cover impacts of their added traffic.

2) The Highline Canal pedestrian, open space amenity is close to this property. The Canal hiker/biker trail etc. amenity needs further consideration and protection. Will this project contribute to the maintenance and upkeep of the Canal?

Due to the unconstrained traffic impact, I oppose this rezone.

Thank you.

David H. McCord  
Historic Montclair  
Denver

**From:** [Sandy Buckstein](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Cc:** [cseabuck@gmail.com](mailto:cseabuck@gmail.com)  
**Subject:** [EXTERNAL] Re: Rezoning application # 20i-00159 1091 S parker Rd and 7400 E Mississippi  
**Date:** Monday, April 12, 2021 5:14:09 PM

---

Hi Libby,

I am the representative of the neighborhood immediately adjacent to the parcels for which you have received this rezoning application. We are quite interested in this application, considering that, if granted, it would replace the single family detached (S-SU-D) zoning that has been assigned to it for the last 50+ years with zoning (S-MU-5) that in most instances is not compatible.

Certainly, looking at the mostly landlocked area with its minimal access to public streets, it is very hard to envision 200+ housing units, with possibly 300+ additional cars occupying this ground. I don't want to go through it any more without discussing it with whoever in Planning might think this is something that the city should entertain.

Please give me a call at your convenience. I'd like to have a clear picture of what your office is going to be doing with this.

Thanks,

**Sandy Buckstein, Managing Broker**  
**Universal Broker Network LLC**  
**C: 303-946-3905**

**From:** [Rezoning - CPD](#)  
**To:** [Kaiser, Libby - CPD CE0429 City Planner Senior](#)  
**Subject:** FW: Comment on Proposed Rezoning at S. Parker and E. Mississippi  
**Date:** Tuesday, February 23, 2021 4:30:06 PM

---

**From:** WARREN W TERRI A Smith <WT91SMITH@msn.com>  
**Sent:** Tuesday, February 23, 2021 3:45 PM  
**To:** Rezoning - CPD <Rezoning@denvergov.org>  
**Subject:** [EXTERNAL] Comment on Proposed Rezoning at S. Parker and E. Mississippi

Re: Proposed Rezoning: 1091 S. Parker Rd. & 7400 E. Mississippi Ave.

South Parker Road, Leetsdale Drive, East Mississippi Avenue, South Quebec Street and East Alameda Avenue all are choked with traffic, even during a major pandemic. It is often difficult, if not impossible, to exit my residence, Candlewyck Condominiums (7865 and 7877 East Mississippi Avenue) onto East Mississippi Avenue, our only egress and ingress point. This is particularly true if trying to turn east, due to traffic turning onto Mississippi from South Parker Road and Leetsdale Drive.

In recent years, new multifamily housing projects have been built to the east of my home; the Willow Point Townhomes on East Mississippi and South Willow Street; and to the south, Highline Apartments on South Parker Road. Two massive projects currently are under construction to the west on Leetsdale at South Holly and to the northeast on South Valencia Street.

If you must approve this project, I would ask the following:

- 1) Do not allow access to and from the property on South Parker Road/Leetsdale Drive. Insist that access is allowed only on South Quebec Way.
- 2) Require the developer to install exterior lighting that does not add to light pollution or light trespass. My bedroom faces west, and already is subject to light trespass from nearby apartment complexes, commercial buildings and the Glendale Stadium.

Over the past five years, Denver has become increasingly like Los Angeles, complete with new residents from places that treat driving as a contact sport. If it becomes much worse, the concept of quality of life will become a thing of Denver's past.

Warren W. Smith  
7865 E. Mississippi Ave., No. 1507  
Denver, CO 800047  
303-756-1445

**From:** Caryl Buckstein <[cbuckstein5@outlook.com](mailto:cbuckstein5@outlook.com)>  
**Sent:** Thursday, April 1, 2021 11:38 AM  
**To:** City Council District 5 <[DenverCouncil5@denvergov.org](mailto:DenverCouncil5@denvergov.org)>  
**Subject:** [EXTERNAL] Development on Galilee Baptist Church site

Hi Amanda,

I am a resident of the city and county of Denver who lives a few blocks from the site at 7995 E Mississippi Ave, the Hiland Hills Townhome community. I did a volunteer project at Ben Bezoff Park last year that I really enjoyed! Thanks! Throw any more of those my direction, because I love them!

To get to my point, my brother Sandy will be meeting with you next Thursday. He wanted me to attend to give my prospective as a Denver resident, but due to my work at National Jewish Health, I cannot attend.

To say that I am not a fan of unthought development is a gross understatement. My concerns revolve around already horrendous traffic on Leetsdale and South Parker Road—particularly for the residents of the apartment complexes to the north. Before they put in the median barriers driving into work there was always a head on collision at the juncture of their access road and Leetsdale. Now they just lack access eastbound.

It boggles my mind what hundreds of more residents to the south will do to that “thoroughfare.” Plugging them into tiny Quebec Way is scarcely a solution. Add that to the 500-unit development already under development at the Highline Canal trailhead to the south on Quebec Way across from the Indian Hills community it becomes a recipe for massive gridlock and worse. I think that involves Paul Kashman’s district.

I see the quality of life enjoyed by the homeowners of Holiday Hills, my brothers’ area in Arapahoe County, and it makes me weep for the loss. It’s not just for them but for the residents of Denver County as well. The developers have been less than forthcoming to the Holiday Hills homeowners. The developers just don’t care, and know that they can get away with it.

One of these homeowners is a curator at the Botanical Gardens and turned his area into a xeric wonderland. He frequently added trees and vegetation to surrounding properties.

They have deer and other wildlife that wander in from the canal. This is so sad!

Thanks for a chance to give input.

Best,  
Caryl Buckstein  
7995 E Mississippi Ave #A19  
A proud Denver resident

# Planning Board Comments



Submission date: 12 July 2021, 10:44AM  
Receipt number: 14  
Related form version: 2

## Your information

Name	Prisana Nuechterlein
Address or neighborhood	1255 S Rosemary Way
ZIP code	80231
Email	Prisanan@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1091 S Parker Road and 7400 E Mississippi Ave
Case number	2020i-00159

## 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:

**We are greatly concerned about the destructive changes to our neighborhood if rezoning is approved for numerous issues.**

**1) Safety and Access - During the winter a few times a year, heavy snowfall makes it extremely difficult to drive up the hill from S. Quebec Way into our neighborhood. During these occasions we have had to dig out our cars on the hill and seen other cars also stuck for hours at a time. I can't imagine what this access will be like with 300 - 500 more vehicles trying to drive up the road. Access on snow packed days is also dangerous from Parker, due to the steep incline down to Rosemary Way which is often icy.**

**Our neighborhood's unique access challenges will be extremely difficult to navigate with 300 - 500 more vehicles on a daily basis.**

**2) We bought our home in this area, specifically because of the beautiful Mountain Views and tranquility we feel living here. MGL's plans will destroy the unique country feel of our**



neighborhood, which absolutely warrants being preserved for the benefit of all the residents in this area.

I can find no legal precedent for allowing rezoning at the expense of destroying a truly majestic neighborhood.

100% of our neighbors are in opposition to the rezoning for numerous reasons. Aside from safety concerns, property values will decline. My neighbor sold his house due to the proposed MGL development and how it would detrimentally affect our neighborhood. I also considered selling, however, I love this area and would prefer to continue living here.

We also met potential buyers of another neighbor's house but the buyers were concerned about the future development plans for apartment buildings on the Church land and ultimately decided not to buy in our neighborhood.

For us, this isn't about the land developer's rights, but the individual's rights to feel protected when they invest in an area that they thought was already zoned for residential single family homes vs multi-family complexes.

Approving rezoning would be a betrayal to all the residents in this neighborhood.

Please consider the devastating impact that rezoning will have on our community.

Thank you for considering our strong opposition and protecting our rights.

Kindest Regards,

Prisana and Eric Nuechterlein

If you have an additional document or image that you would like to [ADCD97A5-6E75-4F28-8AC8-5F1B2C283845.jpeg](#) add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 12 July 2021, 1:30PM  
Receipt number: 15  
Related form version: 2

## Your information

Name: Carla Seashore Buckstein  
Address or neighborhood: 1254 S Quince St, Denver CO  
ZIP code: 80231  
Email: cseabuck@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning: 1091 S Parker Road & 7400 E Mississippi Ave  
Case number: 2020I-00159

## 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:

**Our HOA and my personal concerns include:**

- 1. Consistency with Adopted Plans: Southeast Neighborhood unrecognized Natural Feature of Mountain View and Denver Skyline**
- 2. Consistency with Adopted Plans: History includes Mississippi Avenue Layout, and Galilee Church belltower with 1800s bell**
- 3. Consistency with Adopted Plans: Single-Family S-SU-D is the Vision of this community**
- 4. Public Health, Safety and General Welfare: Colorado State Highway 83 and the planned new northern ingress/egress is a safety concern for vehicles and pedestrians, since this is the legal ingress/egress of the existing Hughes Mountain View subdivision, and also for planned high-density development by MGL. Per the Go Speer Leetsdale report, the two parcels are directly adjacent to the East Corridor's highest Average Daily Traffic Volume; The Vision Zero Action Plan recognizes that the likelihood of death or severe injury stands at 73% if speeds are 40mph, as they are at this ingress/egress**
- 5. Public Health, Safety and General Welfare: The road on the**

two Denver parcels' adjacent Arapahoe county parcels is problematic due to its private ownership and to the traffic congestion already existing on South Quebec Way; The proposed relocation of the Hwy 83 ingress/egress will mean Hughes Mountain View residents must use a private road (parking lot) through the multi-unit apartment Denver parcel to reach the legal access to their homes

6. Justifying Circumstances: The HOA refutes MGL's claims that there was a lack of single-family housing on the Denver parcels, or that they were underutilized, and thus are qualified to be rezoned

7. Justifying Circumstances: The HOA refutes MGL's claims that "This site is differentiated due to its located [sic] adjacent to a residential neighborhood on one side, multifamily/unit on two sides, and a corridor on the fourth side." There is fully 30% of the perimeter of the parcels that is residential neighborhood, with another 19% undeveloped raw land zoned single family.

Please see the attached documents "Hughes Mountain View Subdivision HOA, Denver Rezoning Parcels Protest, Application # 2020i00159" "Galilee parcels perimeter - zoned 49 percent single family" "GO Speer-Leetsdale 2015 and 2040 volumes adjacent to parcels" "Blueprint Denver - for rezone request 2020i00159" "NPI Strategic Plan - for rezone request 2020i00159" "Denver Comprehensive 2040 - for rezone request 2020i00159"

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.

[HMV -HOA Denver Rezoning Parcels Protest 2020i00159.pdf](#)  
[Galilee parcels perimeter - zoned 49 percent single family.pdf](#)  
[GO Speer-Leetsdale 2015 and 2040 volumes adjacent to parcels.pdf](#)  
[Blueprint\\_Denver - for rezone request 2020i00159.pdf](#)  
[NPI\\_Strategic\\_Plan - for rezone request 2020i00159.pdf](#)  
[Denver\\_Comprehensive\\_2040- for rezone request 2020i00159.pdf](#)

# Planning Board Comments



Submission date: 12 July 2021, 12:16PM  
Receipt number: 16  
Related form version: 2

## Your information

Name Michele Perchonok  
Address or neighborhood 7678 East Arizona Dr.  
ZIP code 80231  
Email mperchonok@mac.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning 1091 S Parker Road & 7400 E Mississippi Ave  
Case number 2020i-00159

## 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:

**SAFETY: Hwy 83/Parker Rd entrance and exit will be more unsafe if the developer moves it away from the Mississippi intersection and further down the hill, where drivers are accelerating.**

**Quality-of-Life Infrastructure: The parks, open spaces, trees, plants, natural features, recreation opportunities... contribute to our quality-of-life. The beautiful view or trees or wildlife need to remain a part of what's important.**

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: 12 July 2021, 4:00PM  
Receipt number: 18  
Related form version: 2

## Your information

Name Myron Melnick  
Address or neighborhood 7667 E. Arizona Drive, Denver, CO (Hughes Mountain View neighborhood)  
ZIP code 80231  
Email myron@mmfao.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning 1091 S. Parker Road & 7400 E. Mississippi Ave.  
Case number 2020i-00159

## 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:

**Our neighborhood, Hughes Mountain View, is one of the few places in metro Denver where you'll experience a quiet country setting with open space, expansive views of the mountains, plus a friendly and fun family-oriented community. The area features middle class, owner-occupied, single family homes situated on 1/3 - 5 acre lots. Neighbors have good relationships. We look out for each other. There are great recreational amenities like the Highline Canal running through the area. We have no gates, walls, sidewalks, or gutters and little or no crime. This is a wonderful, natural habitat and an asset to the metropolitan area. We cherish our privacy and independence.**

**This subdivision is an enclave located along South Parker Road, Colorado Hwy 83, bordering the Highline Canal in Unincorporated Arapahoe County. We have shared our wonderful surroundings with the architecturally significant Galilee Baptist Church since 1967. The Church is uniquely situated on 6.5 acres, of which one-half of their land was**



annexed to the City and County of Denver in 1974. The other half of the Church property is in Unincorporated Arapahoe County. The developer is only planning for the Denver parcel and refuses to review plans for the other half of the Unincorporated Arapahoe County portion.

The Church has fallen on hard times and wants to sell the existing building and property. BluePrint Denver shows the parcel as low residential. The developers are asking for a change in the zoning for 5 stories with greater density. This will not only block our expansive mountain views but will also block the surrounding communities' views as well. Light rail doesn't exist along the Parker Road corridor in this area. The safety issue created by an additional 400-500 cars daily will be significant. Parker Road is not equipped to handle this additional traffic. Our access and egress is a right-turn on to Parker Road only. The Church owns the other road into our community, which they have kindly allowed us access to. The developer is refusing to address that situation at all.

There is a hawk habitat directly across the street from my house. We often see foxes, coyotes, hawks and ducks in our yard. A deer was eating apples from my tree last Sunday. Peacocks have perched on my backyard deck. This is a unique sanctuary for wild life in metropolitan Denver.

I am a native of Denver and grew up two miles west in the Hilltop Neighborhood. When I moved to Hughes Mountain View my street, Arizona Drive, was a dirt road. I liked the rural quality-of-life in the center of metropolitan Denver. This cannot be replaced. I strongly urge you to deny this zoning change request, as it will negatively impact the tranquil surroundings.

There are many high-density projects in this area: Apartments, condos, and affordable rental housing. Single-family, middle income, owner-occupied housing is greatly needed in our area. The Church could be converted into condos and single-family homes could be built around it. This would have less direct impact on our community. The Church is a good fit for the site and has architectural significance. Lets not destroy another special amenity that we have and share.

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: 12 July 2021, 4:51PM  
Receipt number: 20  
Related form version: 2

## Your information

Name: Caryl Sue Buckstein  
Address or neighborhood: 7995 E MISSISSIPPI AVE APT A19  
ZIP code: 80247  
Email: cbuckstein@comcast.net

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning: 1091 S Parker Road & 7400 E Mississippi Ave  
Case number: 2020i-00159

## 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:

**My issue is Public Health, Safety and General Welfare regarding traffic on S Parker Road. It is east of one of the most dangerous intersections in Denver at Quebec and Parker Road, with no clear acceleration or deceleration plans in sight. I am on my townhome association board at Hiland Hills within the Denver city limits and I feel compelled to present my comments, while unofficial, on the behalf of my community. The developer has called an emergency meeting next week with my board, although I can give you a straw poll vote: we oppose it. I've watched two many head-on collisions in this stretch of Parker Road to stay silent.**

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: 12 July 2021, 4:54PM  
Receipt number: 21  
Related form version: 2

## Your information

Name	Saunders Buckstein
Address or neighborhood	1254 S Quince ST
ZIP code	80231
Email	sandy@cstew.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1091 S Parker Road & 7400 E Mississippi Ave
Case number	2020i-00159

## 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 rewritten this 5 times and can't find any way to adequately express the horror that has come into existence. We, the residents of this clearly defined neighborhood, who have grown up in this society, believing in our government. I speak specifically, of the obligation of government to provide its people with, what was supremely voiced so many years ago by the great Abraham Lincoln: Government shall protect "mankind's inalienable right to Life, Liberty and the Pursuit of Happiness."

The requested Rezoning is not compatible with the adopted plans does not come close to blending with the existing Single Family Detached housing neighborhood to which it belongs. If the "church-rights" built - facilities on this land is giving up on this location, then it must be compatibly developed as it was originally intended as long as it is feasible to do so. Anything else would be a clear violation of the development's original intent and certainly could be seen as a governmental "taking" of the rights of these neighbors.

My HOA is currently engaging legal counsel to determine how to best combat this action. A large majority , if not all residents in the areas surrounding this property are adamantly opposed to it. We are committed.

We are being forced to spend significant funds to protect our interests and we will be seeking compensation for any and all damages as well as legal fees.

It does seem that it will fail out-of-hand because of it's various incompatible features, But the neighborhood cannot afford to lose its identity for any reason. If this travesty were allowed to exist the damages to each existing homeowner immeasurably.

It will not happen.

Saunders Buckstein, Representative

Hughes Mountain View HOA

C: 303-946-3905

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. [GBC Property 4 Parcels 07022021.jpg](#)

# Planning Board Comments



Submission date: 12 July 2021, 5:11PM  
Receipt number: 22  
Related form version: 2

## Your information

Name	Marcia Fitzpatrick
Address or neighborhood	7667 E ARIZONA DR (Hughes Mountain View neighborhood)
ZIP code	80231-2508
Email	msfitzi@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1091 S. Parker Road & 7400 E. Mississippi Ave.
Case number	2020i-00159

## 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 Hughes Mountain View Neighborhood is a jewel. It is a natural habitat filled with wildlife and exquisite views of the entire front range, as well as downtown. We are an enclave of approximately 40 single-family owned homes on 1/3 to 5-acre plots, tucked into a verdant, quiet parcel of Unincorporated Arapahoe County. Our access to our homes is only from Parker Road/Highway 83 and a small road leading down to South Quebec Way through the property of the Galilee Baptist Church. We are surrounded by apartment complexes and high-rise apartment/condo units on all sides. But this land is supposed to be for low density housing and is zoned for that scenario. Of particular concern is that entertaining a zoning change of the Church property is to allow 300+ densely packed apartment units, and the resulting 500 or so additional cars will permanently alter our neighborhood. The right-only egress on to Parker Road is a joke today. Changing the zoning is unbelievable and a slap in the face to this beautiful neighborhood. Please do not let this travesty happen!

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: 13 July 2021, 10:32AM  
Receipt number: 23  
Related form version: 2

## Your information

Name	Mary Jo Duckworth
Address or neighborhood	7865 E. Mississippi Avenue #1201 (Candlewyck Condominiums)
ZIP code	80247
Email	Twodenverducks@aol.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1091 S. Parker Rd & 7400 E. Mississippi Avenue
Case number	20201-00159

## 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 fear that the planned rezoning will result in significant impact on motor vehicle traffic on S. Parker and surrounding roads; the proposed buildings will impede the view of many units at Candlewyck; there will be a huge increase in pedestrian, bike, roller blading, jogging, etc. on the soon to be completed tunnel under S. Parker and the Highline Canal which the rezoned property will abut. Please don't approve it!**

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: 12 July 2021, 12:50PM  
Receipt number: 17  
Related form version: 2

## Your information

Name	Stephen Wessler
Address or neighborhood	7674 East Arizona Drive
ZIP code	80231
Email	stevewesslerhome@comcast.net

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	1091 South Parker Road & 7400 East Mississippi Drive
Case number	2020i-00159

## 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 believe the concept to be developed under the rezoning is appropriate for the area and will enhance the overall neighborhood. I am familiar with the Applicant's other projects and believe a like product will be built. I expect the Developer will meet with and consider concerns of the neighbors during the Application and development process.**

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.

July 20, 2021

Denver Planning Board  
201 W. Colfax Ave.  
Denver, CO 80202

**Re:** Letter in Support of Rezone Application  
1091 S. Parker Road 2020I-00159

Members of the Denver Planning Board:

Hello - My name is Mary Mathews. I am a registered voter and live in the Fifth District of Denver at 85 Niagara St. I am writing in support of the rezoning of the Galilee Baptist Church property at 1091 S. Parker Rd. in Denver. The rezoning supports this Goal by the applicant agreeing to entering into a voluntary agreement with *Denver HOST* to enable construction of income restricted housing units. First, MGL plans to create a greater mix of housing options in every neighborhood for all individuals and families. Second, the new development will be accessible to people of all ages. Third, MGL is building a development where infrastructure and services are already in place. Lastly, the location of this new development will focus growth along high- and medium-capacity transit corridors that already exist.

The combination of a variety of types of housing and the infrastructure surrounding the development make this an ideal location for rezoning to multi-family residential. The nature of the site and all the amenities that the site promises will make this a perfect fit to accomplish the goals to meet the Equitable, Affordable, and Inclusive housing criteria laid out in the Comprehensive 2040 Plan.

Thank you for your time and consideration!

Sincerely,

A handwritten signature in cursive script that reads "Mary Mathews".

Mary O'Leary Mathews  
(303) 520-3307

July 20, 2021

Denver Planning Board  
201 W. Colfax Ave.  
Denver, CO 80202

**RE:** Letter in Support of Rezone Application  
1091 S. Parker Road 2020I-00159

Members of the Denver Planning Board:

I am a registered voter and reside in the Fifth District of Denver. I am writing in support of the rezoning of the Galilee Baptist Church property at 1091 S. Parker Rd. in Denver. The rezoning supports this Goal by the applicant agreeing to entering into a voluntary agreement with *Denver HOST* to enable construction of income restricted housing units. First, MGL plans to create a greater mix of housing options in every neighborhood for all individuals and families. Second, the new development will be accessible to people of all ages. Third, MGL is building a development where infrastructure and services are already in place. Lastly, the location of this new development will focus growth along high- and medium-capacity transit corridors that already exist.

The combination of a variety of types of housing and the infrastructure surrounding the development make this an ideal location for rezoning to multi-family residential. The nature of the site and all the amenities that the site promises will make this a perfect fit to accomplish the goals to meet the Equitable, Affordable, and Inclusive housing criteria laid out in the Comprehensive 2040 Plan.

Thank you for your time and consideration!

Sincerely yours,



Owen Mathews  
(720) 987-3752



July 20, 2021

Denver Planning Board  
201 W. Colfax Ave.  
Denver, CO 80202

**RE:** Letter in Support of Rezone Application  
1091 S. Parker Road 2020I-00159

Members of the Denver Planning Board:

I am a registered voter and reside in the Fifth District of Denver. I am writing in support of the rezoning of the Galilee Baptist Church property at 1091 S. Parker Rd. in Denver. The rezoning supports this Goal by the applicant agreeing to entering into a voluntary agreement with *Denver HOST* to enable construction of income restricted housing units. First, MGL plans to create a greater mix of housing options in every neighborhood for all individuals and families. Second, the new development will be accessible to people of all ages. Third, MGL is building a development where infrastructure and services are already in place. Lastly, the location of this new development will focus growth along high- and medium-capacity transit corridors that already exist.

The combination of a variety of types of housing and the infrastructure surrounding the development make this an ideal location for rezoning to multi-family residential. The nature of the site and all the amenities that the site promises will make this a perfect fit to accomplish the goals to meet the Equitable, Affordable, and Inclusive housing criteria laid out in the Comprehensive 2040 Plan.

Thank you for your time and consideration!

Sincerely,



Reed Mathews  
(720) 335-9294

June 21, 2021

Denver Planning Board  
201 W Colfax Ave.  
Denver, CO 80202

**Re:** 1091 S Parker Road 2020I-00159

Members of the Denver Planning Board:

As a member of Galilee Baptist Church, I am writing in support of their rezoning efforts to build a multi-unit residential development. As a Denver voter, I am in favor of our Blueprint Denver plan and believe this is the ideal location to erect such a site. Between the increased accessibility to recreation area along the highline canal and the many modes of transportation close by, this is a proposed development that will help to improve the surrounding area through health and financial independence in the affordable housing.

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a residential community adjacent to a trail system and mass transit. An increase in density and broadened mix of uses can also provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can occur within walkable and bikeable distances.

The selection of MGL as the proposed developer of this site was a concerted effort to find a new steward of this property with as much sensitivity to the surrounding area and vision for this beautiful location as we have had at Galilee Baptist Church. The success of this rezoning effort will assist in the ongoing viability of the Galilee Baptist Church community.

Thank you for your time and consideration of this rezoning request.

Sincerely,

*Arne R. Pedersen*  
ARNE R. PEDERSEN  
1250 S Monaco Pkwy Apt 16  
Denver CO 80224  
720-259-6735

June 21, 2021

Denver Planning Board  
201 W Colfax Ave.  
Denver, CO 80202

**Re:** 1091 S Parker Road 2020I-00159

Members of the Denver Planning Board:

As a member of Galilee Baptist Church, I am writing in support of their rezoning efforts to build a multi-unit residential development. As a Denver voter, I am in favor of our Blueprint Denver plan and believe this is the ideal location to erect such a site. Between the increased accessibility to recreation area along the highline canal and the many modes of transportation close by, this is a proposed development that will help to improve the surrounding area through health and financial independence in the affordable housing.

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a residential community adjacent to a trail system and mass transit. An increase in density and broadened mix of uses can also provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can occur within walkable and bikeable distances.

The selection of MGL as the proposed developer of this site was a concerted effort to find a new steward of this property with as much sensitivity to the surrounding area and vision for this beautiful location as we have had at Galilee Baptist Church. The success of this rezoning effort will assist in the ongoing viability of the Galilee Baptist Church community.

Thank you for your time and consideration of this rezoning request.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. P. R.', written in a cursive style.

June 21, 2021

Denver Planning Board  
201 W Colfax Ave.  
Denver, CO 80202

**Re:** 1091 S Parker Road 2020I-00159

Members of the Denver Planning Board:

As a member of Galilee Baptist Church, I am writing in support of their rezoning efforts to build a multi-unit residential development. As a Denver voter, I am in favor of our Blueprint Denver plan and believe this is the ideal location to erect such a site. Between the increased accessibility to recreation area along the highline canal and the many modes of transportation close by, this is a proposed development that will help to improve the surrounding area through health and financial independence in the affordable housing.

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a residential community adjacent to a trail system and mass transit. An increase in density and broadened mix of uses can also provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can occur within walkable and bikeable distances.

The selection of MGL as the proposed developer of this site was a concerted effort to find a new steward of this property with as much sensitivity to the surrounding area and vision for this beautiful location as we have had at Galilee Baptist Church. The success of this rezoning effort will assist in the ongoing viability of the Galilee Baptist Church community.

Thank you for your time and consideration of this rezoning request.

Sincerely,

A handwritten signature in black ink, appearing to read "Mina E. Haddad". The signature is written in a cursive, flowing style.

July 20, 2021

Denver Planning Board  
201 W Colfax Ave.  
Denver, CO 80202

**Re:** 1091 S Parker Road 2020I-00159

Members of the Denver Planning Board:

I am writing in support of the rezoning of Galilee Baptist Church as a member of Galilee and a member of the Elder Board, I am supportive of responsible infill development. I believe this development maintains the vibrancy and vitality of the City and County of Denver.

A great indicator of a great City is the mixture of housing types and the utilization and reinvention of place. The proximity of this proposed development to the active highline canal as well as the Parker/Leetsdale corridor is a result of implementation of healthy community indicators.

As a Denver resident, I am supportive of this development that makes perfect sense and utilizes the infrastructure already developed. Additionally, the diversity in types of housing will allow for young professionals, families, and empty nesters to truly build a community representing all stages of life.

Thank you for your time and consideration!

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Lee". The signature is fluid and cursive, with a long horizontal stroke at the bottom.

July 20, 2021

Denver Planning Board  
201 W. Colfax Ave.  
Denver, CO 80202

**Re:** Letter in Support of 1091 S. Parker Road 2020I-00159 Rezone

Members of the Denver Planning Board:

My name is Tom Mathews. I am a registered voter and live in the Fifth District of Denver at 85 Niagara St. I am writing in support of the rezoning of the Galilee Baptist Church property at 1091 S. Parker Rd. in Denver. The rezoning supports this Goal by the applicant agreeing to entering into a voluntary agreement with *Denver HOST* to enable construction of income restricted housing units. First, MGL plans to create a greater mix of housing options in every neighborhood for all individuals and families. Second, the new development will be accessible to people of all ages. Third, MGL is building a development where infrastructure and services are already in place. Lastly, the location of this new development will focus growth along high- and medium-capacity transit corridors that already exist.

The combination of a variety of types of housing and the infrastructure surrounding the development make this an ideal location for rezoning to multi-family residential. The nature of the site and all the amenities that the site promises will make this a perfect fit to accomplish the goals to meet the Equitable, Affordable, and Inclusive housing criteria laid out in the Comprehensive 2040 Plan.

Thank you for your time and consideration!

Sincerely yours,



Thomas J. Mathews  
(303) 246-4705

July 14, 2021

Denver Planning Board  
201 W Colfax Ave.  
Denver, CO 80202

**Re:** 1091 S Parker Road 2020I-00159

Members of the Denver Planning Board:

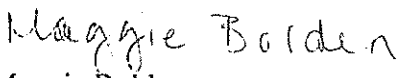
I am a Denver resident and live in the area adjacent to the proposed rezoning of Galilee Baptist Church, I am writing in support of their rezoning efforts to build a multi-unit residential development at 1091 S Parker Road.

This site has in long need of attention, and its ideal location adjacent to the Highline canal and the multi modal access available on Parker Road/Leetsdale is a perfect location for this proposed use and the requested zoning. An increase in density and broadened mix of uses can also provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can occur within walkable and bikeable distances.

There is a serious need for housing for individuals and all stratas. This proposed project will allow for another option in the City and County of Denver for individuals and families to live and work in Denver proper. Additionally, this development will continue to improve the vitality of this immediate area and help to create a community.

Thank you for your time and consideration!

Sincerely,

  
Maggie Bolden