

From: [Velez, Kelly - City Council](#)
To: [Brooks, Albus - City Council District 8](#); [Brown, Charlie - City Council District #6](#); [Faatz, Jeanne R. - City Council Dist #2](#); [Herndon, Christopher J. - City Council District 11](#); [Kniech, Robin L. - City Council](#); [Lehmann, Peggy A. - City Council Dist #4](#); [Lopez, Paul D. - City Council Dist #3](#); [Montero, Judy H. - City Council District #9](#); [Nevitt, Chris - City Council Dist #7](#); [Ortega, Deborah L. - City Council](#); [Robb, Jeanne - City Council Dist. #10](#); [Shepherd, Susan K. - City Council District 1](#); [Susman, Mary Beth - City Council](#)
Cc: [Bartleson, Debra - City Council](#); [Smith, Shelley - City Council](#); [Williams, Gretchen - City Council](#)
Subject: FW: Rezoning Application for 2400 block of So. University Blvd.
Date: Monday, April 14, 2014 8:48:54 AM

From: Tom Dietvorst [mailto:tdietvorst@gmail.com]
Sent: Sunday, April 13, 2014 2:58 PM
To: denc - City Council
Subject: Rezoning Application for 2400 block of So. University Blvd.

We fail to understand the uproar regarding the rezoning of the 2400 block of South University Boulevard. Over the 26 years I have lived in University Park we have observed large buildings go up on both sides of University Boulevard; first all of the development on the University of Denver campus and lately combinations of housing and retail along the East side of University Boulevard. Large apartment and condominium buildings have existed in the 2400 and 2500 blocks since before we moved here 26 years ago. The development has increased dining and shopping options.

While it makes sense to protect the alley ways for pre-existing property owners on Josephine we don't understand the rest of the furor.

It is particularly funny to see the "No rezoning; no reason" signs in some of the "Mc Mansions" that now populate University Park.

Tom Dietvorst
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tdietvorst@gmail.com

PS Please circulate to all council member

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Cc: [Tafoya, Ean T - CC Legislative Services](#); [Bartleson, Debra - City Council](#); [Smith, Shelley - City Council](#); [Williams, Gretchen - City Council](#)
Subject: FW: Rezoning Request - 2400 Block S University Blvd
Date: Friday, May 09, 2014 11:06:03 AM

From: Douglas Westfall [mailto:wbgllc@live.com]
Sent: Friday, May 09, 2014 10:47 AM
To: denc - City Council
Subject: Rezoning Request - 2400 Block S University Blvd

To All 13 City Council Members:

This is a letter in SUPPORT of the development plans and rezoning of the east side of the 2400 block of S Colorado Blvd.

I live in the Observatory Park/University Park neighborhood. I have no connection with any person or entity involved with the redevelopment of the above referenced block and therefore have no direct monetary benefit to be derived from this project. But I do believe that I and almost anyone living in or near this neighborhood *would* benefit greatly from a community standpoint if the present planned rezoning and redevelopment takes place.

I see several reasons to allow the proposed rezoning request. The proposed rezoning category, G-RX-5, allows for a maximum building height which is much lower than the heights of other existing buildings along S University Blvd in the near & adjacent blocks, both north & south. The proposed zoning would allow a much more desirable combination of a commercial street level with residential units above than the present zoning, G-MX-3, which presents the possibility of a large 3 story office building or other high traffic commercial uses. The possibility of underground parking being economically feasible with the new proposed zoning also seems much more desirable than the inevitable surface parking that would accompany any development as allowed under the existing zoning.

Several neighbors and I have met with Chris Shears, the architect hired by the owner/developer for this site, and we have been very positively impressed by his design concept and his willingness to meet with and listen to people in the neighborhood. He seems to be genuinely concerned with addressing what neighborhood concerns he can in his design for the project.

If this rezoning were to be denied, the city would miss a great opportunity to replace almost a whole block of ugly, blighted, under-utilized real estate with a very well designed project that would enhance the area. This project as planned would also fit perfectly with what I believe to be the City Of Denver's vision of the future as described in the **The Road Ahead** presentation of 3/27/14.

I have talked to many people in University Park who like this planned redevelopment. Unfortunately, I fear that the city will hear much more disproportionately from the vocal few who oppose it. Please approve the rezoning of this block and help our neighborhood and our city rebuild an area sorely in need of renewal.

Thank you,
Douglas Westfall

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Denver City Council
City and County Building
1437 Bannock St., Rm. 451
Denver, CO 80202

RE: 2400 Block University Blvd. Rezoning Application

To Denver City Council:

We are first-time home buyers that moved to University Park two years ago and we hope to live here for many decades as active community members and parents. We appreciate University Park's advantageous location in the Denver metro area, its array of recreation amenities, and high quality schools; however, we also moved to the neighborhood because of its potential for positive change and improvement. We have been pleased to see University Park evolving into one of Denver's next exceptional, desirable neighborhoods. We support the proposed rezoning of the 2400 block of University Blvd. as another step toward the revitalization and improvement we desire to see in University Park.

Denver residents must face reality – our city has been discovered. An influx of people and businesses are moving to Denver and the migration won't cease, even if every rezoning were stopped. We need to work together to find ways to increase density and population without compromising quality of life. As adults, we know that every choice in life comes with trade-offs. If this rezoning transpires, there may be increased traffic, more parking challenges, and diminished mountain views. We must also acknowledge the many potential benefits including a safer, more functional and aesthetically-pleasing streetscape, the elimination of one of the area's biggest eyesores, and the addition of new residents to support local businesses. After many years of decline and four years with current zoning and no investment or improvement, it's time for a change on the 2400 block, and rezoning is the impetus of incentivizing this change.

Rezoning may help the neighborhood finally address longstanding challenges. We've volunteered with members of the UPCC board to help explore ways to improve local public recreation amenities like the Buchtel and Harvard Gulch Trails. The addition of new local residents and businesses to utilize these amenities will create opportunity for us to more strongly advocate for investment on these trails. Additionally, G-RX-5 zoning already exists by right across the street from the proposed location and if both sides shared higher density, it might compel the City to finally redesign and construct a new intersection at University and Harvard. Without traffic counts to justify investment, the City will unlikely recognize the need. Two 5-story buildings across from one another may be the linchpin to facilitate investment.

We absolutely understand the neighborhood's many concerns and as UPCC dues paying members, we greatly appreciate the UPCC's attention and focus on this proposal, but in this circumstance, we favor rezoning. We applaud the UPCC, City, and developer for working together and communicating during this process. We hope the positive dialogue between parties can continue regardless of the rezoning decision and we look forward to positive developments in our neighborhood.

Thank you,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

Ryan and Sarah McCaw
1840 S. Monroe Street
Denver, CO 80210



dencc@denvergov.org

Tuesday, May 6, 2014

in re: Tessler Developments at 2400 S. University rezoning matter; SA+R architects

Dear Mr. Brown and honored Denver City Council members:

As residents for several decades of Observatory Park, we wish to put our approval behind the 2400 S. University project as outlined in the architect's drawings and PDF.

The University strip in question has been what we would consider blighted for many years, going downhill ever since to USPS moved out so long ago I can't remember. Recently the existing buildings have been in severe decline, an affront to the renovations and new tenants on the west side of University - not the manicured, dynamically upscale appearance of the neighborhood as a whole.

Observatory Park is one of the most beautiful Denver neighborhoods, thanks in part to the excellent building and expansions at DU, along with the quality and substance of the wonderful families and retired people who have chosen the area.

Observatory Park deserves good architecture, careful land and space usage, facility for new services and the potential for apartments that might keep some valued older neighbors from leaving our area all together. Good design with sensitivity to the cohesiveness, traffic patterns, usage level and standards of the area are to be seen in the drawings and verbally expressed plans of Tessler Development and SA+R architects. This appears to be a development that will do nothing but enhance quality of life and bring new stores and services without the typically feared impacts of traffic and height pollution that might once again paralyze re-development of this blighted strip.

We urge Denver City Council to vote favorably in Tessler's rezoning effort.

Sincerely yours,

KARL ARNDT Sara Frances

Karl Arndt and Sara Frances

Sara Frances & Karl Arndt,

2201 S. Saint Paul St.
Denver, CO 80210-4977

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