

May 4, 2018

Denver City Council
1437 Bannock Street
Denver, CO 80202

Re: 4552 South Ulster rezone

Dear Denver City Councilmembers:

I am Vice President of Shea Properties and a member of the Denver Technological Center Architectural Control Committee (ACC) and Goldsmith Metropolitan District (Goldsmith). The property located at 4552 South Ulster is located within the boundaries of the ACC and Goldsmith, and within the Denver Tech Center which Shea Properties and its predecessor are the primary developers. I am writing in support of the rezoning application for this property.

The property is in an area already primarily zoned S-MX-12, in the suburban neighborhood context. Additionally, as is the Code intent for S-MX-12 zoning, this property is located on an arterial street where the building scale of 1 to 12 stories is desired. This rezoning would allow this property greater conformance with the surrounding properties. Therefore, I support this rezoning application.

Finally, it is important to note that in addition to the zoning requirements of the City of Denver, any development of this property would be required to conform to the architectural covenants and guidelines of the ACC.

I encourage approval of this rezoning application.

Sincerely,



Eric Hecox
Shea Properties

