

Support

From: valerie cugini [<mailto:valeriec97@gmail.com>]
Sent: Wednesday, January 02, 2013 10:19 AM
To: Piro, Rocky E - CPD Office of the Manager
Cc: Hancock, Michael B. - Mayor's Office
Subject: Columbine Street Rezoning

Welcome to Denver Mr. Piro!

It is a great city with many, many wonderful neighborhood pockets. I live in Cherry Creek North and the CCNNA does not speak for me. I support the Columbine Street development and investment in our city. I look forward to the expertise, leadership and ideas you bring to making our city even better.

Change is inevitable, as history has shown --- even in Cherry Creek. It is ironic that now that most of the original tiny houses in this area have been scraped off for giant McMansions the CCNNA wants to "save our neighborhood". I think it is an embarrassment of elites when there are truly neighborhoods that are in dire need. This "not in my neighborhood" has left the 9th & Colorado area empty for years and the CCNNA does the same by fighting every proposed change in the BID, every though the "neighbors" don't share any of the financial risk, they want the final say with their "white paper". (For context, I humbly suggest you review the Fillmore Plaza open space approval process ---and talk to the new retailers now)

Thoughtful, open minds can continue to make this city and Cherry Creek viable. The city benefits from the revenue, the neighborhood benefits from a vibrant retail district. Thank you in advance for your leadership, along with Councilwoman Jeanne Robb to address CC development and incorporating these changes into the overall Cherry Creek Connection plan that benefit all.

Kind Regards,
Valerie Cugini
500 Garfield Street

(below is copy of Aug email to Councilwoman Robb in support of rezoning Columbine)

From: Richard M. Cohen [<mailto:rmcohen234@gmail.com>]
Sent: Wednesday, January 02, 2013 12:03 PM
To: Robb, Jeanne - City Council Dist. #10; Piro, Rocky E - CPD Office of the Manager
Subject: 245 Columbine Rezoning Hearing
Importance: High

Dear Jeanne and Rocky,

Rocky, welcome to Denver. We look forward to your expertise in helping us through this very difficult situation.

Jeanne, as we have discussed in the past, I am very concerned about the density of this project. On any given afternoon between 3:30 and 5:30 PM you will find gridlock when turning south to get on University or to try to turn onto Speer heading toward downtown. No doubt there will be additional traffic heading north, as well. This project should not be approved with the current FAR at the LUTI hearing. I fully support development in CCN and especially for this site, but we cannot and should not add to this traffic congestion that we already face. Since this is primarily an office building, who knows how many light changes we will have to endure when the employees are leaving work.

Many people put in a great deal of effort on the "White Paper". It was given broad based approval. Let's respect the work of these individuals and ask the developer to adhere to a rational approach.

Sincerely,

Richard (Dick) Cohen

CCNNA Board Member

234 Garfield St.

Denver, CO 80206

303-320-1767

From: Sam Freedman [<mailto:talieandsam@aol.com>]
Sent: Wednesday, January 02, 2013 4:12 PM
To: Piro, Rocky E - CPD Office of the Manager
Subject: Fwd: 245 Columbine Development

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

From: Sam Freedman <talieandsam@aol.com>
To: jeanne.robb <jeanne.robb@denvergov.org>; rocky.prio <rocky.prio@denvergov.org>
Cc: genehohensee <genehohensee@comcast.net>; newleeway <newleeway@msn.com>
Sent: Wed, Jan 2, 2013 4:07 pm
Subject: 245 Columbine Development

Ms Robb:

This e-mail is being written to express our disappointment and dismay at the process and procedures used by the city of Denver in approving, over the objections of the residents and against current zoning restrictions, development to take place at 245 Columbine. At your instigation, many of our neighbors and friends spent hours of volunteer time to develop the White Paper to further define the "Plan" presented to us for Cherry Creek North by the City. It is our understanding, that City Planning also participated in the process. Not only does the development proposed at 245 Columbine violate many of the development principles expressed in the White Paper, but it will be twice the size of any present 1st Avenue building and provides for totally inadequate parking in an already congested area of the neighborhood. This area is also in an approach to a grammar school. This is not the behavior that we feel elected officials should show their constituents. Zoning restrictions are meant to protect the property rights of the citizens, they should not be ignored by city officials without due process, nor should our elected officials fail to represent our views. We could not be more upset with the City of Denver and it's high handed approach to the pleas of its residents to force developers to take a sensible approach to new projects.

Talie and Sam Freedman
355 Adams Street
Denver, CO 80206

From: D'Lea Martens [<mailto:dlea@tangostrategy.com>]
Sent: Wednesday, January 02, 2013 10:46 AM
To: Piro, Rocky E - CPD Office of the Manager
Subject: Redevelopment of 245 Columbine, Denver

Dear Mr. Piro,

As a resident of Cherry Creek North, I want to express my concern over the presently proposed redevelopment of 245 Columbine. I'm all for sensible redevelopment, but I'm concerned that the project as presently proposed will be larger than the neighborhood can handle. As a resident I often walk into the commercial district of CCN because of traffic. However on several occasions over the last month I've had to drive to the current Post Office or the Whole Foods or my bank at 1st and Detroit. On each of the occasions I've been trapped in gridlock – gridlock!! Please help us to maintain the charming and unique character of this treasured Denver neighborhood by following the guidelines of the White Paper for development created by our neighborhood association.

Thank you for your consideration,

D'Lea Martens
550 Cook St.
Denver, CO 80206

From: newleeway@msn.com
To: jeanne.robb@denvergov.org
Subject: 245 Columbine
Date: Thu, 3 Jan 2013 09:21:27 -0700

Jeanne, we are sure that you know full well how opposed we are to the 245 Columbine development, especially with its disregard of the White Paper and the building's excessive density. Surely, since you worked so hard to initiate the Urban Form Working Group which labored diligently and productively to develop the compromise on balanced zoning recommendations, we hope your leadership and the group's effort will not be wasted. We disagree with those who believe that the White Paper process was a dishonest political ruse, lacking a sincere intention of finding a compromise solution and formed to placate the neighborhoods. We feel that you honestly believed in the process and the integrity of the White Paper and want to express our appreciation for your support of the White Paper's valuable contribution in future zoning discussions.

The stark contrast is clear when comparing one major developer who recently worked with CCNNA and publicly announced their compliance with the White Paper with the 245 Columbine developers and their lack of cooperation and unwillingness to address completely the White Paper recommendations. The 245 Columbine project is just about over-developing the site for financial gain, without regard to the effect on the neighborhoods, or even traffic congestion in the neighborhoods and the BID, which City Planning appears to be allowing. If this project is approved, it will be a precedent on excessive density that will be duplicated throughout the BID, exasperating the current traffic and congestion problems and eliminating the balance between development and quality of life that was maintained by the current CCN District Zoning.

We hope you will work to preserve the current special CCN District Zoning, modifying it with the White Paper zoning recommendations. The recommendations will contribute great value and balance in the future of CCN District Zoning. Without CCN District Zoning, we am afraid over-development will easily occur, and the CCN neighborhood will not be protected and preserved as one of the most unique, respected, and desirable residential neighborhoods in Denver.

We respectfully ask you to work with the other LUTI Committee members to defer 245 Columbine and allow the final CCN District zoning deliberation process to work. This way all individual rezoning issues can be addressed with agreed upon final CCN District Zoning requirements with which everyone will comply and respect.

Sincerely,
Wayne and Leslie New
443 Adams Street

From: Dick Baumbusch [<mailto:rbaumbusch@q.com>]
Sent: Thursday, January 03, 2013 3:22 PM
To: Piro, Rocky E - CPD Office of the Manager
Cc: Robb, Jeanne - City Council Dist. #10; Wayne New; 'Gene Hohensee'
Subject: 245 Columbine

Rocky,

I am writing in full support of Wayne and Leslie New's email regarding 245 Columbine. I urge you to accept the invitation to meet with Wayne and other members of the CCNNA board to fully understand the issues associated with 245 Columbine.

I certainly hope that the work of Ms. Robb and those involved in developing the White Paper will be fully acknowledged and honored by those involved in directing the development planning in Cherry Creek North.

Sincerely,
Richard Baumbusch
126 Garfield St.
303-663-5464

From: G335high@aol.com [<mailto:G335high@aol.com>]

Sent: Wednesday, January 02, 2013 11:26 AM

To: Robb, Jeanne - City Council Dist. #10

Cc: Piro, Rocky E - CPD Office of the Manager; genehohensee@comcast.net;
newleeway@msn.com; hhchristy@aol.com

Subject: 245 Columbine Rezoning Hearing

Dear Jeanne,

I am sure you already know how I feel about this rezoning. The proposed building at 245 Columbine seriously violates the White Paper developed by the committee you organized of representatives of the Cherry Creek North neighborhood, professional planners and architects and members of the city planning board.

The building will be twice the size of any building on 1st Avenue (in the Cherry Creek North area). It has inadequate parking which is already a major problem for both the CCN Business District and parts of the residential area. The lack of parking will produce even greater problems in excessive traffic and congestion than we now see. If this building is built it will set an extremely detrimental precedent for future development of the BID and will violate, in my opinion, the very character of our neighborhood.

The ultimate result will be the deterioration in the business and residential neighborhoods and a serious reduction in the sales and property taxes generated by this wonderful part of Denver.

Please, Jeanne, express your opposition as well as mine and Helen's to this development. Thank you, and Happy New Year. Gary Christy (390 St. Paul Street)

From: cgmurata@aol.com [<mailto:cgmurata@aol.com>]

Sent: Wednesday, January 02, 2013 4:39 PM

To: Robb, Jeanne - City Council Dist. #10; Piro, Rocky E - CPD Office of the Manager

Subject: Re: 245 Columbine Rezoning Hearing

Happy New Year, Councilwoman Robb, and Planning Director, Rocky Piro,

I am planning to attend the LUTI meeting next week re: the rezoning hearing for 245 Columbine St in Cherry Creek, and - natch - have very strong feelings about this issue.

I completely agree with the three major points put forth by the CCNNA...

* The **White Paper**, endorsed by all the major neighborhood groups being impacted by this rezoning, must not just be ignored for the benefit of the developers and the bottom line. One of the developers actually said at a recent neighborhood meeting, when asked about considering a project more in keeping with the neighborhood scale:

"What is it you don't understand about the word *PROFIT?*" That pretty much sums *that* up.

* **Over-Development** is obviously self-explanatory...why can't these guys work with what is here, and in the direction this area has already developed???

Do we really need another Rodeo Drive?

Traffic and Congestion:

If there is any question about the night-marish traffic congestion that this kind of development will cause at this western edge of Cherry Creek, just try to drive through those blocks during the Christmas Holiday weeks. It is just about impossible, and so people tend to drive through all the adjacent residential streets in order to access the commercial area and the already-inadequate parking.

Bromwell School stops the flow of traffic to the north, so cars come in off Josephine wherever possible on 1st, 2nd, or 3rd, creating bottlenecks and potentially dangerous situations for the school children on Bromwell's access street just north of 3rd and Columbine.

I think we have a very unique little niche combining interesting shopping and residential, here in Cherry Creek, and though it is struggling a bit now (high rents, maybe??) the concept should not be tossed solely in the interest of making more money....here we go again!!!

Please consider this issue carefully, there is a lot to be lost by so many solely for the benefit of so few!

Thank you,
Chris murata - Preservation Architect

From: VIVIAN SALEM [<mailto:viviansalem1@msn.com>]

Sent: Thursday, January 03, 2013 3:41 PM

To: Piro, Rocky E - CPD Office of the Manager; Robb, Jeanne - City Council Dist. #10

Subject: 245 Columbine Street

To Jeanne Robb & Rocky Piro

I would like to express my strong opposition to the development and rezoning of 245 Columbine Street in Cherry Creek North for the following reasons.

- (1) White Paper - The building **violates the White Paper** that defines the compromise CCN BID zoning recommendations endorsed by our neighborhood, the Country Club Historic neighborhood, CHUN, and the Cherry Creek Steering Committee. The White Paper protects our neighborhood from over-development.
- (2) Over-Development - This building will be twice the size of any present 1st Avenue building and will set a **detrimental precedent** for future development in the BID.
- (3) Traffic and Congestion - In addition to building over-development, the project has inadequate parking. Over-development and inadequate parking will produce **excessive traffic and congestion** in the BID and into the neighborhoods.

I am not opposed to redevelopment of the old post office , just this project! It is not smart for our residential neighborhood!

From: Jerry Buckley [<mailto:jmbdoc@comcast.net>]
Sent: Friday, January 04, 2013 10:48 AM
To: Piro, Rocky E - CPD Office of the Manager
Cc: CCNNAmembers-owner@yahoogroups.com
Subject: ReZoning 245 Columbine

Planning Director, Rocky Piro,

My wife, Marie Buckley and I, Jerome M Buckley of 301 Adams Street, Denver, 80206 are totally opposed to the re-zoning of 245 Columbine for the following reasons: CCNNA opposes this rezoning due to the **following key reasons**: the building **violates the White Paper**, which protects our neighborhood from over-development and defines the compromise CCN BID zoning recommendations endorsed by our neighborhood, the Country Club Historic neighborhood, CHUN, and the Cherry Creek Steering Committee; this building will be twice the size of any present 1st Avenue building and will set a **detrimental precedent** for future development in the BID; in addition to building over-development, the project has inadequate parking producing both **excessive traffic and congestion** in the BID and into the neighborhoods, especially **creating a huge traffic and potential accidental threat to Elementary School Children less than a block away.**

Sincerely,

Marie O. Buckley

Jerome M. Buckley

From: sharynvogel@comcast.net [mailto:sharynvogel@comcast.net]
Sent: Saturday, January 05, 2013 12:37 AM
To: Robb, Jeanne - City Council Dist. #10
Cc: Piro, Rocky E - CPD Office of the Manager
Subject: RE: 245 Columbine Rezoning

Councilwoman Jeanne Robb and Planning Director Rocky Piro,

The Proposed Rezoning of the 200 block of Columbine in order to allow the construction of a building which dramatically violates, among other things, the very specific zoning and height criteria set out in the CCN White Paper. If the zoning is allowed to be changed, it will dramatically and permanently change the atmosphere and current usability of our lovely neighborhood. Up until now we have happily co-existed with our small business neighbors in the BID. It's part of the charm that attracted us to CCN.

The White Paper was recently written and subsequently endorsed by the CCN, the Country Club and Chunn neighborhoods as well as by the CCN Steering committee. Its intent was to protect our neighborhoods from over-development and worsening traffic congestion. This proposed project on the old Post Office site, on the 200 block of Columbine, in the heart of the BID, abides in no way by any aspect of the White Paper, nor its intent. Clearly it will set a permanent precedent which will inevitably lead to a completely changed BID and adjacent CCN neighborhood.

We *live* here. We walk to shops and to Whole Foods and the drugstore, not to mention the shopping center and Movie complex, etc.

More importantly, we walk our children and grandchildren to the neighborhood Bromwell Public Elementary School, which is located less than 1 block from this proposed project. What dangers to these innocents will occur as the frenzied drivers who are distracted by the inadequacy of parking, (and thus being late for their appointments in this proposed building) cause? The project directors admit that there is an inadequate number of parking spaces available for their proposed project. What will this do to the many small shop and small business owners here in the BID who already are hearing complaints from their customers and a drop in their revenues because it is so difficult for their customers to find near-by street or lot parking right now???

THIS DECISION MAKES NO SENSE, IT WILL HURT AND PROBABLY CHANGE CHERRY CREEK NORTH AS WE KNOW IT TODAY.

This is not why the folks in this community moved here, built their retirement homes here. Does the White Paper really mean NOTHING?

Why are you, our elected representatives, NOT rising up to support us??? We are the folks who voted for you. We are depending upon you for your honest, un-biased representation, which you so sincerely and adamantly promised while soliciting our financial support and votes during your campaign!!! We are now in OUR hour of need from YOU. ***Please don't let us down.***

This project will set a precedent which will change every aspect of this charming and user friendly community forever. It will most assuredly be a change we will regret.

Please don't let this happen. It is just so completely wrong for our community.

Thank you for your consideration and support in righting this wrong, before it is too late.

Most Sincerely,
Dr. Robert A. and Sharyn Vogel
435 Adams
Denver, CO 80206



January 4, 2013

Land Use and Transportation and Infrastructure Committee
Jeanne Robb, Judy Montero, Charlie Brown, Peggy Lehmann, Paul Lopez, Susan Shepherd
1437 Bannock Street, Room 451
Denver, Colorado

RE: Proposed rezoning of 245 Columbine that would provide greater density in order to build a 7 story office building

Dear Members of the LUTI Committee:

As you know, CHUN is a 42 year old registered neighborhood organization, with boundaries from First to 22nd Avenue, between Broadway Blvd to Colorado Avenue that include diverse neighborhoods and businesses. A majority of the CHUN Board of Delegates voted on November 15, to support the vote of Cherry Creek North Neighborhood Association regarding 245 Columbine Street.

Our boundaries include some of Denver's best examples of dense and mixed-use neighborhoods which offer further opportunities to retain, advocate and develop further small businesses. We also have opportunities for large scale development. Our organization has partnered with developers and RNO's to realize such projects as the Lowenstein Theatre Complex, the redevelopment at the former CU Health and Sciences Property at Ninth Avenue and Colorado Blvd and the Cherry Creek North Neighborhood Association.

Motion CHUN supports the residents of CCNNA in opposing the current proposed rezoning of 245 Columbine that would provide greater density in order to build a 7 story office building

Discussion: It was noted that the voice of that neighborhood was very loud and clear with a vote so one sided and we should support the vote of the neighborhood and the neighbors that live there. A. Torvik made a friendly amendment to the motion to include 'in lieu of overwhelming Cherry Creek North opposition, CHUN would support the CCNA vote and...oppose'

The motion was approved with 13-yes, 3-opposed, 0-abstentions

Please let me know if you any question or concerns

Sincerely,

A handwritten signature in black ink, appearing to read "Roger D. Armstrong".

Roger Armstrong
Executive Director

From: Kinney Glenn [<mailto:glennthk@gmail.com>]
Sent: Tuesday, January 08, 2013 8:26 AM
To: Piro, Rocky E - CPD Office of the Manager
Subject: 245 Columbine Development

Mr Rocky Piro,

Congratulations on your new position with the City of Denver -- I wish you well.

I am writing to state my opposition to the proposed development at 245 Columbine. The project simply too big - too dense - short on parking.

Over the recent past a White Paper was developed as a guideline for development in the Cherry Creek North area. The White Paper was a result of a thoughtful process of assessing the needs of the community and the need for new development, and has served as a guideline for current and hopefully future development.

The 245 Columbine proposal totally disregards the White Paper guidelines and will over shadow everything on the West side of Cherry Creek North. The building is lacking in parking spots, the building is too large for the lot size and creates more density than outlined in the White Paper.

I urge you to block the zoning approval for this monstrosity as it now stands.

Thank you,

Glenn Kinney
321 Monroe St
Denver, CO 80206

