

Robb, Jeanne - City Council Dist. #10

From: Joyce Brown [joyce.brown40@comcast.net]
Sent: Tuesday, October 09, 2012 5:56 AM
To: Robb, Jeanne - City Council Dist. #10
Categories: Orange Category

October 9, 2012

Joyce M Brown

385 Clayton Street

Denver, CO 80206

Dear Jeanne;

I am writing on behalf of both of us. Dick is seated next to me on a train to Paris at the moment. Please forgive any typos, as the ride is jiggly and I'm using my cell.

We just want to express our opposition to the proposed rezoning application for the property at 245 Columbine Street in Cherry Creek North. Of course our views are already known to you. This rezoning application will be considered at the October 17th Denver Planning Board meeting, and we urge you to also oppose this flagrant example of over-development.

Of course you know of Dick's long involvement with property development which makes us so keenly aware of just how flagrant this group's approach is with complete arrogance toward the impact to our neighborhood as well as the wishes of the vast majority of homeowners.

Our specific objections to the building proposed for this development between 2nd and 3rd Avenues are: the project does not comply with the agreed upon White Paper zoning and design recommendations; the size and density of this building are twice as large as

1st Avenue high rise buildings and out of character for Cherry Creek North; the proposed number of on-site parking spaces is totally inadequate; and the developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect surrounding neighborhoods.

We are especially upset and angry that the City is allowing the Planning Department to use a regulating plan provision on this project – a provision that will not allow important resident notification, review, and input on proposed building zoning and design issues. This regulating plan does not recognize and, in fact, ignores the use of the White Paper with its recommendations. The White Paper is the carefully constructed document that will maintain the critical balance between over-development and neighborhood quality of life...the document we Cherry Creek residents agreed to support.

Please help us save Cherry Creek from over-development by promoting smart development. Please oppose the rezoning at 245 Columbine Street. Please restore our faith in our government.

Sincerely,

Joyce M Brown

Robb, Jeanne - City Council Dist. #10

From: Britt Tita [brittm29@icloud.com]
Sent: Sunday, October 07, 2012 6:59 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Columbine St

As a long term resident of Cherry CreekNorth I urge you to deny over development of our BID. You beat back Walmart, PLEASE HELP US. We do not want ice canyons, increase in traffic, congestion and noise. Sturm and Anschutz destroyed our Plaza!! Hang tough!!
Sent from my iPhone

Date: October 12, 2012

From: Jerry and Deby DeHague

To: Jeanne Robb, Mayor Michael Hancock, Mary Beth Susman, Molly Urbina, and Brad Buchmanan

Subject: Opposition to 245 Columbine Rezoning and Development

We are writing to express my opposition to the proposed rezoning application for the property at 245 Columbine Street in Cherry Creek North. This rezoning application will be considered at the October 17th Denver Planning Board meeting, and we urge you to also oppose this fragrant example of over development.

We have lived in Cherry Creek North for 10 years and we have seen you all disregard the interests of the neighborhood on the Fillmore Plaza issues. This seems to us to be another example of our city leaders bending to the wishes of rich developers at the expense of the folks who live there. Fillmore Plaza and the adjoining properties are still vacant and this overbuilt area will take years to fill in. Let's not build another half empty complex to blight the character that once was Cherry Creek.

Our specific objections to the building proposed for this development between 2nd and 3rd Avenues are: The project does not comply with the agreed upon White Paper zoning and design recommendations; the size and density of this building are twice as large as 1st Avenue high rise buildings and out of character for Cherry Creek North; the proposed number of on-site parking spaces is totally inadequate; and the developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect surrounding neighborhoods.

We are especially upset and angry that the City is allowing the Planning Department to use a regulating plan provision on this project – a provision that will not allow important resident notification, review, and input on proposed building zoning and design issues. This regulating plan does not recognize and, in fact, ignores the use of the White Paper with its recommendations. The White Paper is the carefully constructed document that will maintain the critical balance over-development and neighborhood quality of life.... The document we Cherry Creek residents agreed to support.

Robb, Jeanne - City Council Dist. #10

From: D'Lea Martens [dlea@tangostrategy.com]
Sent: Sunday, October 14, 2012 5:35 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine

Ms Robb,

I am writing to voice my concern about the proposed redevelopment of 245 Columbine. I am outraged that after all your efforts and those of many other resident and business volunteers from the Cherry Creek North Neighbor and the Business District the recommendations in the White Paper are being ignored. I'm also outraged that City Planning is using a "regulating plan" that was previously unknown.

Like many residents of this neighborhood I would like to see this property redeveloped. But also like many I have concerns over adequate parking and traffic flow issues. But my chief concern again, is that the voice of the business owners and neighbors are being ignored. To quote the CCNA, "When neighborhoods and residents are not allowed to review and provide input on significant development projects in their area, our trust in City government declines."

Thank you for your consideration on this matter,

D'Lea Martens
Owner and resident at
550 Cook St.
Denver, CO 80206
303-564-8097

Robb, Jeanne - City Council Dist. #10

From: Jnkarpan@aol.com
Sent: Wednesday, October 10, 2012 11:26 AM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine St

Categories: Orange Category

Dear Ms Robb:

I am writing to express my opposition to the proposed rezonng application for the property at 245 Columbine St.in Cherry Creek North. This rezoning application will be considered at the October 17th Denver Planning Board meeting, and I urge you to also oppose this fragrant example of over-development.

My specific objections to the building proposed for this development between 2nd and 3rd Avenues are: the project does not comply with the agreed upon White Paper zoning and design recommendations; the size and density of this building are twice as large as 1st Avenue high rise buildings and out of character for Cherry Creek North; the proposed number of on-site parking spaces is totally inadequate ; and the developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect surrounding neighborhoods.

I am especially upset and angry that the City is allowing the Planning Department to use a regulating plan provision on this project - a provision that will not allow important resident notification, review, and input on proposed building zoning and design issues. This regulating plan does not recognize and, in fact, ignores the use of the White Paper with its recommendations. The White Paper is the carefully constructed document that will maintain the critical balance between over-development and neighborhood quality of life... the document we Cherry Creek residents agreed to support.

Please help us save Cherry Creek from over-development by promoting smart development. Please oppose the rezoning at 245 Columbine Street. Please restore our faith in government.

Sincerely,

Nancy and John Karpan
245 Madison St
Denver Co 80206

Robb, Jeanne - City Council Dist. #10

From: Mary Shafer-Malicki [mary320i@yahoo.com]
Sent: Tuesday, October 09, 2012 9:12 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Smart Development of Cherry Creek

Categories: Orange Category

Dear Councilwoman Robb;

I am writing to express my opposition to the proposed rezoning application for the property at 245 Columbine Street in Cherry Creek North. This rezoning application will be considered at the October 17th Denver Planning Board meeting, and I urge you to also oppose this flagrant example of over-development.

My specific objections to the building proposed for this development between 2nd and 3rd Avenues are: the project does not comply with the agreed upon White Paper zoning and design recommendations; the size and density of this building are twice as large as 1st Avenue high rise buildings and out of character for Cherry Creek North; the proposed number of on-site parking spaces is totally inadequate; and the developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect surrounding neighborhoods.

I would like to see the City Planning Department consider the important resident input on proposed building zoning and design issues.

Please promote smart development by opposing the rezoning at 245 Columbine Street.

Sincerely,

Mary Shafer-Malicki

257 Garfield Street

Robb, Jeanne - City Council Dist. #10

From: liz davis [karlama@aol.com]
Sent: Sunday, October 14, 2012 9:34 PM
To: Brad.buchanan@rnldesign.com; Urbina, Molly A. - Community Planning and Development;
Robb, Jeanne - City Council Dist. #10
Subject: Support for 245 Columbine Project

To Whom It May Concern:

This email is in regards to my support for the development at 245 Columbine street. I am a resident at 335 Detroit Street and believe the development would enhance not only Columbine Street but the Cherry Creek neighborhood as a whole. I think that Cherry Creek has such great potential and I know the project will help Cherry Creek live up to that potential.

I think the Cherry Creek North neighborhood association needs to understand that change is good for the area and will help property values for everyone who is part of this community.

Sincerely,

Liz Davis

Robb, Jeanne - City Council Dist. #10

From: Jerry Buckley [jimbdoc@comcast.net]
Sent: Monday, October 08, 2012 1:21 PM
To: Susman, Mary Beth - City Council; Robb, Jeanne - City Council Dist. #10
Cc: CCNNAmembers@yahoogroups.com
Subject: Two resident and voter's objection to the proposed re-zoning at 245 Columbine Street

Categories: Orange Category

Dear Councilwoman Susman and Robb,

My wife, Marie Buckley and I, Jerome M Buckley of 301 Adams Street, Denver, 80206, are writing to express our opposition to the proposed rezoning application for the property at 245 Columbine Street in Cherry Creek North. This rezoning application will be considered at the October 17th Denver Planning Board meeting, and we urge you to also oppose this flagrant example of over-development.

Our specific objections to the building proposed for this development between 2nd and 3rd Avenues are: the project does not comply with the agreed upon White Paper zoning and design recommendations; the size and density of this building are twice as large as 1st Avenue high rise buildings and out of character for Cherry Creek North; the proposed number of on-site parking spaces is totally inadequate; and the developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect surrounding neighborhoods.

We are especially upset and angry that the City is allowing the Planning Department to use a regulating plan provision on this project – a provision that will not allow important resident notification, review, and input on proposed building zoning and design issues. This regulating plan does not recognize and, in fact, ignores the use of the White Paper with its recommendations. Formally disregarding such efforts as this White Paper and the citizens efforts to create the same, is the ultimate “slap in the face” of the democratic process; it is not just simply un-excusable, but can only be emphasized by our votes at upcoming Council Elections. The White Paper is the carefully constructed document that will maintain the critical balance between over-development and neighborhood quality of life...the document we Cherry Creek residents agreed to support.

Please help us save Cherry Creek from over-development by promoting smart development. Please oppose the rezoning at 245 Columbine Street. Please restore our faith in government.

Sincerely,

Marie A. Buckley

301 Adams Street, Denver 80206

Robb, Jeanne - City Council Dist. #10

From: sharynvogel@comcast.net
Sent: Wednesday, October 10, 2012 10:53 AM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine Rezoning

Categories: Orange Category

Councilwoman Jeanne Robb
1437 Bannock Street
Room 493
Denver, CO 80202

October 10, 2012

Dear Councilwoman Robb,

My husband and I are writing to express our adamant opposition to the proposed rezoning application for the property at 245 Columbine Street in Cherry Creek North. This rezoning application will be considered at the October 17th Denver Planning Board meeting and we urge you to also oppose this flagrant example of over-development.

Our specific objections to the building proposed for this development between 2nd and 3rd Avenues are: the project does not comply with the agreed upon Cherry Creek North White Paper zoning and design recommendations; the size and density of this building are **twice** as large as 1st Avenue high rise buildings and way out of character for Cherry Creek North; the proposed number of on-site parking spaces is totally inadequate; and the developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect surrounding neighborhoods. No doubt such issues as the close proximity of a city elementary school; crowded street traffic and lack of parking's effect on EMS/Fire response times; general pedestrian safety issues especially with the local Post Office being located next door; etc. would have to be considered.

We are especially concerned and puzzled as to why the City is allowing the Planning Department to use a regulating plan provision on this project - a provision that will NOT allow important resident notification, review and input on proposed building zoning and design issues. How did this happen??? This regulating plan does not recognize, and, in fact, IGNORES the use of the White Paper with it's recommendations.

The White Paper is the carefully constructed document that will maintain the critical balance between over-development and neighborhood quality of life...the document we Cherry Creek residents agreed to support.

Please help us save Cherry Creek North from over-development by promoting **smart** development. Please **OPPOSE** the current rezoning at 245 Columbine Street. Please restore our faith in government.

Respectfully submitted by

Robert A. Vogel, MD and Sharyn Vogel
435 Adams Street

Robb, Jeanne - City Council Dist. #10

From: Susan Bowick [sbowick@aol.com]
Sent: Monday, October 08, 2012 3:34 PM
To: Susman, Mary Beth - City Council; Robb, Jeanne - City Council Dist. #10; MileHighMayor - Mayor's Office; brad.buchanan@mldesign.com
Cc: sbowick@aol.com
Subject: RE: Rezoning Application for the property at 245 Columbine Street in Cherry Creek North (property on Columbine between 2nd and 3rd). October 17 Denver Planning Board Agenda item

Categories: Orange Category

Dear Respected Representatives of the people....

As an owner of 2 Cherry Creek North residences, one of which is adjacent to the corner of 2nd and Columbine, I ask you to consider the following issues and recommended actions.

1) **GOVERNANCE PROCESS:** A collaborative effort that took 3 months and involved citizens, businesses, developers and the City Planning Department developed a White Paper that balanced the interests of commercial and residential quality of life. The zoning recommendations included in the White Paper re. size and density of the building, the on-site parking spaces would provide the BALANCE required. However, the City is allowing the Planning Department to use a REGULATING PLAN provision on this project (which will become precedent setting within CCN) along with the disregard for the White Paper Zoning Recommendations.

Recommendation: Stick with your own governance plans and use the White Paper and its design recommendations as a template for all designs within CCN. Use the Planning Department's existing CCN zoning as the baseline from which few deviations would occur. The White Paper is COMPREHENSIVE and looks at all the major factors for quality of life in CCN with commercial and residential interests taken into account. The Regulating Plan ignores many elements that are important to smart development in CCN. (FYI: My father, Gene Allen, was one of Colorado's first City Planners (Western Slope, Grand Junction, Boulder, Fort Collins) so I am familiar with the pressures brought onto City Planning Departments from commercial interests and how hard it is to do the BALANCING ACT for commercial AND residential interests.)

2) **TRAFFIC/PARKING/SAFETY:** This is a critical topic for ingress/egress of CCN residents and visitors alike. The fact NO TRAFFIC STUDY AND PLAN is required on this high density project is unacceptable. For example, on any weekend the current eastbound traffic on 2nd Avenue between University Avenue and Detroit is backed up solid stop/go. 2nd and 3rd Avenues are the main ingress/egress points for the current developments. During the week, driving into CCN and being able to find a parking spot anywhere (except the Mall or a private parking lot) is impossible. Street parking is non-existent by 9:30am. And so forth. Since every corner in the core CCN area has a 4 way stop and no stoplights, this high pedestrian area sees walkers with dogs, shoppers, businesspeople and mothers with baby carriages are all negotiating street crossings with City buses, limos and automobiles.

Recommendation: The addition of hundreds of new residences and multiple businesses into this already "Rome-like" (if you've ever been there you know what I speak of) situation does not have to happen. A traffic study and plan is a critical element of keeping CCN a place where people CAN SAFELY come to work, live, visit to shop and eat out IF THERE IS ADEQUATE traffic flow and public parking.

Thank you for taking the time to consider these two points. Please get the CCN governance process back on track. And ADD the traffic/safety priorities to all decisions inside CCN.

Susan Bowick
191 Clayton Lane #404
Denver, CO 80206

AND

465 Madison Street
Denver, CO 80206
cell: 303-601-6488

Robb, Jeanne - City Council Dist. #10

From: Bob Charlton [rwc142@aol.com]
Sent: Sunday, October 07, 2012 4:59 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Cherry Creek North Development

I am a property owner at 531 Fillmore Street in Cherry Creek North.

While the former U.S. Post Office site on Columbine is in desperate need of renovation...we need to be responsible in our approach. The White Paper sets forth guidelines that need to be respected. Balancing commercial interests with residential priorities is critical to preserve the unique neighborhood atmosphere and lifestyle offered in Cherry Creek North.

Thank you for your leadership in assuring that the White Paper principles are implemented with any new development in Cherry Creek North.

Sincerely,

Bob

Bob Charlton
rwc142@aol.com

Robb, Jeanne - City Council Dist. #10

From: Karyn Contino [faithkaryn@gmail.com]
Sent: Sunday, October 07, 2012 2:13 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: I am a resident of Cherry Creek North

and wrote to you thanking for standing up for us last month at a "fixed' doing hearing against Western Development. It now appears we have to fight the same battle for the rezoning of the old post office. I hope you'll be on our side, and prevent over development of Denvers" jewel neighborhood.

Karyn & Sal Contino
Sal, Simba & Ginger Rogers too.
karyncontino@mac.com
salcontino@mac.com
970 390 9111

Robb, Jeanne - City Council Dist. #10

From: Patty Figel [pattymfigel@comcast.net]
Sent: Sunday, October 07, 2012 5:02 PM
To: Robb, Jeanne - City Council Dist. #10; maryellen.susman@denvergov.org; MileHighMayor - Mayor's Office
Subject: Zoning on 245 Columbine

I am again writing you to ask you to consider the will of the neighborhood and their urgent desire to have no overdevelopment of the Cherry Creek neighborhood. We negotiated in good faith with Ms. Robb and Western Development only to have our wishes dismissed. There is more to community than eight story buildings, there is a quality of life that should be considered.

I sincerely hope you reconsider and honor your commitment to the White Paper that was drawn up with both parties.

Patty Mintz Figel
Sent from my iPad

