

January 6, 2022

Denver City Council Members
City & County Building
1437 Bannock Street
Denver, CO 80202

RE: Opposition to Rezone CB21-1371 – 8890 E. Lowry Boulevard

Honorable Council Members:

The location of this site is not practical for the 4-story senior housing and memory care facility proposed with this rezone. The proposed height increase from 37 feet under current R-4 with waivers to S-MU-5 could result in extremely intensive use of this site. Portions of the site are constrained due to a flood plain designation, high water table, and a sewer easement, which limit flexibility for the location of uses at the intensity allowed by the proposed S-MU-5 zone. Did the City analyze and consider S-MU-3 for this site rather than just S-MU-5 given these constraints? S-MU-3 zoning is as compatible with the Lowry Reuse Plan and other City plans as S-MU-5 zoning. In addition, the context of nearby development along Lowry Boulevard is largely 3-stories in height (e.g., The Center at Lowry and InnovAge, both care facilities, and the Alas Over Lowry apartment buildings). This height context and the lower height of adjacent single-family homes along Yosemite Way warrant consideration of S-MU-3 zoning.

Of particular concern to the residents of East Park is the development scheme shared by the developer with the community showing a large, 4-story parking garage butting up against the East Park neighborhood on Yosemite Way and the Sports Boulevard entrance to the regionally significant Lowry Sports Complex Park used by all residents of Lowry and beyond. The existing sidewalk adjacent to the site is an important connector for both pedestrians and bicyclists – to the Great Lawn on the north side of Lowry Blvd and to the paved bicycle/pedestrian path in the natural area to the southeast that connects to the Westerly Creek Dam, off-leash dog park, and bicycle paths in Aurora. The parking garage could create a “dead zone” for pedestrians and bicyclists. What other large park in Denver has a 4-story parking garage at one of its major entrances? Are there any other 4-story parking garages in Lowry?

These existing site conditions also present a challenge for consistency with the Lowry Reuse Plan and Lowry Design Guidelines. Lowry is intended to be a walkable community; integrating design with active uses that support a cohesive pedestrian realm. Recent multi-family and commercial developments in Lowry have been designed to place a priority on supporting this as well as minimizing the impact of parking on neighboring properties. Recent multi-family developments in Lowry, including the Alas Over Lowry apartments on Lowry Boulevard adjacent to the Great Lawn Park as well as Encore at Boulevard One, have wrapped housing units around parking and/or underneath residential units to screen parking from view. That is not the case with this proposed development, especially the proposed location and visibility of the parking

January 6, 2022

Opposition to Rezone CB21-1371 – 8890 E. Lowry Boulevard

Page 2

garage. These other developments also have residential units with windows for “eyes on the street”, modulation, use of multiple building materials and colors, landscaping (in some cases combined with street furniture), and lighting to enhance the pedestrian experience.

We have been told that certain issues can be addressed later during City site development plan review and design review by the Lowry Design Review Board. However, there are very limited opportunities for public input at these later decision points. We urge the City Council to respond to our concerns now.

We respectfully request that the City Council take the following actions:

1. Postpone the rezone decision until the developer and community residents can resolve outstanding issues of intensity of use, location of uses, and design compatibility.
2. Remand this rezone application to Community Planning and Development to consider and analyze the less intensive zone S-MU-3, considering: (a) existing site constraints (e.g., flood plain designation, high water table, sewer easement) and (b) the context (especially height) of surrounding land uses and existing zone designations.
3. Remove references to the Good Neighbor Agreement attached to the rezone report from the record. It was put forward by the developer but not agreed to by the Lowry United Neighborhoods Board and should not be a factor in the rezone decision.

Sincerely,

The Below Signed Residents of East Park (80 signees)

Per Attachment

cc: Logan Fry, District 5 Senior Council Aide

Libby Kaiser, Senior City Planner, Community Planning and Development

Jim Larsen, Senior Development Project Administrator, Community Planning and Development

Katherine Head, LUN Co-Chair

Carla McConnell, LUN Co-Chair

Mary Carr, LCMA Executive Director

Opposition to Rezone CB21-1371 -- 8890 E. Lowry Boulevard

Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Helen Martin **Address** 9167 E 4th Pl

Denver , CO, 80230 **E-mail** hsmartin1@msn.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Richard Harvey **Address** 9178 E. 4th Place

Denver, COLORADO, 80230 **E-mail** richardharvey65@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Brian Montgomery **Address** 9198 E Fourth Pl

Denver, CO, 80230

E-mail montg_brian@yahoo.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Nichole Yale **Address** 9201 E 5th Avenue

Denver , CO, 80230 **E-mail** nichole.yale@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Jeff McCord **Address** 9208 E. 4th Place

Denver, CO, 80230 **E-mail** jdmccord@comcast.net

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Annette Schandl **Address** 9217 E. 4th Place

Denver , CO, 80239 **E-mail** abschandl@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Harold Feldman **Address** 9218 e 4th place

Denver, CO, 80230

E-mail elainefeldman@comcast.net

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Michelle Christopher **Address** 9237 East 4th Place

Denver, CO, 80230

E-mail mrschristopher77@gmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Toby Hamer **Address** 9248 East 4th Pl

Denver, CO, 80230

E-mail tobyhamer@hotmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Julie George **Address** 9311 E 5th Ave

Denver, Colorado, 80230 **E-mail** jlgeorge7@yahoo.com

Signature



Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name David Tucker **Address** 8992 E 5th Place

Denver, Colorado, 80230 **E-mail** dave@teeginc.com

Signature



Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Ken Clark **Address** 9000 E. 5th Ave

Denver, CO, 80230 **E-mail** bocaclark@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Julie Raines **Address** 9050 E 5th Ave

Denver, CO, 80230 **E-mail** juliecraines@yahoo.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Sean Brown **Address** 9050 E. 5th Ave.

Denver, Colorado, 80230 **E-mail** seancbart@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Brian Dodds **Address** 9090 E 5th Ave

Denver, CO, 80230 **E-mail** bdoddsco@comcast.net

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Amanda Dodds **Address** 9090 E 5th Ave

Denver, CO, 80230 **E-mail** adodds.ksc@gmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Marcia Reish **Address** 9100 E 5TH AVE

DENVER, CO, 80230 **E-mail** rmreish1@gmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Robert Reish **Address** 9100 E 5TH AVE

DENVER, Colorado, 80230 **E-mail** rmreish1@gmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Karl White **Address** 9147 E 4th Pl

Denver, Colorado, 80230 **E-mail** karlwhite6@yahoo.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Jolene White **Address** 9147 E 4th Place

Denver, Co, 80230

E-mail joleneswhite@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Steven Earl

Address 8970 East 5th Avenue

Denver, CO, 80230

E-mail stevenrearl@hotmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Michele Huston **Address** 8972 E 5th Place

Denver, CO, 80230 **E-mail** michuston@comcast.net

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Sarah Massena **Address** 8980 E. 5th Ave

Denver, Colorado, 80230 **E-mail** smwags@comcast.net

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Nicholas Weber **Address** 8981 E 5th Ave

Denver, CO, 80230

E-mail webdawg96@hotmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Emily Weber **Address** 8981 E 5th Ave

Denver, COLORADO, 80230 **E-mail** emilykweber1023@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Jordan Fink **Address** 8982 E 5th Pl

Denver, CO, 80230 **E-mail** jordan.j.fink@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Rhianna Fink **Address** 8982 E 5th Pl

Denver, CO, 80230

E-mail rhianna.tuchscherer@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Constance Artigues **Address** 8991 East 5th Avenue

Denver, CO, 80230

E-mail constance@kiostorage.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Albert Artigues **Address** 8991 East 5th Avenue

Denver, CO, 80230

E-mail albert.a.artigues@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Laura Pray **Address** 8992 E 5th Pl

Denver, Co, 80230 **E-mail** lp10@comcast.net

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Erich Martin **Address** 493 Alton Way

Denver, CO, 80230

E-mail erich.martin2@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Megan Brady **Address** 500 Yosemite Way

Denver, CO, 80230

E-mail megan.brady413@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Ryan Tordella **Address** 500 Yosemite Way

Denver, CO, 80230 **E-mail** tordella.ryan@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Andrea Smith **Address** 510 Yosemite Way

Denver, CO, 80230 **E-mail** andi181401@gmail.com

Signature



Monday, January 3, 2022

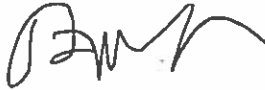
Opposition to rezoning of 8890 E. Lowry Boulevard

Name julie zimbelman **Address** 520 Yosemite Way

Denver , CO, 80230

E-mail jzimbelman@comcast.net

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Scott Zimbelman **Address** 520 Yosemite Way

Denver, CO, 80230

E-mail s.zimbelman@comcast.net

Signature



Monday, January 3, 2022

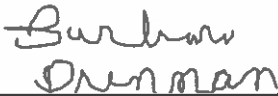
Opposition to rezoning of 8890 E. Lowry Boulevard

Name Barbara Drennan **Address** 553 Alton Way, Unit E

Denver, CO, 80230

E-mail aquarius4419@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Jack Mudry

Address 84 Spruce St., Unit 103

Denver, Co., 80230

E-mail jackgregory50@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Lyndsay Arundel **Address** 8962 E 5th Avenue

Denver, CO, 80230

E-mail lyndsay.arundel@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Ruoja Zhou **Address** 8970 E 5th Ave

Denver/80230 **E-mail** ruojiaz@yahoo.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Aakriti Pandita **Address** 463 alton way

Denver, CO, 80230

E-mail pandita.aakriti@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Nikhil Madhuripan **Address** 463 alton way

Denver, CO, 80230

E-mail nikhilmadhuripan@gmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Chad Creen **Address** 470 Yosemite Way

Denver, CO, 80230 **E-mail** chadcreen@yahoo.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Stephanie Creen **Address** 470 Yosemite Way

Denver, Colorado, 80230 **E-mail** stephcollins4@yahoo.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Leah May **Address** 473 Alton Way

Denver, CO, 80230

E-mail leah.ann.may@gmail.com

Signature



Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Phillip May **Address** 473 Alton Way

Denver, Colorado, 80230 **E-mail** Phillg_08@hotmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Victoria Naugle **Address** 480 Yosemite Way

DENVER, CO, 80230 **E-mail** vnaugle@hotmail.com

Signature



Monday, January 3, 2022

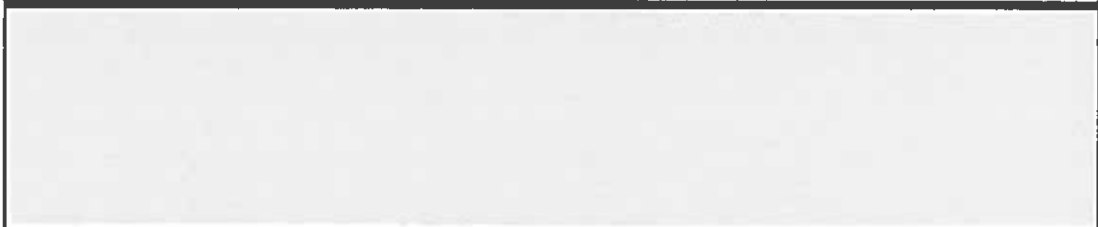
Opposition to rezoning of 8890 E. Lowry Boulevard

Name Richard Ing **Address** 490 Yosemite Way

Denver , CO , 80230

E-mail richard.ing@childrenscolorado.org

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Lisa Lipscomb **Address** 490 Yosemite Way

Denver, CO, 80230

E-mail lipscomb.lisa@yahoo.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Carlynn Martin **Address** 493 Alton Way

Denver, CO, 80230 **E-mail** carlynnpt@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Adrah Levin **Address** 354 Alton Way

Denver, CO, 80230 **E-mail** adrahl@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Amanda Newsome **Address** 372 yosemite way

Denver, 5, 80230

E-mail amandakshaw@gmail.com

Signature



Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Britt Newsome **Address** 372 Yosemite Way

Denver, CO, 80230

E-mail brittnewsome@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Benjamin Coan **Address** 393 Alton Way

Denver, CO, 80230 **E-mail** bcoan84@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Lynn Ceuleers **Address** 433 Alton Way

Denver, CO, 80230-6530 **E-mail** ceuleers@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Lynn Ceuleers **Address** 433 Alton Way

Denver, CO, 80230-6530 **E-mail** ceuleers@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Nick Rudolf **Address** 453 Alton Way

Denver, CO, 80230 **E-mail** rudo0062@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Molly Osadjan-Rudolf **Address** 453 Alton Way

Denver, CO, 80230

E-mail molly.osadjan@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Lesley Bevan **Address** 460 Yosemite Way

Denver, CO, 80230 **E-mail** lesleybevan@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Christopher Shank **Address** 460 Yosemite Way

Denver, CO, 80230 **E-mail** Shankdmd@gmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Louise Helander **Address** 9330 E. 4th Place

Denver, CO, 80230 **E-mail** loujt@msn.com

Signature



Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Ventzislav Karaivanov **Address** 9331 E 5th Ave

Denver, CO, 80230 **E-mail** ventzi@hotmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Cat Holmes **Address** 9340 E 4th Pl

Denver, CO, 80230 **E-mail** cath0513@yahoo.com

Signature



Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Alix Peterson

Address 9451 E 5th Ave Denver, CO 80230

Denver, CO, 80230 **E-mail** alix@sinlessun.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Matt Schaeffer **Address** 9451 E 5th Ave, Denver

Denver, CO, 80230

E-mail mattschaeffer80@hotmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Tina Skewes **Address** 9555 E 3rd Pl

Denver, CO, 80230 **E-mail** tinab0714@gmail.com

Signature



Sunday, January 2, 2022

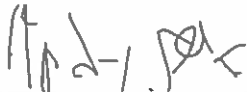
Opposition to rezoning of 8890 E. Lowry Boulevard

Name Andreas Seltenhammer **Address** 9574 3rd pl

Denver, Co, 80230

E-mail spankyhammer@gmail.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Julie Seltenhammer **Address** 9574 E 3rd Place

Denver, CO, 80230

E-mail spankyhammer@gmail.com

Signature



Tuesday, January 4, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name BILL AND KIM Eikenberry **Address** 9595 E 3rd Pl

Denver, CO, 80230

E-mail Kweikenberry@yahoo.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Tricia Stumpf **Address** 9665 E. 3rd Ave

Denver, CO, 80230 **E-mail** stumpf72@yahoo.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Clare Lewis **Address** 320 Dallas Street

Denver, CO, 80230 **E-mail** denverclare@gmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Norman Schwab **Address** 323 Alton Way

Denver, CO, 80230 **E-mail** naschwab@icloud.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Joseph Burks **Address** 323 Alton Way

Denver, CO, 80230 **E-mail** josephburks@me.com

Signature



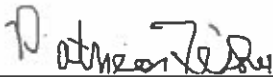
Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Patricia Fisher **Address** 332 Dallas Street

Denver, Colorado , 80230 **E-mail** pfisher303@comcast.net

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Sarah Broaden **Address** 332 Yosemite Way

Denver, CO, 80230

E-mail sarah.broaden@yahoo.com

Signature



Sunday, January 2, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Michael Broaden **Address** 332 Yosemite Way

Denver, CO, 80230

E-mail mikebroaden@gmail.com

Signature




Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Bob Fisher **Address** 332Dallas St

Denver, CO, 80230 **E-mail** rgfisher304@gmail.com

Signature



Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Robin Bioletti **Address** 343 Alton Way

Denver, Colorado, 80230 **E-mail** maymom1@yahoo.com

Signature



Wednesday, January 5, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Cam Morin **Address** 352 Yosemite Way

Denver, CO, 80230 **E-mail** macnirom@gmail.com

Signature



Monday, January 3, 2022

Opposition to rezoning of 8890 E. Lowry Boulevard

Name Joan Mangle **Address** 353 Alton Way

Denver, CO, 80230 **E-mail** jjmangle1@gmail.com

Signature

