

From: Urbina, Molly A. - Community Planning and Development
To: Burns, Andrea C - CPD Office of the Manager; Dalton, Kyle A. - Community Planning and Development
Cc: Wenskoski, Todd T - CPD Planning Services; Axelrad, Tina R. - Community Planning and Development; Gordon, Steve D. - Community Planning and Development; Brown, Carole A. - Community Planning and Development
Subject: FW:
Date: Monday, October 08, 2012 5:06:44 PM

Sincerely,

Molly A. Urbina

Interim Manager
Denver Community Planning and Development
201 W. Colfax, Dept. 205
Denver, CO 80202
720.865.2823 (phone)
720.865.3050 (fax)
molly.urbina@denvergov.org

Please take a moment to fill out our Customer Service Survey at
<http://www.DenverGov.Org/CPDSurvey>

From: Dick Torrissi [mailto:dicktorrissi@comcast.net]
Sent: Monday, October 08, 2012 1:57 PM
To: Robb, Jeanne - City Council Dist. #10; MileHighMayor - Mayor's Office; maryellen.susman@denvergov.org; Urbina, Molly A. - Community Planning and Development; brad.buchanan@rnlidesign.com
Cc: 'Wayne New'; Susman, Mary Beth - City Council
Subject: RE:

Thanks for your always prompt reply Jeanne.

I erred when I mentioned the Western project, although as an individual stakeholder I am not exactly in favor of their plan either, regardless of CCNNA. ***I had intended to address the 245 Columbine project (the old Post Office).*** That one is really reckless and irresponsible and I hope it is in your gun sights.

Dick

From: Robb, Jeanne - City Council Dist. #10 [mailto:Jeanne.Robb@denvergov.org]
Sent: Monday, October 08, 2012 10:36 AM
To: 'Dick Torrissi'; MileHighMayor - Mayor's Office; maryellen.susman@denvergov.org; Urbina, Molly A. - Community Planning and Development; brad.buchanan@rnlidesign.com
Cc: Wayne New
Subject: RE:

Hi, Dick,

Thanks for writing I have heard that your neighborhood association no longer opposes the Western Development because the regulating plan indicates that they are very closely in sync with the White Paper recommendations.



February 19, 2013

The Honorable Jeanne Robb
Councilwoman District 10
1437 Bannock Street, Room 493
Denver, CO 80202

Dear Jeanne:

Add my name to the thousands who are opposed to the seven-story office building on Second and Columbine. It will ruin North Cherry Creek with additional traffic and parking problems. Has a traffic and parking study been done? They were required in the past but not for Cherry Creek. Why?

North Cherry Creek was meant as a mixed housing and light retail area to compliment the shopping center, not a place to put in seven-story office buildings. Developers (Leprino and Anschutz, for example), are lined up to do more office buildings in the Cherry Creek area if this is approved. Let's quit caving in to the money interests in this town. Let's stop it in Cherry Creek now!

How would an office building enhance Cherry Creek's competition with Bow Mar and Highland? Bow Mar is an outside mall ten miles away, which is basically a single store destination. Highland just has restaurants. Where's the competition?

I was the only major property owner in the Downtown who supported Cherry Creek back when the mayor proposed it. I thought it would be good for Denver. Now the planning board and city council want to ruin Cherry Creek. It's up to you. It's your district.

Please stop this. The extra traffic and parking will ruin the neighborhood in addition to North Cherry Creek. Enough is enough. We have too much traffic already.

Best regards,

Gene Rock
Chairman

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

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 an 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



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,

Roger Armstrong
Executive Director

Robb, Jeanne - City Council Dist. #10

From: Robert Roper [roperlaw@comcast.net]
Sent: Monday, October 08, 2012 3:50 PM
To: Robb, Jeanne - City Council Dist. #10; MileHighMayor - Mayor's Office; maryellen.susman@denvergov.org; Urbina, Molly A. - Community Planning and Development; brad.buchanan@rnldesign.com
Cc: 'Lee Clayton Roper'
Subject: Opposition to 245 Columbine Rezoning and Development

Ladies & Gentlemen:

Please note our strong objection to the proposed rezoning application for the property at 245 Columbine Street in Cherry Creek North, which will be considered at the October 17th Denver Planning Board meeting. We urge you to reject this application as an extreme example of over-development in our neighborhood.

More particularly, we are concerned principally because the project does not comply with the agreed upon White Paper zoning and design recommendations, a carefully constructed plan designed to maintain the critical balance between over-development and neighborhood quality of life...the document we Cherry Creek residents agreed to support. In addition, the size and density of this building are twice as large as 1st Avenue high rise buildings, and are grossly 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 also oppose the City allowing the Planning Department to use a regulating plan provision on this project – a procedure that will prevent 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.

We're counting on your help to save Cherry Creek from over-development by promoting smart development. Please oppose the rezoning at 245 Columbine Street.

Sincerely,
/Lee & Robert Roper/
209 Cook St.

Robb, Jeanne - City Council Dist. #10

From: Nancy Tucker [nantuck1@msn.com]
Sent: Monday, October 08, 2012 5:28 PM
To: Nancy Tucker
Subject: CCN development

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 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 Tucker

441 Garfield St.

Denver, CO 80206

Robb, Jeanne - City Council Dist. #10

From: Elisa Starble [elisa5starble@ymail.com]
Sent: Monday, October 08, 2012 7:28 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Cherry Creek North Development
Attachments: CCNletter.odt

Dear Ms. Robb,

I appreciate your reading my letter in opposition of the purposed development at 245 Columbine as it is being presented to the City Council.

Thank you for your time and your service for our city.

Sincerely,
Elisa Starble

could not open attachment

Robb, Jeanne - City Council Dist. #10

From: Dwight Stenseth [dwight.stenseth@gmail.com]
Sent: Tuesday, October 09, 2012 10:06 AM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine Street- Denver

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 oppose this flagrant example of over-development.

My specific objections to the building proposed for this development between 2nd and 3rd Avenues are as follows:

- 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
- the developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect surrounding neighborhoods

I am especially concerned that the City is allowing the Planning Department to use a regulating plan provision on this project. This provision 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 and help restore our faith in Denver city government.

Thank you for your attention to this matter.

Dwight Stenseth
287 Jackson Street
Denver, CO 80206
303-517-8632

Robb, Jeanne - City Council Dist. #10

From: Geoff Cullen [geoffcullen@comcast.net]
Sent: Tuesday, October 09, 2012 2:19 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Opposition to current development plans for 245 Columbine, Cherry Creek North.

Dear Councilwoman Jeanne Robb,

I would like add my voice to neighbourhood opposition against the currently proposed plans for development of 245 Columbine Street in Cherry Creek North.

My main concerns are;

- 1) By apparently ignoring the neighbourhood White Paper that defines zoning and design recommendations, City Planning seems to disregard the express wishes of neighbourhood members, specifically, that the White Paper provisions be used to guide future development efforts.
- 2) Under the currently proposed plan, insufficient consideration seems to be given to the needs of user car parking. Sufficient onsite car parking arrangements ought to be a prerequisite condition for this kind of development project.

Given the apparent disregard by City Planners and project developers toward legitimate and thoughtful neighbourhood concerns, I would ask that you oppose the rezoning and current development plans for this site at the upcoming Denver Planning Board meeting.

Sincerely,
Geoffrey R Cullen

440 Adams Street
Denver, CO 80206
E-mail: geoffcullen@comcast.net

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

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

Dear Ms Robb:

I am writing to express my opposition to the proposed rezoning 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: Rene' Payne [renepayne@gmail.com]
Sent: Friday, October 12, 2012 9:22 AM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine rezoning

Dear Ms Robb,

Thank you for your neighborhood support in the Walmart development project. Now I hope that you will again support the Cherry Creek neighborhood in its opposition to an egregious plan to develop an over-sized building in our backyard. While I am pro development I feel strongly it must proceed in a thoughtful and balanced way. This plan not only ignores the impact of a building this size no traffic studies were done to understand the impact of a building this size. Also, no one is addressing the inadequate parking.

I live on 3rd street and already it is not safe to walk dogs or push a stroller because of heavy traffic that speeds through the street.

All I request is adherence to the White Paper and Zoning recommendations created by a joint effort between neighborhood architects and other professionals led by City Planning staff.

Thank you for your attention to this matter,
René Payne
301 Harrison St. 80206

Robb, Jeanne - City Council Dist. #10

From: Bonnie Orkow [Bonnie.Orkow@comcast.net]
Sent: Friday, October 12, 2012 2:25 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine Rezoning

Dear City Councilwoman Robb,

Please use the White Paper in considering rezoning of our neighborhood.

I welcome development that improves and enhances the BID but the proposal under current consideration is an outrageous example of over-development.

Sincerely,
Dr. Bonnie M. Orkow
200 Adams Street
Denver, CO. 80206

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: 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

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

Robb, Jeanne - City Council Dist. #10

From: Polly P. Reetz [reetzfam@juno.com]
Sent: Sunday, October 07, 2012 10:16 PM
To: Robb, Jeanne - City Council Dist. #10; maryellen.susman@denvergov.org
Cc: Urbina, Molly A. - Community Planning and Development; brad.buchanan@mldesign.com
Subject: 245 Columbine rezoning and development

Councilwoman Jeanne Robb
Councilwoman Mary Beth Susman
City and County of Denver
1437 Bannock St., Rm. 493
Denver, CO 8020

Dear Jeanne and Councilwoman Susman:

I am writing first, to thank you for opposing Tax Increment Financing for the Fuqua proposed development, including Walmart, at 9th and Colorado. I hope that discussions with the developer will be fruitful and that something different can be created at the old Health Sciences Center, that will still contribute to the life and vibrancy of the neighborhood and the city.

Second, I want to express our opposition to the proposed rezoning application for the old post office building at 245 Columbine Street. This development doesn't comply with the White Paper zoning and design recommendations that were put together at your behest, and that took three months of very hard work by CCN architects and City Planning staff to develop. It just doesn't make sense to do all that work, and get the White Paper attached to the Cherry Creek Master Plan, and then just ignore the document. The proposed development will be completely out of character with the rest of Cherry Creek north of 1st Avenue. The Master Plan contains a lot of language about preserving the character and ambience of Cherry Creek North. Is that all just talk?

Two other things that bother us about the 245 Columbine development are 1) impacts on traffic. The developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect the surrounding neighborhoods. We already have traffic problems in Cherry Creek North! Too much traffic will make people reluctant to come to the area, and its tax generation properties will suffer. 2) the fact that the City is using a "regulating" plan provision for this project that will not allow resident notification, review and input on zoning and design issues. This suggests that the City isn't committed to listening to its residents or to promoting public input.

Certainly the old post office building needs to be demolished and the property redeveloped. But it should be done under the auspices of the White Paper that you and all the stakeholders agreed on some months ago and should promote appropriate development, not massive over-development that is out of character for Cherry Creek North.

Thank you very much for considering this matter.

Gene and Polly Reetz
470 CLayton St
Denver, CO 80206

Robb, Jeanne - City Council Dist. #10

From: Susan & Jon Bernhardt [jsbernhardt@gmail.com]
Sent: Monday, October 08, 2012 9:51 AM
To: Robb, Jeanne - City Council Dist. #10
Cc: brad.buchanan@rnl.design.com; MileHighMayor - Mayor's Office; maryellen.susman@denvergov.org; Urbina, Molly A. - Community Planning and Development
Subject: OPPOSITION to 245 Columbine Rezoning Application

Dear Councilwoman Robb:

We are writing to express our strong opposition to the proposed rezoning application for the property at 245 Columbine Street in Cherry Creek North. This application is on the agenda for the October 17, 2012 Denver Planning Board meeting.

We have lived in Cherry Creek North for several years. Cherry Creek North is a unique neighborhood with an unrivaled mix of residential and commercial development. Much of the commercial building stock is dated and in need of replacement and redevelopment. To address this need, you, in conjunction with the Mayor's Office, set up a working group of Cherry Creek stakeholders to develop a broad-based plan. This working group listened to all points of view and, based on that wide input, developed a White Paper with a comprehensive plan for long-range development of the entire Cherry Creek neighborhood. The White Paper was the product of thoughtful compromise in an effort to recognize the needs of all Cherry Creek constituents, including businesses and residents. The White Paper provides for balanced density increases across the neighborhood.

The White Paper was included as an appendix to the new Cherry Creek Plan.

The proposed application ignores the White Paper and the Cherry Creek Plan. It would permit a very high density development of a single block. It would provide for inadequate parking. It would reward one entity – the developer. The cost of rewarding that single entity would be borne by the rest of the neighborhood. The neighborhood would suffer the increased traffic from the new development. The neighborhood would suffer the increased demand for parking from that traffic. The neighborhood would suffer the aesthetic damage of a disproportionately large building adjacent to other development on a much more human scale.

The proposed application would also establish dangerous precedents. First, it would reward an individual developer who ignored the concerns and inputs of other neighborhood constituents and made a political end-run around the White Paper. Second, it would be cited by the next developer who wants to pursue a very high density development inconsistent with the White Paper and Cherry Creek Plan.

There is room in Cherry Creek for everybody. The applicant could develop this property consistent with the White Paper and with an adequate return on investment.

We urge you to oppose this application and send the applicant back to the drawing board with encouragement to propose a new application consistent with the White Paper and the Cherry Creek Plan.

Thank you very much.

Jon and Susan Bernhardt
122 Garfield St.
Denver, CO 802026

Robb, Jeanne - City Council Dist. #10

From: Paul Schrader [paulschrader@me.com]
Sent: Monday, October 08, 2012 9:57 AM
To: MileHighMayor - Mayor's Office; Robb, Jeanne - City Council Dist. #10; Urbina, Molly A. - Community Planning and Development; maryellen.susman@denvergov.org; brad.buchanan@rnl.design.com
Subject: Rezoning Application 245 Columbine

The proposed rezoning application at 245 Columbine does the following:

- Fails to comply with the White Paper zoning and design recommendations, which was so carefully and appropriately developed, with regard to size, density, parking sites and character with the neighborhood.
- Substitutes a regulating plan provision by the Planning Department that ignores residential views and represents arrogant abuse of power at the expense of our community

Please help us save Cherry Creek from over-development by promoting smart development that considers the community rather than the developers. Do your job and provide leadership by opposing the rezoning at 245 Columbine Street. Please restore our faith in each of you and in good government.

Paul and Carolyn Schrader
paulschrader@me.com
720-201-0716

Robb, Jeanne - City Council Dist. #10

From: Jerry Buckley [jmbdoc@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

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

Jerome M. Buckley

Williams, Gretchen - City Council

From: Robb, Jeanne - City Council Dist. #10
Sent: Thursday, February 14, 2013 8:50 PM
To: # All Users - City Council
Subject: FW: It's only fair--part 2

fy

Jeanne Robb

Council District 10
City and County Building
1437 Bannock
Denver, CO 80202

ph: 720-337-7710
fax: 720-337-7717

From: Gene Hohensee [<mailto:genehohensee@icloud.com>]
Sent: Thursday, February 14, 2013 8:08 PM
To: Robb, Jeanne - City Council Dist. #10; ron brady
Subject: It's only fair--part 2

Jeanne--I'm still fighting with my computer--this is the second E-Mail message I've tried to send to you--although they are intended to be essentially the same--the language may be slightly different.

Tomorrow morning Wayne New and I will be delivering books of "Opposition" to the City Council vote on of the motion to approve/disapprove a rezoning of 245 Columbine--We (CCNNA) are serious. You should know:

- 1)The CNNA Board of Directors has unanimously adopted a Resolution rescinding it's Resolution approving the Cherry Creek Area Plan;
- 2) Country Club Historic Neighborhood has done the same thing:
- 3) Capitol Hill United Neighborhood adopted a Resolution opposing 245 Columbine.

We strongly recommend that the City and County of Denver decline to rezone any property until zoning for the entire neighborhood is adopted.

Robb, Jeanne - City Council Dist. #10

From: Wayne New [newleeway@msn.com]
Sent: Thursday, January 03, 2013 9:21 AM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine

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

Robb, Jeanne - City Council Dist. #10

From: Maris Riegel [rriegel@yahoo.com]
Sent: Sunday, October 07, 2012 2:50 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: CC Redevelopment

We appreciate your firm stand which defeated the Walmart construction at 9th and Colorado. Please stand behind the residents of CC in the proposed redevelopment of the old PO site.

Even though the post office site surely needs redevelopment, its proposed over-development in excess of the White Paper zoning recommendations will set a precedent and will detrimentally affect the quality of our neighborhood and our home property values. It is not known if the regulating plan for this project complies with the White Paper recommendations since CCNNA and CC residents are **not** allowed to review regulating plans. We would also like to see traffic studies, before approval.

Since White Paper recommendations and neighborhood input, so far, has been ignored by the Planning Committee and developers, our trust in City government is failing.

Sincerely

Bob and Maris Riegel

325 Cook Street

Robb, Jeanne - City Council Dist. #10

From: Tierney Coburn [scoburn12@comcast.net]
Sent: Monday, October 08, 2012 2:51 PM
To: MileHighMayor - Mayor's Office; Robb, Jeanne - City Council Dist. #10; Urbina, Molly A. - Community Planning and Development; brad.buchanan@rnldesign.com; Susman, Mary Beth - City Council
Subject: Opposition to 245 Columbine Rezoning and Development

October 8, 2012

Dear Mayor, Jeanne Robb, Marybeth Susman, Molly Urbina, Brad Buchanan,

We 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.

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 keep our neighborhood the special place it is and not a highrise zone.

Steve Coburn
Mary Tierney
445 Monroe St

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" 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 Denver's "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: 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: Frank S Schneider [Frank@consultscg.com]
Sent: Sunday, October 14, 2012 5:51 PM
To: MileHighMayor - Mayor's Office; Robb, Jeanne - City Council Dist. #10; Susman, Mary Beth - City Council; Urbina, Molly A. - Community Planning and Development; brad.buchanan@rnldesign.com
Subject: Re: 245 Columbine Street property rezoning

Dear Mayor Hancock, City Council President Susman, Councilwoman Robb, Acting Planning Director Urbina and Chairman Denver Planning Board Buchanan,

My wife, Dena, and I have lived in Cherry Creek North since 1989, with the last 21 years at 2801 E. 4th Avenue. Prior to that, the accounting and consulting firm in which I was a partner had its office in the early '60's at the northwest corner of second and Detroit Streets and in the mid-60's on the southwest corner of Madison and Bayaud. In 1969 we built our own office building on the southwest corner of 2nd and Cook Streets. And from 1992 to 2004, my consulting firm had its office at 50 South Steele Street. Obviously we have had some very strong, positive feelings about this area and the lifestyle that it provides to us. This, however, is the first time that I felt compelled to write a letter to any city official regarding what is happening in the neighborhood. I feel strongly that I need to express my opposition to the proposed rezoning application for the property at 245 Columbine Street. My understanding is that the rezoning application for that property will be considered at the October 17th Denver Planning Board meeting. I strongly urge you to also oppose this flagrant example of over-development.

My specific objections to the building proposed for this development on Columbine Street between 2nd and 3rd Avenues are:

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

Also 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, a major reason that I and my wife have always returned to work and live here. Please oppose the rezoning at 245 Columbine Street. Please restore our faith in government.

Sincerely,

Frank Schneider
The Schneider Consulting Group Inc.
2801 E. 4th Avenue
Denver, CO 80206

Robb, Jeanne - City Council Dist. #10

From: mcwellish@aol.com
Sent: Sunday, October 14, 2012 9:59 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine Street

October 14, 2012

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

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.

I am particularly upset by the fact that the chair of the planning board, Brad Buchanan, is voting on this. He is looking to develop the corner of 1st Avenue and Steele Street with a 12 story apartment building. Naturally he is not unbiased on the development between 2nd and 3rd Avenues. Allowing the size and density of the development between 2nd and 3rd Avenues as proposed will set a precedent for future developments. This is an obvious conflict of interest that should not be allowed. No one looking to develop in Cherry Creek North should be on the committee making decisions about the future development in the area.

In addition the project does not comply with the agreed upon White Paper zoning.

Please oppose the rezoning at 245 Columbine Street.

Sincerely,

Mary C. Wellish
520 Adam Street
Denver, Colorado 80206

October 12, 2012

Jeanne Robb
City Councilperson
Denver, Colorado

Via e-mail: Jeanne.robbs@denvergov.org

Dear Councilwoman Robb:

I strongly oppose the proposed rezoning application for the property at 245 Columbine Street in Cherry Creek North. Cherry Creek North will not remain a vibrant and mix-used neighborhood if this type of over-development is allowed to continue.

To treat Cherry Creek North as a veritable "developers' paradise" for whatever idea comes along is extremely unfair to the entire neighborhood and will change the character of one of Denver's great neighborhoods.

My objections to the building proposed for this development include:

- The project fails to 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 entirely inadequate; and
- The developer has refused to conduct a traffic impact analysis to estimate how project-generated traffic will affect surrounding neighborhoods.

In particular I am very irritated 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. Surely this is not the reputation the City wants to convey to its citizens.

This regulating plan does not recognize and, in fact, ignores the use of the White Paper with its recommendations. The White Paper is the only currently existing and carefully developed document that maintains the critical balance between over-development and neighborhood quality of life...the document we Cherry Creek residents agreed to support.

I can appreciate that it is difficult for any city official to oppose the strong and well-financed vested interests that are promoting this matter. However, I urge you to stand with your constituents and help us save Cherry Creek from over-

development by promoting smart development.

In conclusion, I respectfully ask you to oppose the rezoning at 245 Columbine Street.

Sincerely,

Don C. Smith
251 Adams Street
Denver, CO 80206
Doncsmith2002@msn.com

Robb, Jeanne - City Council Dist. #10

From: Pat Wynne [patwynne1@gmail.com]
Sent: Monday, October 15, 2012 10:30 AM
To: Robb, Jeanne - City Council Dist. #10
Subject: FW: [CCNNAmembers] Opposition Letter Sample

Opposition to 245 Columbine Rezoning and Development

October 15, 2012

Dear Ms 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 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,

Pat Wynne

264 Adams Street

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: Dick Baumbusch [rbaumbusch@q.com]
Sent: Monday, October 15, 2012 1:06 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: rezoning of 245 Columbine St.

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:

1. the project does not comply with the agreed upon White Paper zoning and design recommendations;
2. 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;
3. the proposed number of on-site parking spaces appears to be totally inadequate;
4. 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,

Richard Baumbusch

126 Garfield St.

Robb, Jeanne - City Council Dist. #10

From: Timothy David [vaillkid@comcast.net]
Sent: Monday, January 14, 2013 2:19 PM
To: Robb, Jeanne - City Council Dist. #10; Wayne New; ron brady; John Albers; Peter Anderson; Trudy Barkley; Dick Cohan; Pat Dawe; Ingrid Glancy; Kathy Head; Gene Hohensee; Annette Woodward
Cc: Bruce Ducker
Subject: Fwd: Email to Jeanne Robb

Jeanne:

I am very disappointed at your lack of support throughout the entire process of determining the future of Cherry Creek, not just at the LUTI meeting. This disappointment is keenly shared by our board as well a majority of the residents in our neighborhood. Survey after survey taken by our board (and neighborhood meeting after meeting) have shown that over 80% our residents want development that will enhance the unique nature of Cherry Creek, not destroy it. **We do not want Cherry Creek to become a mini version of downtown.** Yet each time the City has come to critical juncture in their decision making process, you have usually supported the developers, or stayed neutral - an odd posture for a council person who has gone on the record affirming that she will faithfully support her constituents.

Why do we so strongly about limiting future development? The answer is simple. Cherry Creek is unique; it is a singular combination of retail, business and residential. There is really no other place in the United States quite like it. Overly dense and large buildings will create traffic, congestion and make parking even more difficult than it already is. **Our streets simply cannot support the types of buildings being proposed.** If they are allowed to prevail, a small number of developers will probably make a lot of money, but the price the 1800 families that live here will have to pay will be great. The developers will quite literally destroy the inviting and charming nature of our neighborhood.

Recently, many residents of the Country Club have begun paying more attention to the prospect of over-development in Cherry Creek and have indicated that they are appalled at the radical changes being proposed. Perhaps you will soon be hearing from them. I'm sure that (like myself) many of them voted for you and enthusiastically supported you all the years you have been in office and can't understand why you have so consistently failed to help us save the unique nature of Cherry Creek by opposing buildings which our neighborhood and streets simply cannot support.

Tim David

From: bducker@duckerlaw.com
To: Jeanne.Robb@denvergov.org
Subject:
Date: Wed, 9 Jan 2013 19:58:49 +0000

Dear Jeanne:

Your undermining of the CCNNA representative at the LUTI meeting the other day is not worthy of you.

Robb, Jeanne - City Council Dist. #10

From: Joan Brennan [joan.brennan398@gmail.com]
Sent: Tuesday, October 16, 2012 11:12 AM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine Rezoning - Against Proposal

October 16, 2012

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 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,

Joan Brennan
398 Steele St

--
Joan S Brennan
398 Steele St
Denver CO 80206
303 331-6808
720 470-4710 cell

Robb, Jeanne - City Council Dist. #10

From: Jones Bob [b10jones@hotmail.com]
Sent: Monday, December 24, 2012 2:12 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: CCN White Paper

MERRY CHRISTMAS !! Please make it a happy new year and support THE WHITE PAPER and SMART development... Our block does...100 blk Garfield Bob Jones,et al

Robb, Jeanne - City Council Dist. #10

From: Kaypride@aol.com
Sent: Wednesday, January 02, 2013 10:13 AM
To: Robb, Jeanne - City Council Dist. #10
Cc: genehohensee@comcast.net; newleeway@msn.com
Subject: 245 Columbine

Because the 245 Columbine development proposal departs so far from White Paper parameters, I strongly oppose this rezoning request. Height and density would be much too great for this block, which will already have the large Western Development buildings across the street.

Less stringent parking requirements are a major problem for this whole block. It will be difficult to even deposit mail in the receptacles on the street.

Let's not approve buildings we will regret having for many decades.

Kathryn L. (Kay) Pride

Kay Pride Communications
335 Cook St.
Denver, CO 80206-4422
Phone: 303-333-5832
Fax: 303-333-6807
E-Mail: kaypride@aol.com

Robb, Jeanne - City Council Dist. #10

From: Sam Freedman [talieandsam@aol.com]
Sent: Wednesday, January 02, 2013 4:07 PM
To: Robb, Jeanne - City Council Dist. #10; rocky.prio@denvergov.org
Cc: genehohensee@comcast.net; newleeway@msn.com
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

Robb, Jeanne - City Council Dist. #10

From: Richard M. Cohen [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

Robb, Jeanne - City Council Dist. #10

From: 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)

Robb, Jeanne - City Council Dist. #10

From: 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

Robb, Jeanne - City Council Dist. #10

From: Richard Brown [richard.brown32@comcast.net]
Sent: Saturday, January 05, 2013 2:32 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine

Dear Jeanne, This email is to tell you how much I support the White Paper and how much I oppose the redevelopment of 245 Columbine as presented. Why no complete traffic study? I don't think the powers to be in our city government have a clue as to what the traffic problems will be when both the east and west sides of the 200 block of Columbine are redeveloped. Who is representing the residential owners living in Cherry Creek North? Sincerely, Dick Brown, 385 Clayton St.

Robb, Jeanne - City Council Dist. #10

From: Steve Young [steve_y@msn.com]
Sent: Monday, October 15, 2012 4:12 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Cherry Creek North Development

Dear Councilwoman Robb,

I sent you a note a while back expressing concern about the process that is being employed to define development in the Cherry Creek North business district. I indicated that there was a potential lack of trust in the neighborhood regarding the city's management of the process. Your response indicated distress that this would be considered a trust issue, and you outlined your understanding of the process, which I must confess that I did not understand at all.

I'm sure that you are aware of the concern within the neighborhood regarding the path this process is taking. There is a developing strong feeling that the inputs from the community, as presented in the White Paper, are being ignored by the city. Regrettably, that does not inspire good feelings about the process.

I am sure that you are familiar with the position of the Cherry Creek North Neighborhood Association, so I won't go through the details. However, I would like to reiterate our request for your help in representing the neighborhood views to the Planning Board. We hope that you will give us the same great support that you provided in the WalMart case.

We're counting on you.

Thanks,

Steve Young
504 Steele Street
Steve_Y@msn.com

Robb, Jeanne - City Council Dist. #10

From: Bruce Ducker [bducker@duckerlaw.com]
Sent: Wednesday, January 09, 2013 12:59 PM
To: Robb, Jeanne - City Council Dist. #10

Dear Jeanne:

Your undermining of the CCNNA representative at the LUTI meeting the other day is not worthy of you. Wayne New made an erroneous statement, but the facts he was trying to demonstrate are no less true for his error. Have you really so forsaken your constituency that you use a litigator's ridicule to support the developers' position? Who should be apologizing?

"One issue I would like to bring to your attention from yesterday's LUTI meeting. In our email communication to our CCNNA members on January 2nd I stated that the 245 Columbine project was twice the size of 1st Avenue buildings. Even though all of our discussion and attention has centered on density / FAR or its building size related to lot size, it was an incomplete phrase and should have said - "twice the size of 1st Avenue buildings for their lot sizes or just twice as dense - 4.5 FAR to 2.0+ FAR". I apologize for the incomplete wording, but I assumed our members understood the intent of the comment." [from a Wayne New email]

Bruce Ducker

Bruce Ducker

1560 Broadway, Suite 1400, Denver, Colorado 80202
T 303.861.2828 F 303.861.4017 D 303.228.2516
E bducker@duckerlaw.com W duckerlaw.com

Ducker Montgomery
 Lewis & Bess P.C.
ATTORNEYS AT LAW

Robb, Jeanne - City Council Dist. #10

From: 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

Robb, Jeanne - City Council Dist. #10

From: tom turner [gambosino@yahoo.com]
Sent: Wednesday, January 02, 2013 10:37 AM
To: Robb, Jeanne - City Council Dist. #10

Dear Ms Robb

My wife and I live in Cherry Creek. I write to inform you that we are opposed to the proposed zoning changes for 245 Columbine. It sets a dangerous precedent for future zoning, the building is too big and has insufficient parking. This proposed zoning change will be a detriment to the Cherry Creek neighborhood if enacted.

Thank you for you time.

Sincerely, Tom Turner and Carolyn Griffin.

Tom Turner
3482 East 2nd Ave
Denver, CO 80206

Cell: 720-854-9468
Email: gambosino@yahoo.com

Robb, Jeanne - City Council Dist. #10

From: john.tober@wellsfargoadvisors.com
Sent: Monday, December 17, 2012 2:13 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Cherry Creek rezoning

Ms. Robb,

I am a long time resident of Cherry Creek, and am aggressively concerned with all of the rezoning requests that have accumulated recently. You are my best hope that developers cannot pressure local government into whatever changes create the optimum profit for their projects. Changing the personality of the Cherry Creek neighborhood from its current wonderful desirability into a high rise neighborhood exactly like downtown Denver would be a true tragedy.

I would be the first to agree that some of our buildings could be leveled with new buildings bringing much better usage being built in their place, but maintaining our zoning restrictions is critical to keeping the character of our neighborhood. Developers have gradually accumulated parcels of land knowing the current zoning of those parcels, and have felt that when they were ready to rebuild they had an excellent chance to simply push regulators into changing those zoning restrictions to wildly enhance the profitability of their project.

Please don't let that happen. You are our only line of defense. Allow them to build up to four stories, but not up to eight or ten or twelve. Also insure that every proposed project builds more than adequate parking for their tenants or residents. Current proposed parking is, honestly, a joke. Our streets are little, and we cannot afford the huge increase in density. Please say NO to increasing height restrictions. And, thank you for taking time to hear my viewpoint.

John M. Tober
Financial Consultant
Wells Fargo Advisors, LLC
5613 DTC Parkway, Suite 1000
Greenwood Village, CO 80111
720-945-8100
303-773-6058 fax
800-999-7900 Toll Free
john.tober@wfadvisors.com

ATTENTION: THIS E-MAIL MAY BE AN ADVERTISEMENT OR SOLICITATION FOR PRODUCTS AND SERVICES.

To unsubscribe from marketing e-mails from:

- An individual Wells Fargo Advisors financial advisor: Reply to one of his/her e-mails and type "Unsubscribe" in the subject line.
- Wells Fargo and its affiliates: Unsubscribe at <https://www.wellsfargoadvisors.com/wellsfargo-unsubscribe>

Neither of these actions will affect delivery of important service messages regarding your accounts that we may need to send you or preferences you may have previously set for other e-mail services.

For additional information regarding our electronic communication policies, visit <http://wellsfargoadvisors.com/disclosures/email-disclosure.html>.

Wells Fargo Advisors, LLC is a separate nonbank affiliate of Wells Fargo & Company, Member FINRA/SIPC. 1 North Jefferson, St. Louis, MO 63103.

Robb, Jeanne - City Council Dist. #10

From: Jeanne Bergquist [jbergquist4@gmail.com]
Sent: Saturday, December 15, 2012 10:09 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: SMART DEVELOPMENT

Jeanne,

I am emailing you indicating our support for SMART DEVELOPMENT in Cherry Creek. We are ADAMANTLY OPPOSED to the proposed development plans. Please let us know how we can support the efforts to stop the proposed developments.

Thanks,
Jeanne Bergquist
3rd & Madison

Robb, Jeanne - City Council Dist. #10

From: Ricki Rest [rrest@bravadapartners.com]
Sent: Monday, October 15, 2012 1:48 PM
To: Urbina, Molly A. - Community Planning and Development; Robb, Jeanne - City Council Dist. #10
Subject: Project on Columbine

To Whom It May Concern,

I live at 417 Garfield Street in Cherry Creek North. I am in support of the project at 245 Columbine; the sight of the old post office. This vacant, rundown, undesirable building must be replaced with something beautiful and useful. I have been told that we, as residents in Cherry Creek have the opportunity to show support for this possibility of a great project that will bring new businesses and retail to 2nd and Columbine. I feel that having this revitalized development will significantly create value to the existing homes and businesses in that neighborhood. It strongly appears as though the benefits far outweigh any negatives about which the CCNA has raised concerns.

I appreciate your consideration.

Thank you,

Ricki Rest

CONFIDENTIALITY NOTICE: The information contained in this e-mail is privileged and confidential, and is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are notified that any disclosure, copying, distribution, electronic storage or use of this communication is prohibited. If you received this communication in error, please notify us immediately by e-mail, attaching the original message, and delete the original message from your computer and any network to which your computer is connected. Although this e-mail and any attachments are believed to be free of any virus or other defect that might negatively affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by the sender for any loss or damage arising in any way in the event that such a virus or defect exist.

Robb, Jeanne - City Council Dist. #10

From: tennantaw@comcast.net
Sent: Monday, January 07, 2013 8:27 PM
To: Robb, Jeanne - City Council Dist. #10
Cc: Wayne New
Subject: 245 Columbine projected development

Dear Councilwoman Robb:

My husband and I reside in the heart of Cherry Creek North, and, like many of our neighbors, we are extremely concerned about the apparent refusal of the developers of this project to give any consideration to the negative impacts their unwillingness to compromise will inevitably produce. You are well aware of the serious threat to safety, the character of the neighborhood, and property values that the increased density and grid-locked traffic will bring. The dismissive and disrespectful attitude towards the White Paper, spearheaded by you and much appreciated by us, is perhaps the most alarming symptom of the inflexibility of their selfish motivation.

Please use the power and influence of your elected office to inject an atmosphere of moderation and compromise into the conversation so that the integrity of our neighborhood is not destroyed permanently.

Thank you for your efforts on our behalf,

Anne and David Tennant

Robb, Jeanne - City Council Dist. #10

From: Barbara Bieber [bjbieber@me.com]
Sent: Thursday, January 03, 2013 8:48 AM
To: Robb, Jeanne - City Council Dist. #10
Subject: 245 Columbine Rezoning

Dear Councilwoman Robb,

I am writing to express my opposition to the proposed rezoning to permit the redevelopment at 245 Columbine and my support of the CCNA white paper and the points contained in it. Thank you for attention and your ongoing service to our neighborhood.

Barbara J. Bieber
326 Jackson St.

Sent from my iPad

Robb, Jeanne - City Council Dist. #10

From: VIVIAN SALEM [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!

David & Lornel Baker
358 Jackson St
Denver, CO 80206

August 20, 2012



Dear Councilwoman Robb:

It is apparent that Western Development has no regard for the CCN White Paper and its zoning recommendations. Noted in the recent communication from CCN is the comment that "The shelf life of the White Paper and its use in revisions to CCN Zoning will be about five minutes." It is abundantly clear that Western Development is filing its so called "regulating plan" with the sole purpose of getting it approved prior to any consideration of or the implementation of all or any part of the CCN White Paper recommendations. It is obvious that WD has little or no interest in the future of the area as whole and certainly no interest in the future welfare of the residents of the area. We find it difficult to understand why you support such a plan.

We have noted that when difficult and contentious issues arise that affect our area you have as our council representative made good faith attempts to consult with the parties involved and attempt to understand the issues. Your failure to advise and consult CCN regarding the so called "regulating plan" shows clearly that your primary interest is to support WD. This is a complete abrogation of your responsibility to the potential long term negative effects that this result may have on the substantial efforts that have been made to find a potential solution in the best interest of all the parties concerned. Further your comments that you did not go over the WD regulating plan document in detail and did not understand that it was significantly violating CCN white paper proposals are completely non credible considering the intense feelings of the parties involved and the time it has taken to resolve the matter.

The best solution would be to insure that White Paper zoning recommendations are part of the "regulating documents" for this project or any other rezoning applications until CCN District Zoning has been finalized. We urge your support for the above as the best solution for the long term welfare of both the BID and the individual property owners. The respect and credibility of government is never advanced when one party is allowed to take advantage of a situation to the detriment of another.

Sincerely -

David H. Baker - 
Lornel Baker - 

From: Dehague, Gerald L [<mailto:jerry.dehague@kroger.com>]
Sent: Tuesday, December 18, 2012 3:56 PM
To: Robb, Jeanne - City Council Dist. #10
Subject: Cherry creek

Jeanne,

Deby and I want to let you know that we strongly support the Cherry Creek North Neighborhood Association position for SMART DEVELOPMENT as outlined in the WHITE PAPER. We just don't understand why you do not support this position. We live at 435 Fillmore street and in our 8 years here have seen the parking on our block go from sparse to full most days. If we are to develop the area further you must consider what is reasonable development and where all this additional traffic will park. I hope you reconsider your position to follow the guidelines in the WHITE PAPER and have SMART GROWTH not over development.

Thanks,

Jerry and Deby DeHague

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential and protected by law from unauthorized disclosure. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential and protected by law from unauthorized disclosure. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Maria Arapakis [<mailto:mariaarapakis@me.com>]

Sent: Saturday, December 15, 2012 2:38 PM

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

Subject: PS

I just read that you are not supporting the White Paper. Why not?! I certainly cannot support you as my representative if your interests lie with the corporate developers, not the residents.

Williams, Gretchen - City Council

From: Velez, Kelly - City Council
Sent: Tuesday, February 19, 2013 2:07 PM
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: Letter to Council

From: Christine O'Connor [mailto:mitz_4@mac.com]
Sent: Tuesday, February 19, 2013 1:48 PM
To: dencc - City Council
Subject: Letter to Council

Dear Council Members:

I have followed many rezonings, and now the Cherry Creek upzoning. Perhaps there is no public support for these projects because they come straight out of the developer's handbook, and are not based on common sense, but on fiction.

I urge Council members to read the Rezoning Application before tonight's meeting. If you can get through the pages of developer-speak and the laundry list of cites, you will probably notice that this entire application is designed to get you to believe that the developer cares deeply about sustainability, and you might even be tempted to believe the developer is about to step forward and offer to fundraise for a mass transit plan for Denver. However, please do not lose sight of the fact that each zoning application that comes before you comes courtesy of millions of dollars spent by design groups, consultants, lobbyists etc. finessing this project through the community.

"If growth is directed from Areas of Stability to the Areas of Change, the model results are positive -- less development intrusion and traffic in the neighborhoods and more redevelopment along corridors and near transit stations, with little or no increase in traffic." (page 7)

This is pure fiction -- that we are getting people out of their cars by approving high-density development and reducing congestion. The only way to get people out of cars is to provide fast, reliable, frequent and extensive light rail and commuter lines. Non-existent in Cherry Creek. Do you believe the people who will move into that building will give up their cars? Do you believe this developer has the interests of those who live in Sun Valley and other distressed communities at heart?

Using this fiction of increasing "multi-modal" transportation as an excuse to densify every available parcel -- regardless of whether it is wanted by those who have invested in their homes and neighborhoods, regardless of whether the necessary transit infrastructure is in place, and regardless of whether it fits with existing neighborhoods and plans -- doesn't reflect sound neighborhood planning.

This trend will do nothing to reduce sprawl, as claimed by planners. It does, however, directly benefit developers who "listen" to neighborhood concerns, and then march forward with the City's blessing. Each of you is aware of this play being acted out, but then you find 40 "letters from community members" to support the decision, and ignore the sum of public comments at meetings, input over the months from citizens.

If council members took the time to line up all the rezoning applications over the past couple of years and read them, you would be most amazed. Rather than relying on and trusting the recommendations of the City Planner who stands before you tonight, I hope you might actually read what you are being asked to buy and ask questions of your own.

Christine O'Connor