

## WEST HIGHLAND NEIGHBORHOOD ASSOCIATION

September 9, 2015

City and County Building  
1437 Bannock St., Rm. 451  
Denver, CO 80202

Re: Rezoning Application 2014I-00033 (for property located at 3628 W 32<sup>nd</sup> Ave)

Dear Denver City Councilmembers:

I am writing to correct and clarify my August 13, 2015 letter to Tim Watkins concerning the vote by the West Highland Neighborhood Association (WHNA) at our full membership meeting on August 4, 2015. My letter dated August 13, 2015 stated that the fourth motion concerning the proposed rezoning of the property at 3268 W. 32<sup>nd</sup> Ave. was as follows:

Motion 4) I move that the members of WHNA, having listened to the arguments and discussion over the past many months on this issue, are under the conclusion that the redevelopment of this site, other than single family which is unlikely, and what we believe is the best way to move forward, is to get something that we will all be able to live with, which is a planned unit development rezoning.

I understand that, at the August 19, 2015 meeting of the Planning Board (PB), Tim Watkins, Denver Senior City Planner who presented the Staff Report and Recommendation, and at least one member of the PB cited the clause underlined above and the overwhelmingly supportive vote for the fourth motion in concluding that WHNA recognizes the current zoning of the subject parcel is incorrect. Such a conclusion is incorrect.

I have since carefully listened again to the full recording of the meeting, which is also available on the WHNA website. The motions were presented in different ways at different times during a very long meeting. At one point, the statement regarding the likelihood that single family homes would be built on the parcels was presented regarding the third motion. At another time, it was made in the context of the fourth motion. And, when the vote finally took place, no mention was made of the likelihood that single family homes would be built on the parcels. The clause relied upon for the PB discussion was not consistently included in any motion, nor was it the focus or intent of any motion.

Based on the foregoing, I do not believe it is fair to conclude from the vote that WHNA members believe that it is unlikely that single family homes will be built on the parcels and, therefore, that the current zoning of the parcels is inappropriate.

Sincerely,



Trevor Greco  
Vice President, West Highland Neighborhood Association  
cc: Jackie Youngblood, President, West Highland Neighborhood Association