

Date: October 14, 2024

To: Denver City Council Land Use, Transportation & Infrastructure Committee

From: West Highland Neighborhood Association - RNO #176

Re: Zoning Case # 2024I-00070

To Whom it May Concern,

Regarding variance request at 3017 Wolff St Denver, the West Highland Neighborhood Association (WHNA) Land Use and Planning (LUP) committee was contacted by the property owner/developer to comment of the subject variance request from U-SU-C1 to OS-B for the intended use of developing a membership-based pool club. We initially met with the developer in 2023 prior to the rezoning submission and then again during the WHNA general meeting on October 1, 2024, which was moderated by the Chair of the LUP committee, Eric Rymarz. The developer gave a presentation on the concept followed by Q&A for about 45 minutes. Main concerns raised during the presentation, prior discussions and correspondence are as follows:

Noise: The developer's position is the club will follow noise ordinances and the OS-B zoning restricts speakers which the current residential would allow.

Parking: The developer's position is he looking to establish parking agreement with sprouts and adj church however acknowledges the pool will be busy during holidays, but he is optimistic there will be large population of people biking.

Equitably: The developer believes people will join his club who currently use Scheitler or Ashland pool therefore providing better access for people who cannot afford his pool club.

Building Increased Density: It was explained to neighbor's that increased residential density was not allowable under the proposed OS-B zoning.

The developer has committed to participating in discussions regarding a Good Neighbor Agreement (GNA) to address these and potentially other concerns however the details of an agreement has not been reviewed.

Additionally, the LUP committee has prepared a survey, see attached. We are waiting on more neighbors to take this survey prior to publishing any results. The developer has also conducted surveys. Based on initial neighborhood reactions, there are certainly members of and families within the neighborhood who believe the West Highlands would benefit from a membership-based pool club. Note the West Highlands does not have a community pool like Scheitler, Ashland or Highland Recreational Center within its boundary.

Conversely, there has been opposition to the rezone, mainly from immediate neighbors. We are under the impression that letters have already been issued so we do not feel the need to reiterate their position. However, the Vice President of the WHNA, William Hare knocked on doors in the immediate area surrounding 3017 Wolff St and was able to discuss the rezone with 11 households of which 6 didn't take a position, 3 were opposed and 2 were in support.

We intend to gather more information and community feedback in the coming weeks. Following which the WHNA LUP Committee and/or the WHNA Board will prepare a final letter with recommendation on the subject rezone in the advance of the formal City Council vote.

Please let me know if you have any questions. Thank you,

A handwritten signature in black ink that reads "Eric Rymarz". The signature is written in a cursive style with a large initial "E".

Eric Rymarz
Chair of the WHNA LUP Committee

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