

**From:** [John Bershof](#)  
**To:** [dencc - City Council](#); [Susman, Mary Beth - City Council](#)  
**Cc:** [Jenny Brinen](#); [sweetsuebee@icloud.com](mailto:sweetsuebee@icloud.com)  
**Subject:** 30-50 S. Colorado Blvd. Rezoning  
**Date:** Sunday, July 24, 2016 9:30:43 AM

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Denver City Council  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: 30-50 S. Colorado Blvd Rezoning

Dear City Council Members:

The developers of 30-50 S. Colorado Blvd have **not** been forthcoming in regards to the scope of their development plans.

1. I oppose any development that has more than 24 units. Otherwise a larger development will not be in step with Blue Print Denver for that site, which recommends 10-20 units per acre. Coincidentally, the Crestmoor/Gilead project development followed 24 units per acre blueprint and that should serve as the bench mark for 30-50 S. Colorado Blvd.
2. I do not believe traffic issues on Colorado Blvd. as well as those cars flying off Leetsdale onto Colorado Blvd have been flushed out. I propose a de-acceleration lane on Colorado Blvd in front of the development which will provide for safe egress of cars into and out of the development, as well as a safe bus stop at the de-acceleration lane's north end.
3. I do not believe the traffic impact on the neighborhood, especially Albion street from Bayaud to 3rd Avenue have been flushed out. I proposed a year ago, and still highly recommend that Bayaud from Albion to the alley be closed, and made into a pedestrian/bike path. This will force the developers to design a project that will force traffic to use either Colorado Blvd or the alley to access the development. If the alley and Colorado Blvd. are deemed insufficient to access such a proposed development, then it begs the question, the development should not be allowed to proceed.

City Council is duty bound to balance the needs of developers on the one hand with the needs of the neighborhood on the other hand. Please deny re-zoning until a workable solution has been achieved by consensus of the developer and the neighborhood where it is a win-win.

Regards,

John Bershof  
47 S. Ash St.  
Denver, CO 80246

**From:** [MacyDevelopment@aol.com](mailto:MacyDevelopment@aol.com)  
**To:** [dencec - City Council: info@denverhilltop.com](mailto:dencec - City Council: info@denverhilltop.com)  
**Subject:** 30-50 S.Colorado Bldg Rezoning  
**Date:** Monday, July 25, 2016 1:24:33 PM

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Council Members:

I live at 210 Albion Street and I am opposed to this rezoning. I am in the real estate development business and yet I think this is a bad location for the proposed use and would snarl traffic more than it already is. The access is not good from any direction. This is not a good multi-family site and the rezoning is not in the best interests of the neighborhood nor the city.

Thank you.

Don Macy  
Macy Development Company  
650 S. Cherry St. #1400  
Denver, CO 80246  
Ph 303-321-8888  
Fax 303-322-2600

**From:** [maeve mcgrath](mailto:maeve.mcgrath)  
**To:** [dencc - City Council](#)  
**Subject:** 30-50 South Colorado Boulevard  
**Date:** Saturday, July 23, 2016 3:53:50 PM

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Dear Denver City Council Members:

I have heretofore been opposed to a zone change on the subject property.

I would like to go on record as being in favor of a change to G-RH-3 zoning for the 30 - 50 South Colorado Boulevard development, if the Council limits the development to 20-24 units.

This is commensurate with the resolution reached by the Crestmoor neighborhood development project.

Sincerely,  
Maeve McGrath  
12 Albion Street, Denver, CO 80220

[maevemcgrath@me.com](mailto:maevemcgrath@me.com)

303.881.6663 cell

Tomas Hart, AIA  
4530 E Cedar Avenue  
Denver, CO 80246  
tomh@hartstudio.net

24 July 2016

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. to G-RH-3 from E-SU-D.

Dear City Council Members:

I understand that at your meeting on 25 July 2016, City Council will consider the developers' rezoning request regarding the above referenced property. As a member of the Hilltop neighborhood and close neighbor to this property, I want to voice my **opposition** to the proposed rezoning. I spoke publicly against the developer's rezoning request at the May 23rd City Council meeting as I strongly believe that the developers' high-density vision for the site would end up jeopardizing the health, safety, and welfare of citizens living at the new site, living adjacent to it, and traveling near it along Colorado Boulevard, Bayaud, and Leetsdale Avenues.

At your May 23 meeting, City Council tabled the rezoning request with the suggestion that the developers and the neighborhood work together on a compromise. At the time, the developers would not share any project specifics with City Council other than a rough guess that they would build 30-50 units on the site. In our subsequent negotiations, the developers now state that they want to build 54 units. They have not presented any plans, nor have they exhibited any efforts to understand and address our concerns.

As neighbors, we actually endorse the idea of an increase in density on the property above the current zoning that would limit its use to approx. 8 single family houses. However we strongly oppose any development on this property that exceeds 24 units. We've arrived at this number based on the guidelines of Blueprint Denver (10-20 units/ acre) for this property as well as the number of units approved by Council for the nearby Crestmoor/Mt. Gilead project (24 units/acre), a property that is very similar to this one. It must be noted that 24 units is three times the current zoning. The developers' desire of 54 units is almost seven times the current zoning. Simply put, this property, due to its unique constraints cannot safely support this density and there is no justifiable reason to grant their request.

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to **oppose** this request for rezoning.

Sincerely,  
Tomas Hart, AIA

**From:** [Steve Chambers](#)  
**To:** [dence - City Council](#)  
**Subject:** City Council Letter - opposition to 30-50 Colorado Blvd rezoning application  
**Date:** Saturday, July 23, 2016 7:14:08 AM  
**Attachments:** [City Council Letter.docx](#)

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Denver City Council,

Please find the attached letter reflecting my opposition to the proposed application for rezoning of the 30-50 Colorado Blvd. project. The developers hopes for zoning such high density housing at this location is unbelievable considering the current issues that exist at this location - traffic, accidents - as well as being totally out of character with the surrounding neighborhood of Hilltop.

I hope our City Council will see the foolishness of this proposal and only consider the lowest density possible for this 1 acre site and its future development.

Sincerely,

Steve Chambers

**Steve Chambers**, Revelstoke Area Manager / Ski Guide  
CMH Heli-Skiing & Summer Adventures  
4101 E Ellsworth Avenue, Denver, CO USA 80246  
**C:** 310-717-8372 | **T:** 250-837-9344  
[#cmhheli](#) | [cmhski.com](#) | [cmhsummer.com](#)

**WHERE IS YOUR ADVENTURE »**

Just North of Amazing »

Check out CMH Revelstoke: <https://youtu.be/LavIepO5JXw>

**Steve Chambers**  
**4101 E Ellsworth Avenue**  
**sgchambers@mac.com**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Steve Chambers

**Paige M. Lentz**  
**255 South Dexter Street, Denver, Colorado 80246**  
**[plentz@livejoubert.com](mailto:plentz@livejoubert.com)**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

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I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

**Mike and Charlene Fuchs  
80 S. Albion St.  
Denver, CO 80246**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Mike and Charlene Fuchs



**Michael and Kathryn Gendel**  
**36 South Ash Street**  
**Denver, CO 80246**  
**303 333-8482**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Michael Gendel MD, Kathryn Gendel LCSW

**Marilyn Adler**  
**195 South Dahlia Street**  
**Mvda1@aol.com**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

**From:** [Hopson, Renae - City Council](#)  
**To:** [dence - City Council](#)  
**Subject:** FW: 30-50 S Colorado Rezoning request  
**Date:** Thursday, July 21, 2016 4:00:32 PM

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-Renae

-----Original Message-----

From: Sandoval, Amanda P - City Council Operations  
Sent: Thursday, July 21, 2016 3:50 PM  
To: Hopson, Renae - City Council <Renae.Hopson@denvergov.org>  
Subject: FW: 30-50 S Colorado Rezoning request

Fyi

Kindly,  
Amanda

-----Original Message-----

From: Elaine [<mailto:veccman@gmail.com>]  
Sent: Thursday, July 21, 2016 3:27 PM  
To: Espinoza, Rafael G. - City Council <Rafael.Espinoza@denvergov.org>; Flynn, Kevin J. - City Council <Kevin.Flynn@denvergov.org>; Lopez, Paul D. - City Council Dist #3 <Paul.Lopez@denvergov.org>; Black, Kendra A. - City Council <Kendra.Black@denvergov.org>; Susman, Mary Beth - City Council <MaryBeth.Susman@denvergov.org>; paul.kashman@denvergov.org; Clark, Jolon M. - City Council <Jolon.Clark@denvergov.org>; Herndon, Christopher J. - City Council District 8 <Christopher.Herndon@denvergov.org>; Brooks, Albus - City Council District 9 <Albus.Brooks@denvergov.org>; New, Wayne C. - City Council <Wayne.New@denvergov.org>; Gilmore, Stacie M. - City Council <Stacie.Gilmore@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>  
Subject: 30-50 S Colorado Rezoning request

My husband and I are homeowners at 35 S. Albion St., which is directly in the middle of the block east of Colorado Blvd. Contrary to the developers belief, we utilize the ALLEY DAILY to access our garage/property. With having real estate construction at the end of our block, we've already experienced tremendous inconveniences of construction vehicles blocking access either in and out of the alleyway for the past year. I can only imagine the nightmare we will face once construction commences at 30-50 South Colorado property if access issues are not addressed prior to rezoning!

We are NOT opposed to the development; we are opposed to the impending construction "access limitations" and how that will impede our ability to access our property on a daily basis since the developers have not been forthcoming about their solutions regarding "access" solutions, traffic & site renderings.

We purchased our property based on the original zoning & accepted that zoning at time of purchase in 2006 of a 2 1/2 story complex or development which we felt offered acceptable HEIGHT restrictions while protecting our western VIEW of the mountains. Please consider OUR investment as well as you move to consider rezoning this parcel of land in excess of 2.5 stories in height & the unrealistic density capacities!

To reiterate, the alley is not public and is owned 50/50 by adjacent property owners; However, there is one exception to this and that is the property located at 10 S. Colorado-which ultimately should pose a concern for the

developers since that property is owned by one property owner located at 10 S Albion who could potentially deny access to all of us.

Regards,  
John & Elaine Vecchioni  
35 S Albion St, Denver  
303-862-6856

Sent from my iPhone

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [dencc - City Council](#)  
**Subject:** FW: 30-50 S. Colorado Blvd  
**Date:** Thursday, July 21, 2016 2:06:39 PM

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**Mary Beth Susman**  
Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

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**From:** Brewster Boyd [brewsterboyd@gmail.com]  
**Sent:** Thursday, July 21, 2016 11:18 AM  
**To:** Susman, Mary Beth - City Council  
**Subject:** 30-50 S. Colorado Blvd

Councilwoman Susman,

Given the City Council meeting coming up on Monday, I wanted to make sure I emailed again to reiterate my opinion with regard to 30-50 S. Colorado Blvd rezoning. As a neighbor to the site at 30 S. Albion I will be directly impacted by whatever happens at this site.

I will reiterate that I support redeveloping this site and re-zoning. However, I remain very concerned about the density. I believe Blueprint Denver - as well as the Gilead Church redevelopment near Crestmoor Park - stand as guidelines and precedent for density at ~25 units per acre. Therefore I do NOT support the current application for re-zoning UNLESS it is limited to 25 units per acre AND requires 2 parking spaces per unit.

Thank you  
Brewster Boyd, Jr.

\*\*\*\*\*

Brewster Boyd  
[brewsterboyd@gmail.com](mailto:brewsterboyd@gmail.com)  
303-253-1603

**From:** [Susman, Mary Beth - City Council](#)  
**To:** [dence - City Council](#)  
**Cc:** [A. Barry Hirschfeld \(barry.abh@gmail.com\)](mailto:barry.abh@gmail.com)  
**Subject:** FW: Oppose 30-50 S. Colorado development rezoning request  
**Date:** Saturday, July 23, 2016 7:20:04 AM

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**Mary Beth Susman**

Denver City Council | District 5  
720.337.5555 Phone | 720.337.5559 Fax  
[marybeth.susman@denvergov.org](mailto:marybeth.susman@denvergov.org) | [Dial 3-1-1 for City Services](#)

*\*\*This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it, unless the email clearly requests confidentiality. Please indicate on any return email if you want your communication to be confidential.\*\**

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**From:** Barry [barry.abh@gmail.com]  
**Sent:** Friday, July 22, 2016 6:32 PM  
**To:** Susman, Mary Beth - City Council  
**Subject:** Oppose 30-50 S. Colorado development rezoning request

Dear Councilwoman Susman,

Arlene and I are presently on our way out of town and won't be back until the end of next week. Unfortunately, we'll miss Monday evening's City Council meeting where you and your fellow Council members will determine the fate of the rezoning of the church property at 30-50 South Colorado Boulevard.

Mary Beth, at the direction of you and your colleagues, the zoning vote was postponed until Monday evening to give the developers and the neighbors a chance to work out their differences. There was no desire on the developer's part to share specifics of their proposed development (utilizing the garden court form). The only thing they would tell us is that they wanted to construct 54 units. That was not what the neighbors had in mind and in a subsequent meeting the developers reduced the number of units to 40.

It is our feeling that, consistent with the Crestmoor Park/ Gilead Church development on South Monaco Parkway, the maximum zoning should not be greater than 24 units per acre. With that in mind, our neighborhood will be best served by having a max of 24 units on this 1.05-acre site.

As you heard in our earlier testimony, we are concerned about safety issues, traffic and

particularly ingress and egress from two state highways, a small Bayaud Avenue, adjacent private alley and surrounding streets that cannot accommodate increased traffic. We have not been able to reach this compromise with the developer and, at this late date, I think it best for the rezoning to be opposed. We would not feel comfortable entering into a 24-unit max agreement without a deed restriction (restrictive covenant) running with the land. This will protect the neighborhood with this developer and with other developers to whom this developer may sell.

Mary Beth, thank you for your time and effort in trying to effect a positive result. We know this is not the only issue on your plate, but it is important to our mature neighborhood of single family homes. We stand among 300 neighbors who would like to see the proposed rezoning opposed. The board of the Cranmer Park/Hilltop Civic Association voted Wednesday to oppose the rezoning. Thank you for representing our Denver neighborhoods in such a respectful manner.

Warm regards,

Barry Hirschfeld

*A. Barry Hirschfeld*  
*303-333-1110*

**From:** [Hopson, Renae - City Council](#)  
**To:** [dence - City Council](#)  
**Subject:** FW: Opposition to 30-50 Colorado Blvd. Rezoning  
**Date:** Thursday, July 21, 2016 4:00:22 PM

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-Renae

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**From:** Sandoval, Amanda P - City Council Operations  
**Sent:** Thursday, July 21, 2016 3:59 PM  
**To:** Hopson, Renae - City Council <[Renae.Hopson@denvergov.org](mailto:Renae.Hopson@denvergov.org)>  
**Subject:** FW: Opposition to 30-50 Colorado Blvd. Rezoning

fyi

Kindly,  
Amanda

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**From:** Gibbons, Denise [<mailto:dgibbons@tristategt.org>]  
**Sent:** Thursday, July 21, 2016 10:46 AM  
**To:** Espinoza, Rafael G. - City Council <[Rafael.Espinoza@denvergov.org](mailto:Rafael.Espinoza@denvergov.org)>; Flynn, Kevin J. - City Council <[Kevin.Flynn@denvergov.org](mailto:Kevin.Flynn@denvergov.org)>; Lopez, Paul D. - City Council Dist #3 <[Paul.Lopez@denvergov.org](mailto:Paul.Lopez@denvergov.org)>; Black, Kendra A. - City Council <[Kendra.Black@denvergov.org](mailto:Kendra.Black@denvergov.org)>; Susman, Mary Beth - City Council <[MaryBeth.Susman@denvergov.org](mailto:MaryBeth.Susman@denvergov.org)>; 'paul.kashman@denvergov.org' <[paul.kashman@denvergov.org](mailto:paul.kashman@denvergov.org)>; Clark, Jolon M. - City Council <[Jolon.Clark@denvergov.org](mailto:Jolon.Clark@denvergov.org)>; Herndon, Christopher J. - City Council District 8 <[Christopher.Herndon@denvergov.org](mailto:Christopher.Herndon@denvergov.org)>; Brooks, Albus - City Council District 9 <[Albus.Brooks@denvergov.org](mailto:Albus.Brooks@denvergov.org)>; New, Wayne C. - City Council <[Wayne.New@denvergov.org](mailto:Wayne.New@denvergov.org)>; Gilmore, Stacie M. - City Council <[Stacie.Gilmore@denvergov.org](mailto:Stacie.Gilmore@denvergov.org)>; kniechatlarge <[kniechatlarge@denvergov.org](mailto:kniechatlarge@denvergov.org)>; Deborah Ortega - Councilwoman At Large <[OrtegaAtLarge@Denvergov.org](mailto:OrtegaAtLarge@Denvergov.org)>  
**Subject:** Opposition to 30-50 Colorado Blvd. Rezoning

Dear City Council Members:

On May 23, City Council tabled the zoning request with the wish that the developers and the neighborhood get together to work out a compromise. A meeting was held on June 22 with the developers, Cranmer Park Hilltop Civic Association representatives (CP/HCA), adjacent neighbors and Abe Barge of the City Planning Office. The developers stated they wanted to build 54 units with underground parking. Abe Barge noted that the sketch they provided did not meet the definition of garden court. The sketch was not available for distribution. CP/HCA and neighbors agreed to take this idea back to their larger group. Susan Sweeney asked the co-developer John Sheridan to have a discussion to try to establish better communication. The developers agreed to meet with only CP/HCA reps. The developers have not provided any site plan or renderings, nothing to demonstrate a willingness to share or



accommodate. As of Monday, July 18, the discussion with the developers ended with a suggestion to reduce the number of units to 40, with underground parking, without any committed number of spaces per unit, accessible from Colorado Blvd. This number of units is five times more than the current zoning would permit. The CP/HCA Board voted today to oppose this offer.

Adjacent neighbors recognize that it is unrealistic to believe that the current zoning will remain. We have supported the change to G-RH-3 zoning with the understanding that a development of 20-24 units/acre is acceptable. This number was reached by combining the recommendation of Blueprint Denver (of 10-20 units per acre) and recognizing the density being built on the Crestmoor Park/ Gilead Church development (a project very similar to ours in many ways).

The Crestmoor/Gilead project is developing 65 units on 2 ¾ acres with 2 parking spaces per unit. It allows 24-25 units per acre. 30-50 S. Colorado is a 1.05-acre site so we feel that 24 units would be the most appropriate number allowed. Let us note that the Crestmoor neighbors still do not want even this much density. Even so, we are willing to agree to a maximum of 24 units for the Colorado Blvd site. We are consequently opposed to 40 units and underground parking dangerously accessed.

The neighbors were supportive of this project until the developers got greedy. This is simply too many units on such a small parcel and will detrimentally impact our neighborhood with additional traffic and impacted schools. The traffic we deal with through the neighborhood with Colorado Blvd overflow will only get worse with this project. It would be nice to have the voice of neighborhood heard instead of silenced by wealthy developers.

Thank you,

Denise Gibbons, Hilltop Resident

**From:** [Paige Lentz](#)  
**To:** [dencc - City Council](#)  
**Subject:** Letter opposing development of 30-50 South Colorado Blvd  
**Date:** Monday, July 25, 2016 2:05:48 PM  
**Attachments:** [City Council Sample Letter.doc 3 - PML.doc](#)

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Hello-

I am attaching a letter opposing development of the property located at 30-50 South Colorado Blvd.

Regards,

Paige M. Lentz



M: 720-560-3016

O: 720-638-5844

[www.livejoubert.com](http://www.livejoubert.com)

July 25, 2016

To: Denver City Council

From: Cranmer Park Hilltop Civic Association

RE: **CB16-0249 – A bill for an ordinance changing the zoning classification for 30-50 South Colorado Boulevard**

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## **I. Introduction**

At the prior hearing for this proposed rezoning, the council voted to delay in order to give the developer and the community an opportunity to seek an approach to the project that would be satisfactory to everyone.

Since that meeting, members of the board of the Cranmer Park Hilltop Civic Association (the Registered Neighborhood Organization) have met with the landowner/developer team twice. To prepare for these two meetings, and to assess the ideas generated during the two meetings, we have held small-group meetings and individual meetings with interested neighbors (particularly those closest to the site), communicated with neighbors through e-mail and phone calls, convened two board meetings, distributed an electronic survey to hundreds of neighbors, and collected and analyzed 172 survey responses.

Clearly, we have made an extraordinary effort to understand the proposed rezoning and to assess, as thoughtfully and objectively as possible, the implications of the proposal and the potential benefits to and burdens on our community. **In our final analysis, we do not believe that the application satisfies the required test for approval under the city's zoning code. We respectfully request that you deny the rezoning request because it fails to satisfy the requirements for rezoning.**

## **II. The Test for Rezoning Approval**

This quasi-judicial process requires that an applicant provide facts in support of the proposition that a rezoning aligns with approved plans and furthers the public health, safety and welfare. The process requires that the CPD staff offer facts in support of, or in opposition to, the proposition. We do not believe that the applicant has satisfied the test. We do not believe that the CPD staff analysis is sufficient to support a recommendation for approval.

Further, we do not believe that the Planning Board's recommendation in favor of rezoning is supported by the facts. Below, we offer our analysis of the test for a rezoning request and our conclusion that the rezoning does not meet the required tests.

## **III. Forms – With an Emphasis on the Garden Court Form**

Though the application for rezoning does not indicate which of the possible forms allowed in G-RH-3 the developer would actually use, our discussions with the developer confirmed that they would wish to use the garden court form. We requested that they consider the row house form, something they rejected unequivocally. They have been absolutely consistent in our discussions that the only form that produces the density they believe necessary to satisfy the market for housing at this location and to provide an acceptable return on their investment is the garden court form.

During our discussions, we raised concerns about the garden court form which risks producing a development that is out of character with the area and inconsistent with the neighborhood's vision.

By the time you consider this agenda item, you will already have discussed a year-long moratorium on site plan approvals for garden courts. Clearly, at least some of the council recognize, as we have, that this new form is not producing development that is compatible with existing residential areas. We applaud that recognition and hope that you will have already approved this ordinance:

**CB16-0541 A bill for an ordinance providing for a moratorium prohibiting the approval of site development plans and the amendment of approved site development plans for construction of buildings using the Garden Court building form in the Denver Zoning Code for a period of approximately twelve months.**

Approves a moratorium prohibiting the approval of site development plans and the amendment of approved site development plans for construction of buildings using the Garden Court building form in the Denver Zoning Code for a period of approximately twelve months. IF ORDERED PUBLISHED, A PUBLIC HEARING WILL BE HELD ON THIS ITEM. REFER TO THE "PENDING" SECTION OF THE FUTURE COUNCIL MEETING AGENDAS FOR THE DATE. This bill was approved for filing by Councilmember New.

*Conclusion: Because the garden court form is the only form the developer was willing to consider in our discussions, and because the council has recognized that garden court developments have not proved compatible with existing, single-family residential areas, we find that a rezoning to G-RH-3, which would allow garden courts, would not satisfy the rezoning test because it fails to further the public welfare.*

#### **IV. Density and Number of Residential Units**

Though the application does not indicate the density, square footage or number of units the developer would wish to develop (nor does the staff report or the record from the Planning Board hearing), our discussions with the developer confirmed that they would wish to use the garden court form to build 48-54 residential units in three or four three-story buildings on the 1.05-acre site for an effective density of approximately 50 units/acre.

In our discussions, we and they explored all of the topics of concern to the neighborhood, but ultimately, the discussions centered on the number of units and whether a development with fewer units (48, 40, something in the 30's) could be the basis for an agreement. We did not reach an agreement.

#### **Blueprint Denver**

The Council has been offered what we believe is an incomplete reading of Blueprint Denver and an incomplete analysis of the relationship between Blueprint Denver and this proposed rezoning. We recognize that in Blueprint Denver this is an area of change with a use designation of "Single Family Duplex". The designation in Blueprint includes the following: "Typically, densities are between 10 and 20 housing units per acre area-wide, and single family detached structures often predominate."

We are told repeatedly that density is irrelevant in the new world of a form-based code; this is nonsense. The fact that the rezoning application, the staff report and the Planning Board deliberation ignore density, doesn't make it irrelevant. Without the information on density provided by the developer in our discussions, the CPD staff and Planning Board erroneously concluded that the rezoning request and Blueprint Denver align. Once we know the density, it is clear that they do not align. The developer's plans are more than twice the highest density indicated by Blueprint Denver for this site.

## Crestmoor

In looking for a reasonable density, and in order to find an agreement with the applicant, we also looked to a relatively recent rezoning on a site with important similarities to this site. We believe that the Crestmoor/Gilead Church rezoning is instructive.

Both sites are on major arterials (Colorado and Monaco); both sites are churches on the edge of single-family residential neighborhoods adjacent to a park. The Crestmoor/Gilead rezoning was approved and the project is moving forward at approximately 24 units/acre. We find it compelling that the high end of the Blueprint Denver density and the Crestmoor rezoning density are similar.

We want to make it clear that with a very few exceptions, the residents of Hilltop expect that this site will redevelop at a density higher than the current zoning and that it will not be used for single-family development, (only three of the 172 who responded to the survey indicated that single-family development is the best use). We have made an effort to find a positive example of rezoning that we can emulate. Many in our community believe that a density similar to the approved rezoning of the Gilead site would be acceptable. All of those in the survey who specified an acceptable, increased density for the site indicated that something in the range of the Crestmoor rezoning (and Blueprint Denver) would be a reasonable and acceptable higher density solution to the site.

*Conclusion: If the test for 'furthering the public health, safety and welfare' is congruence with approved plans, then the CPD staff and Planning Board have erroneously concluded that this proposal furthers the public health, safety and welfare. Because this proposal does not align with Blueprint Denver's density designation for this site, and because we find no compelling reason to suggest that density greater than either the Blueprint Denver designation or the Crestmoor rezoning satisfies the test for rezoning, we believe that the rezoning fails the test.*

## **V. Traffic and Parking**

Once again, the application, the staff report and the Planning Board deliberation all ignore an essential question that is inextricably linked to the test for a site-specific rezoning; the applicant, staff report and Planning Board deliberation have failed to prove that the request, if granted, would further public safety.

Looking to our survey, the most adamant statements raise deeply held concerns about the possibility that the rezoning application could jeopardize public safety given the existing road network, the access needs for the proposed development, the level of traffic it would generate and the need for a detailed, well-considered plan to accommodate the traffic and parking. As with density, we have been told repeatedly that transportation is not relevant in the rezoning decision: again, this is nonsense. In order to conclude that a rezoning furthers public safety, the Council needs facts related to public safety. It is absurd then to refuse to collect and analyze those facts. Land use and transportation are linked. Wishing to unlink them doesn't change that fact.

*Conclusion: Though we have made our own efforts to estimate traffic, to collect information about access locations, accident rates, the adequacy of the privately owned alley and of Bayaud, the safety of the intersection of Leetsdale, Colorado, Bayaud and the private alley, etc., the simple fact is that the burden of proof is not ours; it is the applicant's, the CPD staff's, the Planning Board's and the Council's. Because there is no evidence to demonstrate that the rezoning protects public safety in a location where public safety concerns are obvious, the rezoning request fails the test because it fails to demonstrate that it furthers public safety.*

**From:** [Dan Kenda](#)  
**To:** [dencc - City Council](#)  
**Date:** Saturday, July 23, 2016 8:37:33 AM

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**Daniel Kenda**  
**390 Bellaire St., Denver, CO**  
**[DKenda@comcast.net](mailto:DKenda@comcast.net)**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Daniel Kenda

Sent from my Verizon, Samsung Galaxy smartphone

**From:** [CHANDRA](#)  
**To:** [dencc - City Council](#)  
**Subject:** Opposed to Rezoning 30-50 S Colorado Blvd  
**Date:** Friday, July 22, 2016 8:56:34 PM

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Dear City Council Members:

The City has correctly zoned 30-50 S Colorado Blvd and we oppose the rezoning application.

My husband, three children and I have lived at 155 Ash Street for 16 years. We have three cars and three drivers. In the past five years the traffic on Colorado Boulevard has increased exponentially leading to stop and go traffic all day long between Alameda and 8th Street. People routinely cut through on Ash street to avoid the traffic on Colorado Boulevard. People regularly run the yellow and red lights at 1st and Colorado to get through the intersections and it is not safe for pedestrians to cross at these lights. There are a lot of accidents at this intersection. The merge from Leetsdale onto Colorado Boulevard backs up during rush hour and people dangerously pull in front of cars to get out. The proposed multi-unit development, with cars entering directly into the traffic on Colorado Boulevard, will directly negatively impact this frustrating and dangerous situation.

Furthermore the Graland School on 2nd and Bellaire is only 2 blocks from this proposed development. In the morning and afternoon, traffic on the side streets backs up with people dropping off their kids and the streets have kids biking and walking to school. This area of Hilltop can not handle more development. The original zoning for 30-50 S Colorado is appropriate for the neighborhood's capacity and we oppose the rezoning.

It is important for the City Council to support the neighbors and the Hilltop Civic Association.

We ask you to oppose this request for rezoning.

Sincerely,  
Chandra and Gil Rosenthal

**From:** [sandberen@aol.com](mailto:sandberen@aol.com)  
**To:** [dencc - City Council](#)  
**Subject:** Opposed to rezoning of 30-50 South Colorado Blvd. to G-RH-3  
**Date:** Monday, July 25, 2016 9:08:02 AM

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Dear City Council Members:

To be clear, I am opposed to the rezoning request for 30-50 South Colorado Blvd. as reportedly the developer and owners still intend to build as many as 54 units on the tiny 1.06 acre parcel on one side of an alley. This far exceeds the Blueprint Denver numbers. It appears that there has not been much, if any, compromise by the owners/developer since the May 23, 2016 City Council meeting.

Given the notice in the CPD legislative update that the City Council proposed a moratorium prohibiting the use of the Garden Court Building form for one year, including for projects already under review, it is apparent that there are real problems with that form and its application. The Garden Court Building form was discussed for this site by the developer and with your planning representatives present.

I urge you to vote **against** approval of the zoning request.

Thank you.

Sincerely,  
Sandi Berenbaum  
63 S. Fairfax St.  
Denver, CO 80246



**From:** [Comcast](#)  
**To:** [dence - City Council](#)  
**Subject:** Opposed to Rezoning  
**Date:** Saturday, July 23, 2016 11:44:40 AM

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**Susan G. Murphy**  
**333 Dexter St.**  
**Denver, CO 80220**  
[Susangmurphy@comcast.net](mailto:Susangmurphy@comcast.net)

Denver City Council Members  
City and County Building  
[1437 Bannock Street](#)  
[Room 451](#)  
[Denver, CO 80202](#)

Re: Rezoning Proposal for the Property at [30-50 S Colorado Blvd.](#) (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting [on July 25, 2016](#), City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,  
Susan G. Murphy

Sent from my iPad

**From:** [Tom Hart](#)  
**To:** [dencc - City Council](#)  
**Subject:** Proposed rezoning of 30-50 South Colorado Blvd  
**Date:** Sunday, July 24, 2016 11:19:31 PM  
**Attachments:** [160724 Ltr to CC re 30-50 S CO Blvd.pdf](#)

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Please see attached my letter in **opposition** of the proposed rezoning of 30-50 South Colorado Boulevard.

Thank you,

Tomas Hart, AIA  
Principal  
Hart STUDIO llc  
303.388.9498  
TomH@HartSTUDIO.net

**From:** [Windy Camidge](#)  
**To:** [dencc - City Council](#)  
**Subject:** Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)  
**Date:** Monday, July 25, 2016 11:17:55 AM

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Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,  
Windy and Ross Camidge  
51 Albion st  
Denver, Co 80220  
[Windyejones@yahoo.com](mailto:Windyejones@yahoo.com)

Sent from my iPad

**From:** [rbrts3836@aol.com](mailto:rbrts3836@aol.com)  
**To:** [info@denverhilltop.com](mailto:info@denverhilltop.com)  
**Cc:** [dencc - City Council](#)  
**Subject:** Reasoning of 30-50 S Colorado Blvd  
**Date:** Saturday, July 23, 2016 8:58:45 PM

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Dear City Council Members:

We understand at your meeting on July 25, 2016 City Council will consider the developer's rezoning request regarding the above property. As a member of the Hilltop neighborhood, we want to voice our OPPOSITION to any development on this property that EXCEEDS 24 UNITS. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

We believe it is important for City Council to support the REASONABLE efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to OPPOSE this request for rezoning.

Sincerely,

Bob and Mary Swope  
104-Ash Street  
Rbrts3836@aol.com

Sent from AOL Mobile Mail

**From:** [Merrill Yale](#)  
**To:** [dencc - City Council](#)  
**Subject:** Rezoning 30-50 S. Colorado Blvd  
**Date:** Saturday, July 23, 2016 1:11:54 PM

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To: Denver City Council: I am opposed to the rezoning.  
Cordially, Merrill Yale

Merrill Yale  
60 S. Eudora Street  
Denver, CO 80246  
PH: 303 355 4060  
FX: 303 321 5547  
[merrillyale@comcast.net](mailto:merrillyale@comcast.net)

**From:** [Jeff Brinen](#)  
**To:** [dencc - City Council](#)  
**Subject:** rezoning 30-50 S. Colorado Blvd.  
**Date:** Friday, July 22, 2016 10:40:04 PM

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**Jeff Brinen**  
**46 S. Albion St., Denver, CO 80246**  
**[jbrinen@aol.com](mailto:jbrinen@aol.com)**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Jeff Brinen

**From:** [John Runne](#)  
**To:** [dencc - City Council](#)  
**Subject:** Rezoning 30-50 S. Colorado  
**Date:** Monday, July 25, 2016 11:19:13 AM

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Dear Council Members,

I am a resident of Hilltop living within 2 blocks of the proposed rezoning site. I am strongly opposed to rezoning this property for numerous reasons none the least of which is extreme existing traffic congestion, safety issues as the site borders a 2 lane merge from Leetsdale into S. Colorado right at the point of entry to the proposed project and an overall glut of apartments in our area highlighted by the two 30 story apartments going up on Downing. Additionally, the proposed project is bordered by Bayaud St. which is actually a one way one lane road barely wide enough for a fire engine to pass through. The proposed density of the developers and their traffic study are not aligned with the significant safety and congestion probabilities should this rezoning request be approved. For the sake of the neighborhood and safety issues, please do not approve the rezoning request for 30-50 S. Colorado Blvd.

Thank you for your time and consideration!

John

John and Julie Runne  
101 S. Ash Street  
Denver, Colorado 80246

C 303-748-0476  
Jhrunne@gmail.com



**From:** [Karen Nelson](#)  
**To:** [dencc - City Council](#); [marybethsusman@denvergov.org](#)  
**Cc:** [Espinoza, Rafael G. - City Council](#); [Flynn, Kevin J. - City Council](#); [Lopez, Paul D. - City Council Dist #3](#); [Black, Kendra A. - City Council](#); [paul.kashman@denvergov.org](#); [Clark, Jolon M. - City Council](#); [Herndon, Christopher J. - City Council District 8](#); [Brooks, Albus - City Council District 9](#); [New, Wayne C. - City Council](#); [Gilmore, Stacie M. - City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)  
**Subject:** Rezoning 30-50 South Colorado Blvd.  
**Date:** Monday, July 25, 2016 2:36:31 PM

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Dear Denver City Council Members,

On the agenda for tonight's City Council meeting is the application to rezone 30-50 South Colorado Blvd. I am unable to attend the meeting, and there are some important issues that need to be considered regarding rezoning part of the Hilltop neighborhood to a higher density.

First, the safety of that section of Colorado Blvd. Specifically, the intersections of (1) Leetsdale and Colorado, at the south end of the subject parcel, and (2) 1st and Colorado, at the north end of the subject property. Of most importance, the intersection at Leetsdale and Colorado is an intersection of 5 streets, not four, because Bayaud ends at that intersection. Also, very importantly, Leetsdale intersects Colorado at two places on the Hilltop side of Colorado Blvd. Essentially, there are three streets intersecting Colorado Blvd. at the precise location of the southern property line of the subject property.

I have lived in Hilltop for 16 years, and I have seen many accidents at these two intersections. I wasn't able to gather statistics to provide to you, but I have heard that these two intersections are very high on the list of Denver's most dangerous intersections in Denver.

Increasing the density on the subject parcel from 7 homes to 54 apartments will increase the number of accidents at these two intersections. Forgive me for stating the obvious here, but there will be a significant increase in traffic at these intersections if the residents of an additional 54 apartment units, along with their visitors and vendors, are coming and going from and to the apartments on a daily basis. I trust that City Council wants to take steps to make these intersections safer rather than more dangerous, and you would do what is necessary to prevent, rather than increase, life-changing injuries or deaths of children and/or adults.

Second, Hilltop is a very important old, established neighborhood in Denver, often compared to Country Club. Hilltop has made its own contribution to the flavor of Denver: the old, preserved homes, the large trees, Cranmer Park, Robinson Park and several schools that are rated the top schools in all of Colorado. The argument that the zoning along the Colorado Blvd. side of Hilltop will have to be changed someday should not apply to Hilltop. The Speer side of Country Club was never rezoned, and the Colorado Blvd. side of Hilltop should not be rezoned to a higher density, for the same reason that Country Club was not rezoned to a higher density. I understand that the agenda of our City planners and managers is to increase the density of central Denver, but the Colorado Blvd. border of Hilltop is not the place for those kinds of changes.

I trust that as City Council members you will make the right choice for Hilltop and its residents, as well as for Denver, by helping to preserve what is becoming more rare in all of Denver~an older, established neighborhood that is appreciated and accessible to all Denver residents.

Sincerely,

Karen Nelson  
Hilltop Resident  
80 South Bellaire and previously 350 Cherry Street

**From:** [Charlene Fuchs](#)  
**To:** [denc - City Council](#)  
**Subject:** Rezoning for 30-50 S. Colorado Blvd  
**Date:** Saturday, July 23, 2016 9:58:21 AM  
**Attachments:** [City Council Sample Letter.doc 3.docx](#)

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We oppose the rezoning request for 30-50 S. Colorado Blvd. Please see attachment.

Mike and Charlene Fuchs

**From:** [Lisa Towles](#)  
**To:** [dence - City Council](#)  
**Cc:** [Susman, Mary Beth - City Council](#)  
**Subject:** Rezoning of Colorado Blvd 30-50  
**Date:** Sunday, July 24, 2016 1:28:21 PM

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Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We live at 22 Colorado Blvd. We believe we are within the 200 ft. diameter of the location of the development. This will not only impact traffic, overcrowding, and the already overcrowded school, but it will affect the alley and safety secondary to rerouting of the traffic in our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,

Lisa Towles, DPT  
Todd Towles  
22 Colorado Blvd.  
Denver, CO 80206

**From:** [Robert Clinton](#)  
**To:** [dencc - City Council](#)  
**Subject:** Rezoning proposal for 30-50 S. Colorado Blvd., July 25th  
**Date:** Saturday, July 23, 2016 10:36:42 AM

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Robert L. Clinton & Elizabeth M. Byrne  
250 S. Glencoe St.  
Denver, CO 80246  
robclinton@live.com

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S. Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

At your meeting on July 25, 2016, City Council is scheduled to consider the developers' rezoning request regarding the property located at 30-50 S. Colorado Boulevard.

As a member of the Hilltop neighborhood, and as a family that drives past this location multiple times each day, this is to express our strong opposition to any development on this property that exceeds 24 units. This number would be in close conformity with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre). The developers' request greatly exceeds these standards.

We believe it is very important for City Council to support the thoughtful efforts of our neighbors and the Hilltop Civic Association to reasonably balance the impact of this proposed development on our neighborhood.

We support the concept of 'property rights' for everyone, including developers. However, through the re-zoning process the developers are attempting to greatly expand, in an unreasonable and unfair manner, the monetary value of the 'property right' they acquired when they purchased the property. The developers wish to accomplish this enhancement through a zoning change which would allow more than double the number of units recommended by Blueprint Denver. This would adversely impact the quality of life of those of us who live in the Hilltop neighborhood.

Zoning regulations have a valid purpose, and they either mean something, or they do not.

Unreasonable up-zoning, if allowed by City Council, calls into question the very concept of existing zoning as embodied in Blueprint Denver.

For these reasons urge you to oppose this request for rezoning. Thank you.

Sincerely,

Rob Clinton and Betsy Byrne

250 S. Glencoe St., Denver, CO 80246

303-355-2480

**From:** [Sue Bollman](#)  
**To:** [dence - City Council](#)  
**Subject:** rezoning proposal for 30-50 South Colorado Boulevard  
**Date:** Friday, July 22, 2016 4:07:54 PM

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Dear Denver City Council members:

We are opposed to the developers' request to rezone the one acre church property at 30-50 South Colorado Boulevard unless an agreement can be reached with the developers to limit the density to 24 units with 2 parking spaces per unit.

Our Cranmer Park/Hilltop Civic Association has voted to oppose the developers' latest verbal offer to build 40 units. We agree with the Association's decision. We would be in agreement with the rezoning if the development of the property was in conformance with the recommendations of Blueprint Denver (10-20 units per acre) or with number of units approved by Council for the nearby Crestmoor Park/Gilead project (24 units per acre).

In addition, we have observed that the middle portion of the church property parking lot lies in a flood plain that, if not properly addressed by the developers, would be a disaster waiting to happen to basements and underground parking built on the property. Reference should be made to the heavy rain and hail storm in June, 2015, that closed the intersection where Leetsdale enters Colorado Boulevard until the rocks and other debris deposited by the flood waters crossing the church parking lot could be removed by the city crews.

We ask you to support our neighbors and our civic association in opposing this rezoning request.

Sincerely,  
Milt and Sue Bollman  
4110 East Bayaud  
Denver, CO

**From:** [Dr. David White](#)  
**To:** [dencc - City Council](#)  
**Subject:** Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)  
**Date:** Saturday, July 23, 2016 8:08:32 AM

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**Susan and David White**  
**4340 East Cedar Ave**  
**Denver, CO 80246**  
**Email: [dpwhite@apnicure.com](mailto:dpwhite@apnicure.com)**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

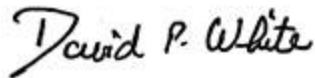
Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, I want to voice my opposition to any development on this property that exceeds 24 units. This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We ask you to oppose this request for rezoning.

Sincerely,



Susan and David White



**From:** [lisa.barbeau](mailto:lisa.barbeau)  
**To:** [Hopson, Renaee - City Council](mailto:Hopson.Renaee@cityofdenver.com)  
**Subject:** how's this? usable? thanks!  
**Date:** Monday, July 25, 2016 3:39:01 PM

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**Lisa Barbeau**  
**262 Albion Street Denver, CO 80220**  
**[lbarbeau@msec.org](mailto:lbarbeau@msec.org)**

Denver City Council Members  
City and County Building  
1437 Bannock Street  
Room 451  
Denver, CO 80202

Re: Rezoning Proposal for the Property at 30-50 S Colorado Blvd. (approximately 1 acre)

Dear City Council Members:

I understand that at your meeting on July 25, 2016, City Council will consider the developers' rezoning request regarding the above property. As a member of the Hilltop neighborhood, **I want to voice my opposition to any development on this property that exceeds 24 units.** This number would conform closely with the recommendation of Blueprint Denver (10-20 units per acre) and with the number of units approved by Council for the nearby Crestmoor/Gilead project (24 units per acre).

I believe it is important for City Council to support the reasonable efforts of our neighbors and the Hilltop Civic Association to balance the impact of this proposed development on our neighborhood.

We/I ask you to strongly **oppose** this request for rezoning.

Kind regards  
Lisa Barbeau