

From: CCNNAmembers@yahoogroups.com [mailto:CCNNAmembers@yahoogroups.com] **On Behalf Of** CCNNA
Sent: Wednesday, January 02, 2013 6:39 AM
To: CCNNAmembers@yahoogroups.com
Subject: [CCNNAmembers] 245 Columbine Rezoning Hearing - Please Attend and Oppose

245 Columbine Rezoning Hearing – Please Attend

Next Tuesday, January 8th at 10:30 AM the rezoning of 245 Columbine Street (old post office site) will be reviewed at the City Council Land Use, Transportation, and Infrastructure (LUTI) Committee meeting that is chaired by Councilwoman Jeanne Robb. The Committee will make a decision on whether this project is ready for rezoning and should be sent to City Council for approval.

CCNNA opposes this rezoning due to the following key reasons:

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(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.

The meeting will be held in Room 391 of the City and County Building at 1437 Bannock Street. Parking is on the street, in lots, or the parking garage at the corner of Delaware and 14th Street.

At this meeting you are not allowed to speak, so your presence is extremely important. Arrive early to show your concern to the City Council members. Send Councilwoman Jeanne Robb (jeanne.robbs@denvergov.org) and the new Planning Director, Rocky Piro (rocky.piro@denvergov.org), an email expressing your opposition to this development and your support for the White Paper.