

Robinson, Scott D. - CPD City Planner Senior

From: UHNC President <uhnc.president@gmail.com>
Sent: Wednesday, November 27, 2019 1:49 PM
To: Rezoning - CPD; Robinson, Scott D. - CPD City Planner Senior
Subject: [EXTERNAL] Public Hearing Notification #2018I-00150
Attachments: GNA executable - QFactor and ZPortfolio with UHNC.pdf

Denver City Council Members
City and County of Denver
1437 Bannock Street
Denver, CO 80202

November 23, 2019

Re: Letter of support for Application #2018I-00150 - 2100 S. Colorado Blvd, 4040 E. Evans Ave, 2140 S Albion Street, 2130-2150 S Colorado Blvd & 4102- 4108 E. Evans Ave

Dear Denver City Council Members:

The University Hills North Community Registered Neighborhood Organization Board is glad to extend this letter of support for rezoning of the above referenced address that falls within our neighborhood boundary.

After significant neighborhood outreach by the property owner, developer, and RNO over many months, we have reached an agreement, and an understanding that the rezoning of this property would provide welcome amenities and support for, and attention to, our neighborhood. Please refer to the attached Good Neighbor Agreement negotiated and executed between our parties.

While concerned about the potential negative changes, our residents recognize that our neighborhood boundaries include a transit corridor that demands change. As board co-presidents, we appreciate that for nearly a year, the developer and owner have proactively engaged our residents in discussion around the potential for this property. The developer and owner hosted a large community meeting, participated in the RNO annual meeting, led a community engagement subcommittee to capture residents feedback and concerns. The RNO solicited feedback from residents on multiple occasions in person and via email surveys to ensure residents were informed and had a voice in informing the Good Neighbor Agreement. Through all of this community engagement we were able to identify the priorities the residents would like to see, and the board voted to support the rezoning based on what we heard from our residents.

While we recognize that the rezoning allows for twelve stories, the developer has committed to a massing strategy that would not increase density beyond what current 5 story zoning allows. The RNO and the developer expected that this compromise would be captured in a Development Agreement with the city. However, the city was not able to include it. Therefore the commitment to 5 story density is captured in the Good Neighbor Agreement along with the other priorities for the neighborhood, including the commitment to a transportation demand management plan.

University Hills North Community looks forward to a walkable, safe and vibrant northern edge of our neighborhood, and to activation of the Colorado Station transit corridor through smart design. We feel this project would set the standard for true investment in building a community through quality construction, and will open up a great opportunity to make Southeast Denver a destination. We hope you see this rezoning as a step in that direction and an opportunity as well.

Thank you for your consideration,

Jennifer Neuhalfen and Elizabeth Davis, co-presidents
representing the board of University Hills North Community RNO

Attachment: Good Neighbor Agreement

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University Hills North Community President

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